

# Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code								
91	MH	5	12/19/2024	Base: 91-0074		Affiliated:		Unified:				
Location ID	Sale Number	Useability & Code #		Parcel Number								
002606300	MH-6	1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4133			00	0	20055		002	0000
Land	Improvements	Total		Date of Sale Property Classification Code								
	5,850	5,850		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: BLUE HILL (BH)				A) 3	B) 01	C) 1	D) 1	E) 6	F) 0			
				Residential				Commercial				
<b>Multiple Improvements:</b>				Multiple Improvements :				Multiple Improvements :				
<b>Construction Date:</b>				Construction Date : 1976				Construction Date :				
<b>Floor:</b>				Floor Sq. Ft. : 924				Floor Sq. Ft. :				
<b>Building Cost New:</b>				Cost : 46,335				Cost :				
<b>Single Family Style: 100</b>				<b>Residential Condition: 30</b>				<b>Commercial Occupancy Code:</b>				
(100) <input checked="" type="checkbox"/> Mobile Home				(10) <input type="checkbox"/> Worn Out				Primary:                      Other1:                      Other2:				
(101) <input type="checkbox"/> One Story				(20) <input type="checkbox"/> Badly Worn				<b>Commercial Construction Class:</b>				
(102) <input type="checkbox"/> Two Story				(30) <input checked="" type="checkbox"/> Average				(1) <input type="checkbox"/> Fireproof Structural Steel Frame				
(103) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(2) <input type="checkbox"/> Reinforced Concrete Frame				
(104) <input type="checkbox"/> 1 1/2 Story				(50) <input type="checkbox"/> Very Good				(3) <input type="checkbox"/> Masonry Bearing Walls				
(111) <input type="checkbox"/> Bi-Level				(60) <input type="checkbox"/> Excellent				(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls				
(106) <input type="checkbox"/> Other								(5) <input type="checkbox"/> Metal Frame and Walls				
<b>Townhouse or Duplex Style:</b>				<b>Residential Quality: 20</b>				(6) <input type="checkbox"/> Pole Frame				
(301) <input type="checkbox"/> One Story				(10) <input type="checkbox"/> Low				<b>Cost Rank:</b>		<b>Condition:</b>		
(302) <input type="checkbox"/> Two Story				(20) <input checked="" type="checkbox"/> Fair				(10) <input type="checkbox"/> Low		(10) <input type="checkbox"/> Worn Out		
(307) <input type="checkbox"/> 1 1/2 Story				(30) <input type="checkbox"/> Average				(20) <input type="checkbox"/> Average		(20) <input type="checkbox"/> Badly Worn		
(308) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(30) <input type="checkbox"/> Above Average		(30) <input type="checkbox"/> Average		
(309) <input type="checkbox"/> 2 1/2 Story				(50) <input type="checkbox"/> Very Good				(40) <input type="checkbox"/> High		(40) <input type="checkbox"/> Good		
(304) <input type="checkbox"/> One Story Duplex				(60) <input type="checkbox"/> Excellent						(50) <input type="checkbox"/> Very Good		
(305) <input type="checkbox"/> Two Story Duplex										(60) <input type="checkbox"/> Excellent		
<b>Assessor's Adjustment to Sale Price (+ or -):</b>												
<b>Assessor Comments and Reason for Adjustment:</b>												
521 MH-6; 1976 CHAMPION HOME												
<b>Comments from</b>						<b>Comments:</b>						
002606300												
(Continue on back)												



DepartmentOfMotorVehiclesVictory

**Image Type:** Title

**Letter ID:** L0034815003

**User:** c45u0007

**Printed:** 27-Dec-2024

**Office:** WEBSTER

**Vehicle ID:** 0577134366S

**Title Number:** N0005243913

**Primary Owner:** CURRY, BRANDON N

**Transaction ID:** N72TR24D7D



N0005066579

# NEBRASKA CERTIFICATE OF TITLE

**Vehicle Identification Number** 0577134366S **Year** 1976 **Make / Model** CHAMPION HOME BUILDERS CO. / 3BR 13/4D

**Previous Title** NE 30F1651 **Body Style** MANUFACTURED HOME **Color** UNKNOWN

**Purchase Date** 06-Dec-1976 **Issue Date** 15-Oct-2024

**Mail To**  
 JERRY D MCSHANE  
 PO BOX 52  
 BLUE HILL NE 68930-0052

**Residential Address**  
 1002 W GAGE ST LOT 4  
 BLUE HILL NE 68930-5541  
**Owner Name(s)**  
 JERRY D MCSHANE  
 OR SHARON L MCSHANE WROS

Liens released, title printed 10/15/2024

### SELLER MUST COMPLETE

### PURCHASER'S INFORMATION

Federal and State law requires that the seller state the mileage in connection with the transfer of ownership. Failure to complete or providing a false statement may result in fines and/or imprisonment. (RETAIN COPY FOR 5 YEARS.)

The undersigned, being the owner of the vehicle described within the Certificate of Title, hereby sells and assigns all right, title and interest in and to said Certificate of Title and the vehicle described therein to the following named purchasers.

I certify to the best of my knowledge the odometer reading is the actual mileage of the vehicle unless one of the following statements is checked:

1. The mileage stated is in excess of its mechanical limits.  
 2. The odometer reading is not the actual mileage. **WARNING - ODOMETER DISCREPANCY.**

**ODOMETER READING**  
 NO TENTHS

**CAUTION READ CAREFULLY BEFORE YOU CHECK A BLOCK**

### ALL OWNERS WHOSE NAMES APPEAR ON THE FACE OF THIS TITLE MUST SIGN.

**PRINTED NAME OF PURCHASER(S)**  
 Brandon N. Curry <sup>Quinten Curry</sup> TED

**SIGNATURE OF SELLER**  
 Jerry D McShane

**ADDRESS**  
 1002 W. Gage St. Lot 4

**SIGNATURE OF SELLER**  
 Sharon L McShane

**CITY STATE ZIP**  
 Blue Hill NE 68930

**SIGNATURE OF SELLER**  
 Sharon L. McShane

**I AM AWARE OF THE ODOMETER STATEMENTS MADE BY THE SELLER(S)**

**PRINTED NAME OF SELLER (ONLY ONE PRINTED NAME REQUIRED)**  
 Jerry D. McShane

**SIGNATURE OF PURCHASER**

**DATE OF SALE**  
 12/19/2024

**SIGNATURE OF PURCHASER**

**INVENTORY CONTROL NUMBER** G7893036 **County** WEBSTER **Title Number** N0005066579

**County Official**  
 Janet Knehan  
 JANET K KNEHANS

Witness My Hand And Official Seal The Date Shown



VOID IF ALTERED OR DUPLICATE ISSUED







# NEBRASKA CERTIFICATE OF TITLE

Vehicle Identification Number 0577134366S Year 1976 Make / Model CHAMPION HOME BUILDERS CO. 73BR 13/4D

Previous Title NE N0005066579 Body Style MANUFACTURED HOME Color UNKNOWN

Purchase Date 19-Dec-2024 Issue Date 27-Dec-2024

Mail To  
BRANDON N CURRY  
1002 W GAGE ST LOT 4  
BLUE HILL NE 68930-5541

Residential Address  
1002 W GAGE ST LOT 4  
BLUE HILL NE 68930-5541  
Owner Name(s)  
BRANDON N CURRY  
TOD QUINTEN W CURRY

### SELLER MUST COMPLETE

### PURCHASER'S INFORMATION

Federal and State law requires that the seller state the mileage in connection with the transfer of ownership. Failure to complete or providing a false statement may result in fines and/or imprisonment. (RETAIN COPY FOR 5 YEARS.)  
The undersigned, being the owner of the vehicle described within the Certificate of Title, hereby sells and assigns all right, title and interest in and to said Certificate of Title and the vehicle described therein to the following named purchasers.

I certify to the best of my knowledge the odometer reading is the actual mileage of the vehicle unless one of the following statements is checked:

ODOMETER READING  NO TENTHS  CAUTION READ CAREFULLY BEFORE YOU CHECK A BLOCK

1. The mileage stated is in excess of its mechanical limits.  
 2. The odometer reading is not the actual mileage. WARNING - ODOMETER DISCREPANCY.

**ALL OWNERS WHOSE NAMES APPEAR ON THE FACE OF THIS TITLE MUST SIGN.**

PRINTED NAME OF PURCHASER(S)

SIGNATURE OF SELLER

ADDRESS

SIGNATURE OF SELLER

CITY

STATE

ZIP

SIGNATURE OF SELLER

**I AM AWARE OF THE ODOMETER STATEMENTS MADE BY THE SELLER(S)**

PRINTED NAME OF SELLER (ONLY ONE PRINTED NAME REQUIRED)

SIGNATURE OF PURCHASER

DATE OF SALE

SIGNATURE OF PURCHASER

INVENTORY CONTROL NUMBER

County WEBSTER

Title Number N0005243913

G7893350

County Official

Witness My Hand And Official Seal The Date Shown

*Janet Knehan*  
JANET K KNEHANS

\$10.00



**VOID IF ALTERED OR DUPLICATE ISSUED**

<b>1 Vehicle or Motorboat Description</b>		<b>Fee \$10.00</b>	
<input type="checkbox"/> Salvage <input type="checkbox"/> Previously Salvaged <input type="checkbox"/> Flood <input type="checkbox"/> Non-Transferable <input type="checkbox"/> Manufacturer Buyback			
Vehicle Identification Number <b>0577134366S</b>		Year <b>1976</b>	Make <b>Champion Home</b>
Model <b>3BR 13/4D</b>		Manufactured Home	
Body Style <b>manufactured home</b>	Color <b>unknown</b>	GVWR	Capacity/Propulsion
Taxi Use		<input type="checkbox"/> Yes <input type="checkbox"/> No	
<b>2 Owner/Applicant Information</b> (if more than three (3), please attach a second application)			
If more than one owner, do you wish clear rights of survivorship to be transferred to the surviving owner(s) in the event of the death of one owner? <input type="checkbox"/> No (probate will be required to transfer ownership - owner names separated with "And") <input type="checkbox"/> Yes (ownership will transfer to co-owner upon presentation of death certificate - owner names separated with "Or")			
Owner name/Last or business name*		First Name	Middle Name
<b>Curry</b>		<b>Brandon</b>	<b>Nicholas</b>
Nebraska Driver's License Number <b>NE HI4109217</b>	Soc. Sec. Number <b>524-79-3987</b>	Employer Identification Number	Date of Birth <b>11-3-88</b>
2 <sup>nd</sup> Owner name/Last or business name		First Name	Middle Name
			<input type="checkbox"/> Check here if spouse of owner
Nebraska Driver's License Number	Soc. Sec. Number	Employer Identification Number	Date of Birth
3 <sup>rd</sup> Owner name/Last or business name*		First Name	Middle Name
			<input type="checkbox"/> Check here if spouse of owner 1 or 2
Nebraska Driver's License Number	Soc. Sec. Number	Employer Identification Number	Date of Birth
Transfer On Death Beneficiary(ies), if applicable: If indicated, upon death of last surviving owner, ownership of the vehicle will transfer to listed entity(ies).			
1 <sup>st</sup> TOD <b>Quinten W. Curry</b>		2 <sup>nd</sup> TOD	
Name*		Name*	
*(Only first 35 positions will print on title)			
Owner's Residential Address, City, State, Zip <b>1002 W. Gage St.; Lot 4; Blue Hill, NE 68930</b>			
Owner's Mailing Address, City, State, Zip <b>1002 W. Gage St. Lot 4; Blue Hill, NE 68930</b>			
<b>3 Lien Information</b> (please attach a second application for secondary lien notations)		<b>Fee \$7.00</b>	
Is there a lien on this vehicle? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No    If yes, you must complete this section and provide a copy of the lien instrument with this application.			
Lien Holder Name:		PLID:	
Street		City	State
			ZIP
The undersigned being duly sworn depose or affirm and say that the information provided on this application is true and complete. Use of a false or fictitious name, knowingly making a false statement or knowingly concealing a material fact in this application can result in a fine or imprisonment or both and cancellation of your certificate of title.			
Signature		Signature	
		<b>12-19-24</b>	
Signature		Date	
All owners listed above shall sign this Application except in the case where co-owners are spouses, one spouse may sign; where an owner provides proof he/she is handicapped or disabled or is too young to sign, a parent, legal guardian, foster parent or agent may sign; and if transferring from an out-of-state title when ownership is not changing, one owner may sign.			

## Bill Of Sale

Be it known, that for the payment in the sum of \$ 6000.00, the full receipt of which is acknowledged, the undersigned

Jerry D. McShane Sharon L. McShane (Sellers) hereby sells and transfers to Brandon N. Curry (Buyers)

The following described Manufactured Home on **Lot 4 AS-IS**

<b>Manufacturer:</b> Champion Home Builders Co.	<b>Model or Body Style:</b> Manufactured Home
<b>Year:</b> 1976	<b>Color:</b> Unknown
<b>Vin#</b> 0577134366S	<b>Style:</b> 3 BR 13/4D
<b>Size:</b> 70'x14' without hitch 65'	<b>Location:</b> Blue Haven Mobile Homes 1002 W Gage St: Lot 4 Blue Hill, NE 68930

The Sale is subject to the following conditions and representations:

Seller acknowledges Receipt of \$ 0 (Ernest Money)

And Final Receipt of \$ 6000.00 For the Manufactured Home, Lot 4, Total for Full Purchase \$ 6000.00 ✓#112

Closing Date: 12-19-24 Possession Date: 12-27-24

Sale is contingent upon acceptance by both Buyers and Sellers of the Payment Terms and Conditions.

<b>Sellers:</b> Jerry D. McShane or Sharon L. McShane <b>Address:</b> <u>126 Westgate</u> <u>Blue Hill, NE 68930</u> <b>Phone:</b> <u>402-984-5752</u>	<b>Date:</b> <u>12-19-24</u>
<b>Buyers:</b> Brandon N. Curry <b>Address:</b> 1002 W Gage St Blue Hill, NE 68930 <b>Phone:</b> 970-556-4975	<u>12-19-24</u> <b>Date:</b>





# Real Estate Transfer Statement

• To be filed with the Register of Deeds. • Read instructions on reverse side.  
• If additional space is needed, add an attachment and identify the applicable item number.

**The deed will not be recorded unless this statement is signed and items 1-27 are accurately completed.**

1 County Name <b>Webster - 91</b>	2 County Number	3 Date of Sale/Transfer Mo. <u>01</u> Day <u>2</u> Yr. <u>2025</u>	4 Date of Deed Mo. <u>01</u> Day <u>2</u> Yr. <u>2025</u>
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5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) <b>Community Redevelopment Authority of the City of Blue Hill</b> Street or Other Mailing Address <b>517 West Gage Street, P.O. Box 277</b> City <b>Blue Hill</b> State <b>NE</b> Zip Code <b>68930</b> Phone Number <b>(402) 756-2056</b> Email Address <b>cityofbluheill@gmail.com</b>		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) <b>Maverick G. Busboom and Jaylin R. Busboom</b> Street or Other Mailing Address <b>2267 Spur 91A</b> City <b>Bladen</b> State <b>NE</b> Zip Code <b>68928</b> Phone Number <b>(402) 705-3849</b> Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address <b>m_busboom13@hotmail.com</b>	
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7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home.

(A) Status	(B) Property Type		(C)
<input type="checkbox"/> Improved	<input checked="" type="checkbox"/> Single Family	<input type="checkbox"/> Industrial	<input type="checkbox"/> Mobile Home
<input checked="" type="checkbox"/> Unimproved	<input type="checkbox"/> Multi-Family	<input type="checkbox"/> Agricultural	
<input type="checkbox"/> IOLL	<input type="checkbox"/> Commercial	<input type="checkbox"/> Recreational	
	<input type="checkbox"/> Mineral Interests-Nonproducing	<input type="checkbox"/> State Assessed	
	<input type="checkbox"/> Mineral Interests-Producing	<input type="checkbox"/> Exempt	

8 Type of Deed

<input type="checkbox"/> Conservator	<input type="checkbox"/> Distribution	<input type="checkbox"/> Land Contract/Memo	<input type="checkbox"/> Partition	<input type="checkbox"/> Sheriff	<input type="checkbox"/> Other _____
<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Easement	<input type="checkbox"/> Lease	<input type="checkbox"/> Personal Rep.	<input type="checkbox"/> Trust/Trustee	
<input type="checkbox"/> Cemetery	<input type="checkbox"/> Death Certificate – Transfer on Death	<input type="checkbox"/> Executor	<input type="checkbox"/> Mineral	<input type="checkbox"/> Quit Claim	<input checked="" type="checkbox"/> Warranty

9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller?  
 Buyer  Seller  No

10 Type of Transfer

<input type="checkbox"/> Distribution	<input type="checkbox"/> Foreclosure	<input type="checkbox"/> Irrevocable Trust	<input type="checkbox"/> Revocable Trust	<input type="checkbox"/> Transfer on Death
<input type="checkbox"/> Auction	<input type="checkbox"/> Easement	<input type="checkbox"/> Gift	<input type="checkbox"/> Life Estate	<input type="checkbox"/> Sale
<input type="checkbox"/> Court Decree	<input type="checkbox"/> Exchange	<input type="checkbox"/> Grantor Trust	<input type="checkbox"/> Partition	<input type="checkbox"/> Satisfaction of Contract
				<input checked="" type="checkbox"/> Other (Explain) <b>Redevel</b>

11 Was ownership transferred in full? (If No, explain the division.)  
 Yes  No \_\_\_\_\_

12 Was real estate purchased for same use? (If No, state the intended use.)  
 Yes  No \_\_\_\_\_

13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.)

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Aunt or Uncle to Niece or Nephew	<input type="checkbox"/> Family Corp., Partnership, or LLC	<input type="checkbox"/> Self	<input type="checkbox"/> Other _____
		<input type="checkbox"/> Brothers and Sisters	<input type="checkbox"/> Grandparents and Grandchild	<input type="checkbox"/> Spouse	
		<input type="checkbox"/> Ex-spouse	<input type="checkbox"/> Parents and Child	<input type="checkbox"/> Step-parent and Step-child	

14 What is the current market value of the real property?  
**5,600.00**

15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)  
 Yes  No \$ \_\_\_\_\_ %

16 Does this conveyance divide a current parcel of land?  
 Yes  No

17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.)  Yes  No

18 Address of Property  
**To be: 1106 West Simpson Ave.  
Blue Hill, NE 68930**

19 Name and Address of Person to Whom the Tax Statement Should be Sent  
**Maverick and Jaylin Busboom  
2267 Spur 91A  
Bladen, NE 68928**

18a  No address assigned    18b  Vacant land

20 Legal Description (Attach additional pages, if needed.)  
**Lot 3, Block 3, Sweezy's Second Subdivision to the City of Blue Hill, Webster County, Nebraska**

21 If agricultural, list total number of acres transferred in this transaction \_\_\_\_\_

22 Total purchase price, including any liabilities assumed. ....	22	\$	<u>0.00</u>
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions) .....	23	\$	<u>0.00</u>
24 Adjusted purchase price paid for real estate (line 22 minus line 23) .....	24	\$	<u>0.00</u>

25 If this transfer is exempt from the documentary stamp tax, list the exemption number **76-902(2)**

26 Is an affidavit as described in Neb. Rev. Stat. § 76-2,141 required because the property is located within a county or other geographic area with an active air force ballistic missile field? (See Instructions)  
 Yes  No

27 If yes, is the required affidavit attached to this filing?  Yes  No

Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement.

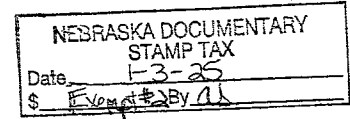
<b>sign here</b>	<b>Maverick G. Busboom</b> Print or Type Name of Grantee or Authorized Representative	<b>(402) 705-3849</b> Phone Number
	 Signature of Grantee or Authorized Representative	<b>Grantee</b> Title

Register of Deed's Use Only		For Dept. Use Only
28 Date Deed Recorded Mo. <u>1</u> Day <u>3</u> Yr. <u>25</u>	29 Value of Stamp or Exempt Number \$ <b>Exempt #2</b>	30 Recording Data <b>BK2025, Pg 1</b>

Grantee—Retain a copy of this document for your records.

State of Nebraska }  
County of Webster } ss.

Entered on the  
numerical index and filed for record in the  
Clerk's office of said county this 3 day  
of Jan A.D., 2025, at 8:22  
o'clock A.M. Recorded in Book 2025  
on Page 1  
Abbey Henig County Clerk  
10.00 Deputy  
Ind Comp Assessor Carded



After recording return to:  
Andrew R. Willis  
Cline Williams Wright Johnson  
& Oldfather, L.L.P.  
233 S 13<sup>th</sup> Street, Suite 1900  
Lincoln, NE 68508

**WARRANTY DEED**

The Community Redevelopment Authority of the City of Blue Hill, Nebraska ("Grantor"), in consideration of One Dollar (\$1.00) and other good and valuable consideration received from Maverick G. Busboom and Jaylin R. Busboom, husband and wife ("Grantee") hereby grants and conveys to Grantee the real estate (as defined in Neb. Rev. Stat. §76-201) legally described as follows:

Lot Three (3), Block Three (3), Sweezy's Second Subdivision to the City of Blue Hill, Webster County, Nebraska (the "Property").

Grantor covenants with Grantee that Grantor:

- 1. Is lawfully seised of such real estate and that it is free from liens and encumbrances except easements, covenants, and restrictions of record;
- 2. Has the legal power and lawful authority to convey the real estate to Grantee;
- 3. Warrants and will defend title to the real estate against the claims of all persons.

Executed this 2<sup>nd</sup> day of January, 2025.

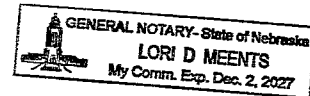
**"GRANTOR"**  
COMMUNITY REDEVELOPMENT AUTHORITY OF THE CITY OF  
BLUE HILL, NEBRASKA

By: Marilyn Alber  
Marilyn Alber, Chairperson

STATE OF NEBRASKA )  
 )ss:  
COUNTY OF WEBSTER )

The foregoing instrument was acknowledged before me this 2 day of January, 2025, by Marilyn Alber, Chairperson of the Community Redevelopment Authority of the City of Blue Hill, Nebraska, on behalf of the Authority.

Lori D Meents  
Notary Public



# Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2025	7	1/3/2025	Base: 91-0002		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
001904802		2		1		GeoCde	Twn	Rng	Sect	Qrt	Subdlv	Area	Blk	Parcel
Date of Sale Assessed Value						0000	2	11	4	0	00000	1	000	0000
Land		Improvements		Total		Date of Sale Property Classification Code								
						Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type: PIVOT / WELL						A) 2	B) 05	C) 5	D) 3	E) 0	F) 9			
LCG		ACRES:		VALUE:		LCG		ACRES:		VALUE:				
IRRIGATED	1A1	17.630		101,635		GRASSLAND	1G1							
	1A						1G	1.410					2,715	
	2A1	16.280		93,855			2G1	0.060					110	
	2A	19.890		110,290			2G	0.780					1,410	
	3A1						3G1							
	3A						3G	0.910					1,645	
	4A1						4G1							
	4A	10.110		53,480			4G	0.520					915	
DRYLAND	1D1					Shelterbelt/Timber								
	1D	11.000		30,250		Accretion								
	2D1					Waste								
	2D					Other								
	3D1					<b>AG LAND TOTAL</b>		78.590					396,305	
	3D					Roads		2.030						
	4D1					Farm Sites								
	4D					Home Sites								
						Recreation								
	Dwellings					Other								
	Outbuildings					<b>Non-AG TOTAL</b>		2.030						

<b>Assessor's Adjustment to Sale Price (+ or -):</b>	<b>Total Recapture Value:</b>
<b>Assessor Comments and Reason for Adjustment:</b>	
WD	
<b>Comments from</b>	<b>Comments:</b>
001904802	

(Continue on back)



# Real Estate Transfer Statement

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• If additional space is needed, add an attachment and identify the applicable item number.

The deed will not be recorded unless this statement is signed and items 1-27 are accurately completed.

1 County Name <b>Webster - 91</b>	2 County Number <input type="checkbox"/>	3 Date of Sale/Transfer Mo. <u>1</u> Day <u>3</u> Yr. <u>2025</u>	4 Date of Deed Mo. <u>1</u> Day <u>2</u> Yr. <u>2025</u>
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5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) <b>Andrew C. Mohlman and Marla S. Mohlman</b> Street or Other Mailing Address <b>1158 Road 1000</b> City <b>Red Cloud</b> State <b>NE</b> Zip Code <b>68970</b> Phone Number <b>(402) 879-9052</b> Email Address <b>n/a</b>		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) <b>Armstrong Family Farms, LLC</b> Street or Other Mailing Address <b>1207 Road 1100</b> City <b>Red Cloud</b> State <b>Ne</b> Zip Code <b>68970</b> Phone Number <b>(402) 746-3963</b> Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address <b>n/a</b>	
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7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home.

(A) Status	(B) Property Type		(C)
<input type="checkbox"/> Improved	<input type="checkbox"/> Single Family	<input type="checkbox"/> Industrial	<input type="checkbox"/> Mobile Home
<input checked="" type="checkbox"/> Unimproved	<input type="checkbox"/> Multi-Family	<input checked="" type="checkbox"/> Agricultural	
<input type="checkbox"/> IOLL	<input type="checkbox"/> Commercial	<input type="checkbox"/> Recreational	

8 Type of Deed

<input type="checkbox"/> Conservator	<input type="checkbox"/> Distribution	<input type="checkbox"/> Land Contract/Memo	<input type="checkbox"/> Partition	<input type="checkbox"/> Sheriff	<input type="checkbox"/> Other _____
<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Corrective	<input type="checkbox"/> Easement	<input type="checkbox"/> Lease	<input type="checkbox"/> Personal Rep.	<input type="checkbox"/> Trust/Trustee
<input type="checkbox"/> Cemetery	<input type="checkbox"/> Death Certificate - Transfer on Death	<input type="checkbox"/> Executor	<input type="checkbox"/> Mineral	<input type="checkbox"/> Quit Claim	<input checked="" type="checkbox"/> Warranty

9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller?  
 Buyer  Seller  No

10 Type of Transfer

<input type="checkbox"/> Distribution	<input type="checkbox"/> Foreclosure	<input type="checkbox"/> Irrevocable Trust	<input type="checkbox"/> Revocable Trust	<input type="checkbox"/> Transfer on Death
<input type="checkbox"/> Auction	<input type="checkbox"/> Easement	<input type="checkbox"/> Gift	<input type="checkbox"/> Life Estate	<input checked="" type="checkbox"/> Sale
<input type="checkbox"/> Court Decree	<input type="checkbox"/> Exchange	<input type="checkbox"/> Grantor Trust	<input type="checkbox"/> Partition	<input type="checkbox"/> Satisfaction of Contract
				<input type="checkbox"/> Trustee to Beneficiary
				<input type="checkbox"/> Other (Explain) _____

11 Was ownership transferred in full? (If No, explain the division.)  
 Yes  No \_\_\_\_\_

12 Was real estate purchased for same use? (If No, state the intended use.)  
 Yes  No \_\_\_\_\_

13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.)

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Aunt or Uncle to Niece or Nephew	<input type="checkbox"/> Family Corp., Partnership, or LLC	<input type="checkbox"/> Self	<input type="checkbox"/> Other _____
		<input type="checkbox"/> Brothers and Sisters	<input type="checkbox"/> Grandparents and Grandchild	<input type="checkbox"/> Spouse	
		<input type="checkbox"/> Ex-spouse	<input type="checkbox"/> Parents and Child	<input type="checkbox"/> Step-parent and Step-child	

14 What is the current market value of the real property?  
**550,000.00**

15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)  
 Yes  No \$ \_\_\_\_\_ %

16 Does this conveyance divide a current parcel of land?  
 Yes  No

17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.)  
 Yes **Southern Title, LLC**  No

18 Address of Property  
**Ag Land**

19 Name and Address of Person to Whom the Tax Statement Should be Sent  
**Grantee**

18a  No address assigned 18b  Vacant land

20 Legal Description (Attach additional pages, if needed.)  
**The West Half of the Southwest Quarter (W1/2SW1/4) of Section Four (4), Township Two (2) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska**

21 If agricultural, list total number of acres transferred in this transaction **80+-**

22 Total purchase price, including any liabilities assumed. ....	22	\$	<b>550,000.00</b>
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions) .....	23	\$	
24 Adjusted purchase price paid for real estate (line 22 minus line 23) .....	24	\$	<b>550,000.00</b>
25 If this transfer is exempt from the documentary stamp tax, list the exemption number _____.			
26 Is an affidavit as described in Neb. Rev. Stat. § 76-2,141 required because the property is located within a county or other geographic area with an active air force ballistic missile field? (See Instructions) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
27 If yes, is the required affidavit attached to this filing? <input type="checkbox"/> Yes <input type="checkbox"/> No			

Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement.

**Justin Armstrong, Member, Armstrong Family Farms, LLC** (402) 746-3963  
Print or Type Name of Grantee or Authorized Representative Phone Number

**Justin Armstrong** Grantee 1/3/2024  
Signature of Grantee or Authorized Representative Title Date

Register of Deed's Use Only		For Dept. Use Only
28 Date Deed Recorded Mo. <u>1</u> Day <u>3</u> Yr. <u>25</u>	29 Value of Stamp or Exempt Number \$ <u>1237.50</u>	30 Recording Data <b>BK 2025, Pg 7</b>



# Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code								
91	2025	8	1/3/2025	Base: 91-0002		Affiliated:		Unified:				
Location ID	Sale Number	Useability & Code #		Parcel Number								
001904902	3	1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				0000	2	11	4	0	00000	1	000	0000
Land	Improvements	Total		Date of Sale Property Classification Code								
				Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type: PIVOT / WELL				A) 2	B) 05	C) 5	D) 3	E) 0	F) 9			
LCG	ACRES:	VALUE:		LCG	ACRES:	VALUE:						
IRRIGATED 1A1				GRASSLAND 1G1								
1A	41.530		239,420	1G	6.960		10,790					
2A1				2G1	4.140		6,005					
2A	18.280		101,365	2G								
3A1				3G1								
3A				3G								
4A1				4G1								
4A	6.880		36,395	4G								
DRYLAND 1D1				Shelterbelt/Timber								
1D				Accretion								
2D1				Waste								
2D				Other								
3D1				<b>AG LAND TOTAL</b>	<b>77.790</b>		<b>393,975</b>					
3D				Roads								
4D1				Farm Sites								
4D				Home Sites								
				Recreation								
Dwellings				Other								
Outbuildings				<b>Non-AG TOTAL</b>								

<b>Assessor's Adjustment to Sale Price (+ or -):</b>	<b>Total Recapture Value:</b>
<b>Assessor Comments and Reason for Adjustment:</b>	
PERSONAL REP DEED	
<b>Comments from</b>	<b>Comments:</b>
001904902	

(Continue on back)



# Real Estate Transfer Statement

3

FORM  
521

• To be filed with the Register of Deeds. • Read instructions on reverse side.  
• If additional space is needed, add an attachment and identify the applicable item number.

The deed will not be recorded unless this statement is signed and items 1-27 are accurately completed.

1 County Name <b>Webster - 91</b>	2 County Number <input type="checkbox"/>	3 Date of Sale/Transfer Mo. <u>1</u> Day <u>3</u> Yr. <u>2025</u>	4 Date of Deed Mo. <u>1</u> Day <u>3</u> Yr. <u>2025</u>
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) <b>Willie J Mohlman, Pers Rep Est of Thomas L. Mohlman</b> Street or Other Mailing Address <b>341 E 7th Ave</b> City <b>Red Cloud</b> State <b>NE</b> Zip Code <b>68970</b> Phone Number <b>(402) 879-9052</b> Email Address <b>n/a</b>		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) <b>Armstrong Family Farms, LLC</b> Street or Other Mailing Address <b>1207 Road 1100</b> City <b>Red Cloud</b> State <b>Ne</b> Zip Code <b>68970</b> Phone Number <b>(402) 746-3963</b> Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address <b>n/a</b>	

7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home.

(A) Status	(B) Property Type	(C)
<input type="checkbox"/> Improved <input checked="" type="checkbox"/> Unimproved <input type="checkbox"/> IOLL	<input type="checkbox"/> Single Family <input type="checkbox"/> Multi-Family <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Agricultural <input type="checkbox"/> Recreational	<input type="checkbox"/> Mineral Interests-Nonproducing <input type="checkbox"/> Mineral Interests-Producing <input type="checkbox"/> State Assessed <input type="checkbox"/> Exempt <input type="checkbox"/> Mobile Home

8 Type of Deed  Conservator  Distribution  Land Contract/Memo  Partition  Sheriff  Other \_\_\_\_\_  
 Bill of Sale  Corrective  Easement  Lease  Personal Rep.  Trust/Trustee  
 Cemetery  Death Certificate - Transfer on Death  Executor  Mineral  Quit Claim  Warranty

9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller?  
 Buyer  Seller  No

10 Type of Transfer  Distribution  Foreclosure  Irrevocable Trust  Revocable Trust  Transfer on Death  
 Auction  Easement  Gift  Life Estate  Sale  Trustee to Beneficiary  
 Court Decree  Exchange  Grantor Trust  Partition  Satisfaction of Contract  Other (Explain) \_\_\_\_\_

11 Was ownership transferred in full? (If No, explain the division.)  Yes  No \_\_\_\_\_

12 Was real estate purchased for same use? (If No, state the intended use.)  Yes  No \_\_\_\_\_

13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.)  
 Yes  No  Aunt or Uncle to Niece or Nephew  Family Corp., Partnership, or LLC  Self  Other \_\_\_\_\_  
 Brothers and Sisters  Grandparents and Grandchild  Spouse  
 Ex-spouse  Parents and Child  Step-parent and Step-child

14 What is the current market value of the real property?  
**450,000.00**

15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)  
 Yes  No \$ \_\_\_\_\_ %

16 Does this conveyance divide a current parcel of land?  
 Yes  No

17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.)  Yes **Southern Title, LLC**  No

18 Address of Property  
**Ag Land**

19 Name and Address of Person to Whom the Tax Statement Should be Sent  
**Grantee**

18a  No address assigned 18b  Vacant land

20 Legal Description (Attach additional pages, if needed.)  
**The West Half of the Southeast Quarter (W1/2SE1/4) of Section Four (4), Township Two (2) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska**

21 If agricultural, list total number of acres transferred in this transaction **80+-**

22 Total purchase price, including any liabilities assumed. ....	22	\$	450,000.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions) .....	23	\$	1
24 Adjusted purchase price paid for real estate (line 22 minus line 23) .....	24	\$	450,000.00

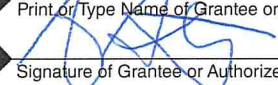
25 If this transfer is exempt from the documentary stamp tax, list the exemption number \_\_\_\_\_

26 Is an affidavit as described in Neb. Rev. Stat. § 76-2,141 required because the property is located within a county or other geographic area with an active air force ballistic missile field? (See Instructions)  
 Yes  No

27 If yes, is the required affidavit attached to this filing?  Yes  No

Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement.

**Justin Armstrong, Member, Armstrong Family Farms, LLC** (402) 746-3963  
 Print or Type Name of Grantee or Authorized Representative Phone Number

 Grantee 1/3/2024  
 Signature of Grantee or Authorized Representative Title Date

Register of Deed's Use Only		For Dept. Use Only
28 Date Deed Recorded Mo. <u>1</u> Day <u>3</u> Yr. <u>25</u>	29 Value of Stamp or Exempt Number \$ <u>1012.50</u>	30 Recording Data <u>BK 2025, Pg. 8</u>

Grantee—Retain a copy of this document for your records.

sign  
here

State of Nebraska }  
County of Webster } ss.

Entered on the  
numerical index and filed for record in the  
Clerk's office of said county this 3 day  
of Jan A.D., 2025, at 11:15  
o'clock AM, Recorded in Book 2025  
or Page 8  
Abbey Harris County Clerk  
10.00 Deputy  
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY  
STAMP TAX  
Date 1-3-25  
\$ 1012.50 By AB

Return to:  
Southern Title, LLC  
2837 W Hwy 6 #205  
Hasting, NE 68901

**PERSONAL REPRESENTATIVE'S DEED**

Willie J. Mohlman, Personal Representative of the Estate of Thomas L. Mohlman, Deceased,  
Grantor, in consideration of ONE DOLLAR (\$1.00) and other valuable consideration received  
from GRANTEE, Armstrong Family Farms, LLC, a Nebraska limited liability company, conveys  
to GRANTEES, the following described real estate (as defined in Neb. Rev.  
Stat., § 76-201):

The West Half of the Southeast Quarter (W1/2SE1/4) of Section Four (4), Township Two  
(2) North, Range Eleven (11) West of the 6<sup>th</sup> P.M., Webster County, Nebraska

Subject to easements, reservations, covenants and restrictions of record;

GRANTOR covenants with GRANTEE that GRANTOR has legal power and lawful  
authority to convey the same.

Executed January 3, 2025.

[Signature]  
Willie J. Mohlman, Personal Representative  
of the Estate of Thomas L. Mohlman, Deceased

STATE OF NEBRASKA            )  
  )ss.  
COUNTY OF WEBSTER        )

The foregoing instrument was acknowledged before me on January 3, 2025,  
by Willie J. Mohlman, Personal Representative of the Estate of Thomas L. Mohlman,  
Deceased.

GENERAL NOTARY - State of Nebraska  
TERESA L. THEOBALD  
My Comm. Exp. August 27, 2025

[Signature]  
Notary Public

# Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2025	112	1/2/2025	Base: 91-0074		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
000310200		4		1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value						4133			00	0	20005		022	0000
Land		Improvements		Total		Date of Sale Property Classification Code								
3,990		151,770		155,760		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: BLUE HILL (BH)						A) 1	B) 01	C) 1	D) 1	E) 6	F) 2			
						Residential			Commercial					
<b>Multiple Improvements:</b>						Multiple Improvements. :			Multiple Improvements. :					
<b>Construction Date:</b>						Construction Date : 1973			Construction Date :					
<b>Floor:</b>						Floor Sq. Ft. : 1,248			Floor Sq. Ft. :					
<b>Building Cost New:</b>						Cost : 161,475			Cost :					
<b>Single Family Style: 101</b>						<b>Residential Condition: 35</b>			<b>Commercial Occupancy Code:</b>					
(100) <input type="checkbox"/> Mobile Home						(10) <input type="checkbox"/> Worn Out			Primary:            Other1:            Other2:					
(101) <input checked="" type="checkbox"/> One Story						(20) <input type="checkbox"/> Badly Worn			<b>Commercial Construction Class:</b>					
(102) <input type="checkbox"/> Two Story						(30) <input checked="" type="checkbox"/> Average			(1) <input type="checkbox"/> Fireproof Structural Steel Frame					
(103) <input type="checkbox"/> Split Level						(40) <input checked="" type="checkbox"/> Good			(2) <input type="checkbox"/> Reinforced Concrete Frame					
(104) <input type="checkbox"/> 1 1/2 Story						(50) <input type="checkbox"/> Very Good			(3) <input type="checkbox"/> Masonry Bearing Walls					
(111) <input type="checkbox"/> Bi-Level						(60) <input type="checkbox"/> Excellent			(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls					
(106) <input type="checkbox"/> Other									(5) <input type="checkbox"/> Metal Frame and Walls					
<b>Townhouse or Duplex Style:</b>						<b>Residential Quality: 20</b>			(6) <input type="checkbox"/> Pole Frame					
(301) <input type="checkbox"/> One Story						(10) <input type="checkbox"/> Low			<b>Cost Rank:</b>			<b>Condition:</b>		
(302) <input type="checkbox"/> Two Story						(20) <input checked="" type="checkbox"/> Fair			(10) <input type="checkbox"/> Low			(10) <input type="checkbox"/> Worn Out		
(307) <input type="checkbox"/> 1 1/2 Story						(30) <input type="checkbox"/> Average			(20) <input type="checkbox"/> Average			(20) <input type="checkbox"/> Badly Worn		
(308) <input type="checkbox"/> Split Level						(40) <input type="checkbox"/> Good			(30) <input type="checkbox"/> Above Average			(30) <input type="checkbox"/> Average		
(309) <input type="checkbox"/> 2 1/2 Story						(50) <input type="checkbox"/> Very Good			(40) <input type="checkbox"/> High			(40) <input type="checkbox"/> Good		
(304) <input type="checkbox"/> One Story Duplex						(60) <input type="checkbox"/> Excellent						(50) <input type="checkbox"/> Very Good		
(305) <input type="checkbox"/> Two Story Duplex												(60) <input type="checkbox"/> Excellent		
<b>Assessor's Adjustment to Sale Price (+ or -):</b>														
<b>Assessor Comments and Reason for Adjustment:</b>														
WD														
<b>Comments from</b>						<b>Comments:</b>								
000310200														
(Continue on back)														



6950

4

# Real Estate Transfer Statement

- To be filed with the Register of Deeds. • Read instructions on reverse side.
- If additional space is needed, add an attachment and identify the applicable item number.

The deed will not be recorded unless this statement is signed and items 1-27 are accurately completed.

1 County Name <b>Webster</b>		2 County Number <b>91</b>		3 Date of Sale/Transfer Mo. <b>01</b> Day <b>02</b> Yr. <b>2025</b>		4 Date of Deed Mo. <b>12</b> Day <b>31</b> Yr. <b>2024</b>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) <b>Jacqueline E. Cox</b> Street or Other Mailing Address <b>3807 D Ave.</b> City <b>Kearney</b> State <b>NE</b> Zip Code <b>68847</b> Phone Number <b>N/A</b> Email Address <b>NA</b>				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) <b>Jessica Kort</b> Street or Other Mailing Address <b>310 S. Liberty Street</b> City <b>Blue Hill</b> State <b>NE</b> Zip Code <b>68930</b> Phone Number <b>308-380-7009</b> Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address <b>NA</b>			

7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home.

(A) Status	(B) Property Type				(C)
<input checked="" type="checkbox"/> Improved <input type="checkbox"/> Unimproved <input type="checkbox"/> IOLL	<input checked="" type="checkbox"/> Single Family <input type="checkbox"/> Multi-Family <input type="checkbox"/> Commercial	<input type="checkbox"/> Industrial <input type="checkbox"/> Agricultural <input type="checkbox"/> Recreational	<input type="checkbox"/> Mineral Interests-Nonproducing <input type="checkbox"/> Mineral Interests-Producing	<input type="checkbox"/> State Assessed <input type="checkbox"/> Exempt	<input type="checkbox"/> Mobile Home

8 Type of Deed

<input type="checkbox"/> Conservator	<input type="checkbox"/> Distribution	<input type="checkbox"/> Land Contract/Memo	<input type="checkbox"/> Partition	<input type="checkbox"/> Sheriff	<input type="checkbox"/> Other _____
<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Easement	<input type="checkbox"/> Lease	<input type="checkbox"/> Personal Rep.	<input type="checkbox"/> Trust/Trustee	
<input type="checkbox"/> Cemetery	<input type="checkbox"/> Death Certificate - Transfer on Death	<input type="checkbox"/> Executor	<input type="checkbox"/> Mineral	<input type="checkbox"/> Quit Claim	<input checked="" type="checkbox"/> Warranty

9 Was transfer part of IRS like-kind exchange? (I.R.C. § 1031 Exchange) by buyer or seller?  
 Buyer  Seller  No

10 Type of Transfer

<input type="checkbox"/> Auction	<input type="checkbox"/> Distribution	<input type="checkbox"/> Foreclosure	<input type="checkbox"/> Irrevocable Trust	<input type="checkbox"/> Revocable Trust	<input type="checkbox"/> Transfer on Death
<input type="checkbox"/> Court Decree	<input type="checkbox"/> Easement	<input type="checkbox"/> Gift	<input type="checkbox"/> Life Estate	<input checked="" type="checkbox"/> Sale	<input type="checkbox"/> Trustee to Beneficiary
	<input type="checkbox"/> Exchange	<input type="checkbox"/> Grantor Trust	<input type="checkbox"/> Partition	<input type="checkbox"/> Satisfaction of Contract	<input type="checkbox"/> Other (Explain) _____

11 Was ownership transferred in full? (If No, explain the division.)  
 Yes  No

12 Was real estate purchased for same use? (If No, state the intended use.)  
 Yes  No

13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.)

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Aunt or Uncle to Niece or Nephew	<input type="checkbox"/> Family Corp., Partnership, or LLC	<input type="checkbox"/> Self	<input type="checkbox"/> Other _____
		<input type="checkbox"/> Brothers and Sisters	<input type="checkbox"/> Grandparents and Grandchild	<input type="checkbox"/> Spouse	
		<input type="checkbox"/> Ex-spouse	<input type="checkbox"/> Parents and Child	<input type="checkbox"/> Step-parent and Step-child	

14 What is the current market value of the real property?  
**\$74,000.00**

15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)  
 Yes  No \$ \_\_\_\_\_ %

16 Does this conveyance divide a current parcel of land?  
 Yes  No

17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.)  Yes North Shore RE-Halie  No

18 Address of Property  
**310 S Liberty St.  
 Blue Hill, NE 68930**  
 18a  No address assigned 18b  Vacant Land

19 Name and Address of Person to Whom Tax Statement Should be Sent  
**Jessica Kort  
 310 S Liberty St.  
 Blue Hill, NE 68930**

20 Legal Description  
**Lots 9 and 10, Block 22, Original Town of Blue Hill, Webster County, Nebraska.**

21 If agricultural, list total number of acres transferred in this transaction \_\_\_\_\_.

22 Total purchase price, including any liabilities assumed	\$	74,000.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	\$	
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	\$	74,000.00

25 Is this transfer is exempt from the documentary stamp tax, list the exemption number \_\_\_\_\_.

26 Is an affidavit as described in Neb. Rev. Stat. § 76-2.141 required because the property is located within a county or other geographic area with an active air force ballistic missile field?  
 Yes  No

27 If yes, is the required affidavit attached to this filing?  Yes  No

Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement

▶ Jessica Kort  
Print or Type Name of Grantee or Authorized Representative

**308-380-7009**  
Phone Number

sign here

*Jessica Kort*  
Signature of Grantee or Authorized Representative

Grantee or Authorized Representative  
Title

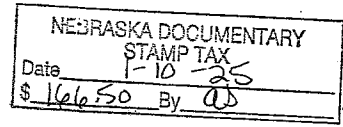
January 2, 2025  
Date

Register of Deeds' Use Only			For Dept. Use Only
28 Date Deed Recorded Mo. <b>1</b> Day <b>10</b> Yr. <b>25</b>	29 Value of Stamp or Exempt Number \$ <b>166.50</b>	30 Recording Data <b>BK 2025, Pg 112</b>	



State of Nebraska } ss.  
County of Webster }

Entered on the numerical index and filed for record in the Clerk's office of said county this 10 day of Jan A.D., 2025, at 2:19 o'clock P.M. Recorded in Book 2025 on Page 112  
Abbey Havig County Clerk  
D. 00 Deputy  
Ind      Comp      Assessor      Carded     



**AFTER RECORDING RETURN TO:**  
Charter Title & Escrow Services, Inc.  
747 North Burlington Avenue  
Suite G208  
Hastings, NE 68901  
402-463-6788

### WARRANTY DEED

Jacqueline E. Cox, a single person, GRANTOR, in consideration of Two Dollars (\$2.00) and other good and valuable consideration received from GRANTEE convey to GRANTEE

Jessica Kort, a single person,

the following described real estate (as defined in Neb. Stat. 76-201) in Webster County, Nebraska:

**Lots 9 and 10, Block 22, Original Town of Blue Hill, Webster County, Nebraska.**

GRANTOR covenants with GRANTEE that GRANTOR:

- (1) is lawfully seized of such real estate, that it is free from encumbrances, except easements, restrictions and reservations of records, and subject to all regular taxes and special assessments;
- (2) has legal power and lawful authority to convey the same;
- (3) warrants and will defend title to the real estate against the lawful claims of all persons.

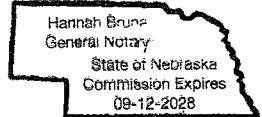
Executed this 31 day of **December, 2024**.

Jacqueline E. Cox  
Jacqueline E. Cox

STATE OF Nebraska  
COUNTY OF Buffalo

The foregoing instrument was acknowledged before me this 31 day of **December, 2024** by **Jacqueline E. Cox, a single person.**

Hannah Bruna  
Notary Public



# Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2025	113	1/10/2025	Base: 91-0002		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
000128800		5		1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4371			00	0	10020			014	0000	
Land		Improvements		Total		Date of Sale Property Classification Code								
1,355		18,165		19,520		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: RED CLOUD (RC)						A) 1	B) 01	C) 1	D) 1	E) 6	F) 1			
				Residential				Commercial						
<b>Multiple Improvements:</b>				Multiple Improvements. :				Multiple Improvements. :						
<b>Construction Date:</b>				Construction Date : 1875				Construction Date :						
<b>Floor:</b>				Floor Sq. Ft. : 990				Floor Sq. Ft. :						
<b>Building Cost New:</b>				Cost : 95,610				Cost :						
<b>Single Family Style: 101</b>				<b>Residential Condition: 20</b>				<b>Commercial Occupancy Code:</b>						
(100) <input type="checkbox"/> Mobile Home				(10) <input type="checkbox"/> Worn Out				Primary:            Other1:            Other2:						
(101) <input checked="" type="checkbox"/> One Story				(20) <input checked="" type="checkbox"/> Badly Worn				<b>Commercial Construction Class:</b>						
(102) <input type="checkbox"/> Two Story				(30) <input type="checkbox"/> Average				(1) <input type="checkbox"/> Fireproof Structural Steel Frame						
(103) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(2) <input type="checkbox"/> Reinforced Concrete Frame						
(104) <input type="checkbox"/> 1 1/2 Story				(50) <input type="checkbox"/> Very Good				(3) <input type="checkbox"/> Masonry Bearing Walls						
(111) <input type="checkbox"/> Bi-Level				(60) <input type="checkbox"/> Excellent				(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls						
(106) <input type="checkbox"/> Other								(5) <input type="checkbox"/> Metal Frame and Walls						
<b>Townhouse or Duplex Style:</b>				<b>Residential Quality: 20</b>				(6) <input type="checkbox"/> Pole Frame						
(301) <input type="checkbox"/> One Story				(10) <input type="checkbox"/> Low				<b>Cost Rank:</b>		<b>Condition:</b>				
(302) <input type="checkbox"/> Two Story				(20) <input checked="" type="checkbox"/> Fair				(10) <input type="checkbox"/> Low		(10) <input type="checkbox"/> Worn Out				
(307) <input type="checkbox"/> 1 1/2 Story				(30) <input type="checkbox"/> Average				(20) <input type="checkbox"/> Average		(20) <input type="checkbox"/> Badly Worn				
(308) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(30) <input type="checkbox"/> Above Average		(30) <input type="checkbox"/> Average				
(309) <input type="checkbox"/> 2 1/2 Story				(50) <input type="checkbox"/> Very Good				(40) <input type="checkbox"/> High		(40) <input type="checkbox"/> Good				
(304) <input type="checkbox"/> One Story Duplex				(60) <input type="checkbox"/> Excellent						(50) <input type="checkbox"/> Very Good				
(305) <input type="checkbox"/> Two Story Duplex										(60) <input type="checkbox"/> Excellent				
<b>Assessor's Adjustment to Sale Price (+ or -):</b>														
<b>Assessor Comments and Reason for Adjustment:</b>														
WD														
<b>Comments from</b>						<b>Comments:</b>								
000128800														
(Continue on back)														

36110

5

# Real Estate Transfer Statement

• To be filed with the Register of Deeds. • Read instructions on reverse side.  
• If additional space is needed, add an attachment and identify the applicable item number.

The deed will not be recorded unless this statement is signed and items 1-27 are accurately completed.

1 County Name <b>Webster - 91</b>	2 County Number 	3 Date of Sale/Transfer Mo. <u>1</u> Day <u>16</u> Yr. <u>2025</u>	4 Date of Deed Mo. <u>1</u> Day <u>2</u> Yr. <u>2025</u>
--------------------------------------	---------------------	---	---

5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) <b>Adam Oldemeyer and Jacqueline Oldemeyer</b> Street or Other Mailing Address <b>12120 S 2nd Street PO Box 29</b> City <b>Ayr</b> State <b>NE</b> Zip Code <b>68925</b>		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) <b>Marc Holden M. Micoso</b> Street or Other Mailing Address <b>914 N Webster St</b> City <b>Red Cloud</b> State <b>Ne</b> Zip Code <b>68970</b>	
Phone Number		Phone Number <b>402-746-4302</b>	Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation?
Email Address <b>n/a</b>		Email Address <b>N/A</b>	

7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home.		
(A) Status	(B) Property Type	(C)
<input checked="" type="checkbox"/> Improved <input type="checkbox"/> Unimproved <input type="checkbox"/> IOLL	<input checked="" type="checkbox"/> Single Family <input type="checkbox"/> Multi-Family <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Agricultural <input type="checkbox"/> Recreational	<input type="checkbox"/> Mobile Home

8 Type of Deed	<input type="checkbox"/> Conservator <input type="checkbox"/> Bill of Sale <input type="checkbox"/> Cemetery	<input type="checkbox"/> Distribution <input type="checkbox"/> Easement <input type="checkbox"/> Executor	<input type="checkbox"/> Land Contract/Memo <input type="checkbox"/> Lease <input type="checkbox"/> Mineral	<input type="checkbox"/> Partition <input type="checkbox"/> Personal Rep. <input type="checkbox"/> Quit Claim	<input type="checkbox"/> Sheriff <input type="checkbox"/> Trust/Trustee <input checked="" type="checkbox"/> Warranty	<input type="checkbox"/> Other _____
----------------	--	---	---	---	--	--------------------------------------

9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? <input type="checkbox"/> Buyer <input type="checkbox"/> Seller <input checked="" type="checkbox"/> No	10 Type of Transfer	<input type="checkbox"/> Distribution <input type="checkbox"/> Auction <input type="checkbox"/> Court Decree	<input type="checkbox"/> Foreclosure <input type="checkbox"/> Easement <input type="checkbox"/> Exchange	<input type="checkbox"/> Irrevocable Trust <input type="checkbox"/> Gift <input type="checkbox"/> Grantor Trust	<input type="checkbox"/> Revocable Trust <input checked="" type="checkbox"/> Sale <input type="checkbox"/> Partition	<input type="checkbox"/> Transfer on Death <input type="checkbox"/> Trustee to Beneficiary <input type="checkbox"/> Satisfaction of Contract <input type="checkbox"/> Other (Explain) _____
---	---------------------	--	--	---	--	--

11 Was ownership transferred in full? (If No, explain the division.) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	12 Was real estate purchased for same use? (If No, state the intended use.) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
---	--

13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.)		
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Aunt or Uncle to Niece or Nephew <input type="checkbox"/> Brothers and Sisters <input type="checkbox"/> Ex-spouse	<input type="checkbox"/> Family Corp., Partnership, or LLC <input type="checkbox"/> Grandparents and Grandchild <input type="checkbox"/> Parents and Child <input type="checkbox"/> Self <input type="checkbox"/> Spouse <input type="checkbox"/> Step-parent and Step-child <input type="checkbox"/> Other _____

14 What is the current market value of the real property? <b>89,500.00</b>	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No \$ _____ %
---	--

16 Does this conveyance divide a current parcel of land? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) <input checked="" type="checkbox"/> Yes <b>GTA Real Estate Group</b> <input type="checkbox"/> No
---	--

18 Address of Property <b>914 N Webster St Red Cloud, NE 68970</b>	19 Name and Address of Person to Whom the Tax Statement Should be Sent <b>Grantee</b>
---	--

20 Legal Description (Attach additional pages, if needed.)  
**Lots Twenty (20), Twenty-one (21) and Twenty-two (22), Block Fourteen (14), Smith and Moore's Addition to Red Cloud, Webster County, Nebraska**

21 If agricultural, list total number of acres transferred in this transaction \_\_\_\_\_.

22 Total purchase price, including any liabilities assumed. ....	22	\$	<b>89,500.00</b>
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions) .....	23	\$	<b>0</b>
24 Adjusted purchase price paid for real estate (line 22 minus line 23) .....	24	\$	<b>89,500.00</b>

25 If this transfer is exempt from the documentary stamp tax, list the exemption number \_\_\_\_\_.

26 Is an affidavit as described in Neb. Rev. Stat. § 76-2,141 required because the property is located within a county or other geographic area with an active air force ballistic missile field? (See Instructions)  
 Yes  No

27 If yes, is the required affidavit attached to this filing?  Yes  No

Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement.

**Marc Holden M. Micoso**  
Print or Type Name of Grantee or Authorized Representative

**402-746-4302**  
Phone Number

sign here

Signature of Grantee or Authorized Representative

**Grantee**  
Title

**1/1/2025**  
Date

Register of Deed's Use Only		For Dept. Use Only
28 Date Deed Recorded Mo. <u>1</u> Day <u>13</u> Yr. <u>25</u>	29 Value of Stamp or Exempt Number \$ <b>202.50</b>	30 Recording Data <b>BK 2025, Pg 113</b>

Grantee—Retain a copy of this document for your records.

State of Nebraska } ss.  
County of Webster }

Entered on the numerical index and filed for record in the Clerk's office of said county this 13 day of Jan A.D., 2025, at 9:21 o'clock a.M. Recorded in Book 2025 on Page 113  
Abbey Hanig County Clerk  
10.00 Deputy  
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY  
STAMP TAX  
Date 1-13-25  
\$ 202.50 By AD

Return to:  
Southern Title, LLC  
P O Box 221  
Red Cloud, NE 68970

WARRANTY DEED

Adam Oldemeyer and Jacqueline Oldemeyer, husband and wife, Grantors, in consideration of ONE DOLLAR (\$1.00) and other valuable consideration received from Grantee, Marc Holden M. Micosa, convey to Grantee, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Lots Twenty (20), Twenty-one (21) and Twenty-two (22), Block Fourteen (14), Smith and Moore's Addition to Red Cloud, Webster County, Nebraska

Grantors covenant, jointly and severally, with Grantee that Grantors:

- (1) are lawfully seised of such real estate and that it is free from encumbrances;
- (2) have legal power and lawful authority to convey the same;
- (3) warrant and will defend title to the real estate against the lawful claims of all persons.

Executed January 2, 2025.

[Signature]  
Adam Oldemeyer

[Signature]  
Jacqueline Oldemeyer

STATE OF NEBRASKA     )  
  ) ss.  
COUNTY OF WEBSTER    )

The foregoing instrument was acknowledged before me on January 2, 2025 by Adam Oldemeyer and Jacqueline Oldemeyer, husband and wife.

GENERAL NOTARY - State of Nebraska  
TERESA L. THEOBALD  
My Comm. Exp. August 27, 2025

[Signature]  
Notary Public

# Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2025	139	12/30/2024	Base: 91-0074		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
001704900		6		4 05		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value						4133	4	10	8	0	00000	1	000	0000
Land		Improvements		Total		Date of Sale Property Classification Code								
439,390		10,540		449,930		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type:						A) 2	B) 05	C) 5	D) 3	E) 0	F) 9			
LCG		ACRES:		VALUE:		LCG		ACRES:		VALUE:				
IRRIGATED	1A1					GRASSLAND	1G1	17.180		26,630				
	1A						1G	98.210		152,220				
	2A1						2G1	30.920		44,835				
	2A						2G							
	3A1						3G1	8.390		12,165				
	3A						3G							
	4A1						4G1							
	4A						4G							
DRYLAND	1D1					Shelterbelt/Timber								
	1D	48.520		133,435		Accretion								
	2D1					Waste								
	2D	7.500		20,625		Other								
	3D1	3.380		9,295		<b>AG LAND TOTAL</b>		220.370		416,450				
	3D					Roads		3.450						
	4D1	1.380		3,795		Farm Sites		1.000		13,840				
	4D	4.890		13,450		Home Sites		1.090		9,100				
						Recreation								
	Dwellings					Other								
	Outbuildings			10,540		<b>Non-AG TOTAL</b>		5.540		22,940				

<b>Assessor's Adjustment to Sale Price (+ or -):</b>	<b>Total Recapture Value:</b>
<b>Assessor Comments and Reason for Adjustment:</b>	
QCD; TRANSFER TO REVOCABLE TRUST	
<b>Comments from</b>	<b>Comments:</b>
001704900 001705700 001709900 000325900	
(Continue on back)	

# Real Estate Transfer Statement

• To be filed with the Register of Deeds. • Read instructions on reverse side.  
• If additional space is needed, add an attachment and identify the applicable item number.

The deed will not be recorded unless this statement is signed and items 1-27 are accurately completed.

1 County Name <b>Webster - 91</b>	2 County Number	3 Date of Sale/Transfer Mo. <u>12</u> Day <u>30</u> Yr. <u>2024</u>	4 Date of Deed Mo. <u>12</u> Day <u>30</u> Yr. <u>2024</u>
--------------------------------------	-----------------	--	---

5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) <b>Gregory W. Auten and Ann M. Auten</b> Street or Other Mailing Address <b>3200 W. Blue Valley Rd.</b> City <b>Blue Hill</b> State <b>NE</b> Zip Code <b>68930</b> Phone Number <b>(402) 469-2190</b> Email Address <b>aauten@gtmc.net</b>		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) <b>See attached.</b> Street or Other Mailing Address <b>3200 W. Blue Valley Rd.</b> City <b>Blue Hill</b> State <b>NE</b> Zip Code <b>68930</b> Phone Number <b>(402) 469-2190</b> Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input type="checkbox"/> No Email Address <b>aauten@gtmc.net</b>	
--	--	--	--

7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home.

(A) Status	(B) Property Type	(C)
<input type="checkbox"/> Improved <input checked="" type="checkbox"/> Unimproved <input type="checkbox"/> IOLL	<input type="checkbox"/> Single Family <input type="checkbox"/> Multi-Family <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Agricultural <input type="checkbox"/> Recreational	<input type="checkbox"/> Mineral Interests-Nonproducing <input type="checkbox"/> Mineral Interests-Producing <input type="checkbox"/> State Assessed <input type="checkbox"/> Exempt <input type="checkbox"/> Mobile Home

8 Type of Deed

<input type="checkbox"/> Conservator	<input type="checkbox"/> Distribution	<input type="checkbox"/> Land Contract/Memo	<input type="checkbox"/> Partition	<input type="checkbox"/> Sheriff	<input type="checkbox"/> Other _____
<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Easement	<input type="checkbox"/> Lease	<input type="checkbox"/> Personal Rep.	<input type="checkbox"/> Trust/Trustee	
<input type="checkbox"/> Cemetery	<input type="checkbox"/> Death Certificate - Transfer on Death	<input type="checkbox"/> Executor	<input type="checkbox"/> Mineral	<input checked="" type="checkbox"/> Quit Claim	<input type="checkbox"/> Warranty

9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller?  
 Buyer  Seller  No

10 Type of Transfer

<input type="checkbox"/> Distribution	<input type="checkbox"/> Foreclosure	<input type="checkbox"/> Irrevocable Trust	<input checked="" type="checkbox"/> Revocable Trust	<input type="checkbox"/> Transfer on Death
<input type="checkbox"/> Auction	<input type="checkbox"/> Easement	<input type="checkbox"/> Gift	<input type="checkbox"/> Life Estate	<input type="checkbox"/> Sale
<input type="checkbox"/> Court Decree	<input type="checkbox"/> Exchange	<input type="checkbox"/> Grantor Trust	<input type="checkbox"/> Partition	<input type="checkbox"/> Satisfaction of Contract
				<input type="checkbox"/> Other (Explain) _____

11 Was ownership transferred in full? (If No, explain the division.)  
 Yes  No

12 Was real estate purchased for same use? (If No, state the intended use.)  
 Yes  No

13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.)

<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Aunt or Uncle to Niece or Nephew	<input type="checkbox"/> Family Corp., Partnership, or LLC	<input checked="" type="checkbox"/> Self	<input type="checkbox"/> Other _____
		<input type="checkbox"/> Brothers and Sisters	<input type="checkbox"/> Grandparents and Grandchild	<input type="checkbox"/> Spouse	
		<input type="checkbox"/> Ex-spouse	<input type="checkbox"/> Parents and Child	<input type="checkbox"/> Step-parent and Step-child	

14 What is the current market value of the real property?  
**449,930.00**

15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)  
 Yes  No \$ \_\_\_\_\_ %

16 Does this conveyance divide a current parcel of land?  
 Yes  No

17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.)  
 Yes  No

18 Address of Property  
**See attached.**

19 Name and Address of Person to Whom the Tax Statement Should be Sent  
**Gregory W. Auten & Ann M. Auten  
3200 W. Blue Valley Rd.  
Blue Hill, NE 68930**

18a  No address assigned    18b  Vacant land

20 Legal Description (Attach additional pages, if needed.)  
**See attached.**

21 If agricultural, list total number of acres transferred in this transaction 224.79

22 Total purchase price, including any liabilities assumed.....	22	\$	0,00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions) .....	23	\$	0,00
24 Adjusted purchase price paid for real estate (line 22 minus line 23) .....	24	\$	0,00

25 If this transfer is exempt from the documentary stamp tax, list the exemption number 5(a)

26 Is an affidavit as described in Neb. Rev. Stat. § 76-2-141 required because the property is located within a county or other geographic area with an active air force ballistic missile field? (See Instructions)  
 Yes  No

27 If yes, is the required affidavit attached to this filing?  Yes  No

Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement.

<b>sign here</b>	<b>Daniel D. McMahon</b>	(402) 834-2022
	Print or Type Name of Grantee or Authorized Representative	Phone Number
		12/31/2024
	Attorney for Grantee	Date
	Signature of Grantee or Authorized Representative	
	Title	

Register of Deed's Use Only		For Dept. Use Only
28 Date Deed Recorded Mo. <u>1</u> Day <u>13</u> Yr. <u>25</u>	29 Value of Stamp or Exempt Number \$ <u>Exempt # 5a</u>	30 Recording Data <u>BK 2025, Pg 139</u>

Grantee—Retain a copy of this document for your records.

State of Nebraska }  
County of Webster } ss.

BOOK 2025 PAGE 139

Entered on the  
numerical index and filed for record in the  
Clerk's office of said county this 13 day  
of Jan A.D., 2025, at 10:31  
o'clock AM. Recorded in Book 2025  
on Page 139-140

Abbey Hania County Clerk  
16.00 Deputy  
Ind      Comp      Assessor      Carded     

NEBRASKA DOCUMENTARY	
STAMP TAX	
Date	<u>1-13-25</u>
\$ EXEMPT #	<u>5a</u> By <u>AB</u>

Return Address: McM Law Office, L.L.C., 2727 W. 2<sup>nd</sup> St., Suite 225, Hastings, NE 68901

### QUITCLAIM DEED

GREGORY W. AUTEN and ANN M. AUTEN, husband and wife, GRANTOR (whether one or more), in consideration of Love and Affection and Funding their Trust, quitclaims to GRANTEE (whether one or more), GREGORY W. AUTEN AND/OR ANN M. AUTEN, CO-TRUSTEES OF THE GREGORY W. AUTEN AND ANN M. AUTEN REVOCABLE TRUST, the following described real estate (as defined in Neb. Rev. Stat. Sec. 76-201):

The South Half of the Northwest Quarter (S½NW¼) of Section Twenty-one (21), Township Four (4) North, Range Ten (10) West of the 6th P.M., Webster County, Nebraska, EXCEPT Railroad tract.

A Tract in the Southeast Quarter (SE¼) of Section Eight (8), Township Four (4) North, Range Ten (10), West of the 6th P., Webster County, Nebraska, more particularly described as follows: Beginning at the Northeast corner of said Southeast Quarter; thence South along the East line of said Southeast Quarter to the Southeast corner of said Southeast Quarter; thence West along the South line of said Southeast Quarter 336.00 feet; thence North and parallel to the East line of said Southeast Quarter 1219.00 feet; thence West and parallel to the South line of said Southeast Quarter 1154.00 feet; thence North and parallel to the East line of said Southeast Quarter 318.00 feet; thence East and parallel to the South line of said Southeast Quarter 423 .00 feet; thence North and parallel to the East line of said Southeast Quarter 1103.00 feet to a point on the North line of said Southeast Quarter; thence East 1089.00 feet along the North line of said Southeast Quarter to the Point of Beginning, all subject to roads.

County Surveyor's Lot Seven (7), in the Southwest Quarter (SW¼) of Section Nine (9), Township four (4) North, Range Ten (10), West of the 6th P.M., Webster County, Nebraska, according to the Government Survey thereof, and EXCEPT that portion currently occupied by railroad right-of-way.

Lots One through Five (1-5) inclusive, Block Eleven (11), Sweezy's Addition to the City of Blue Hill, Webster County, Nebraska. according to the recorded plat thereof.





**Line 6 – Grantee's Name**

Gregory W. Auten & Ann M. Auten, Co-Trustees of the Gregory W. Auten and Ann M. Auten Revocable Trust

**Line 7, 18, and 20 – Property Classification, Address, and Legal Description**

66384

Unimproved Agricultural, no address - The South Half of the Northwest Quarter (S $\frac{1}{2}$ NW $\frac{1}{4}$ ) of Section Twenty-one (21), Township Four (4) North, Range Ten (10) West of the 6th P.M., Webster County, Nebraska, EXCEPT Railroad tract.

66380

Unimproved Agricultural, no address - A Tract in the Southeast Quarter (SE $\frac{1}{4}$ ) of Section Eight (8), Township Four (4) North, Range Ten (10), West of the 6th P., Webster County, Nebraska, more particularly described as follows: Beginning at the Northeast corner of said Southeast Quarter; thence South along the East line of said Southeast Quarter to the Southeast corner of said Southeast Quarter; thence West along the South line of said Southeast Quarter 336.00 feet; thence North and parallel to the East line of said Southeast Quarter 1219.00 feet; thence West and parallel to the South line of said Southeast Quarter 1154.00 feet; thence North and parallel to the East line of said Southeast Quarter 318.00 feet; thence East and parallel to the South line of said Southeast Quarter 423.00 feet; thence North and parallel to the East line of said Southeast Quarter 1103.00 feet to a point on the North line of said Southeast Quarter; thence East 1089.00 feet along the North line of said Southeast Quarter to the Point of Beginning, all subject to roads.

66395

Improved Agricultural, 1525 W. Simpson Ave., Blue Hill, NE 68930 - County Surveyor's Lot Seven (7), in the Southwest Quarter (SW $\frac{1}{4}$ ) of Section Nine (9), Township four (4) North, Range Ten (10), West of the 6th P.M., Webster County, Nebraska, according to the Government Survey thereof, and EXCEPT that portion currently occupied by railroad right-of-way.

66380

Unimproved Residential, no address - Lots One through Five (1-5) inclusive, Block Eleven (11), Sweezy's Addition to the City of Blue Hill, Webster County, Nebraska. according to the recorded plat thereof.

# Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2024	2168	12/10/2024	Base: 91-0002		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
000145000		216		1		GeoCde	Tw	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value						4491			00	0	10030		006	0000
Land		Improvements		Total		Date of Sale Property Classification Code								
1,095		25,590		26,685		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: RED CLOUD (RC)						A) 1	B) 01	C) 1	D) 1	E) 6	F) 1			

	Residential	Commercial
<b>Multiple Improvements:</b>	Multiple Improvements. :	Multiple Improvements. :
<b>Construction Date:</b>	Construction Date : 1915	Construction Date :
<b>Floor:</b>	Floor Sq. Ft. : 884	Floor Sq. Ft. :
<b>Building Cost New:</b>	Cost : 114,570	Cost :
<b>Single Family Style:</b> 101	<b>Residential Condition:</b> 15	<b>Commercial Occupancy Code:</b>
(100) <input type="checkbox"/> Mobile Home	(10) <input checked="" type="checkbox"/> Worn Out	Primary:                      Other1:                      Other2:
(101) <input checked="" type="checkbox"/> One Story	(20) <input checked="" type="checkbox"/> Badly Worn	<b>Commercial Construction Class:</b>
(102) <input type="checkbox"/> Two Story	(30) <input type="checkbox"/> Average	(1) <input type="checkbox"/> Fireproof Structural Steel Frame
(103) <input type="checkbox"/> Split Level	(40) <input type="checkbox"/> Good	(2) <input type="checkbox"/> Reinforced Concrete Frame
(104) <input type="checkbox"/> 1 1/2 Story	(50) <input type="checkbox"/> Very Good	(3) <input type="checkbox"/> Masonry Bearing Walls
(111) <input type="checkbox"/> Bi-Level	(60) <input type="checkbox"/> Excellent	(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls
(106) <input type="checkbox"/> Other		(5) <input type="checkbox"/> Metal Frame and Walls
<b>Townhouse or Duplex Style:</b>	<b>Residential Quality:</b> 30	(6) <input type="checkbox"/> Pole Frame
(301) <input type="checkbox"/> One Story	(10) <input type="checkbox"/> Low	<b>Cost Rank:</b> <b>Condition:</b>
(302) <input type="checkbox"/> Two Story	(20) <input type="checkbox"/> Fair	(10) <input type="checkbox"/> Low                      (10) <input type="checkbox"/> Worn Out
(307) <input type="checkbox"/> 1 1/2 Story	(30) <input checked="" type="checkbox"/> Average	(20) <input type="checkbox"/> Average                      (20) <input type="checkbox"/> Badly Worn
(308) <input type="checkbox"/> Split Level	(40) <input type="checkbox"/> Good	(30) <input type="checkbox"/> Above Average                      (30) <input type="checkbox"/> Average
(309) <input type="checkbox"/> 2 1/2 Story	(50) <input type="checkbox"/> Very Good	(40) <input type="checkbox"/> High                      (40) <input type="checkbox"/> Good
(304) <input type="checkbox"/> One Story Duplex	(60) <input type="checkbox"/> Excellent	(50) <input type="checkbox"/> Very Good
(305) <input type="checkbox"/> Two Story Duplex		(60) <input type="checkbox"/> Excellent

<b>Assessor's Adjustment to Sale Price (+ or -):</b>	
<b>Assessor Comments and Reason for Adjustment:</b>	
WD	
<b>Comments from</b>	<b>Comments:</b>
000145000	
(Continue on back)	

38260

# Real Estate Transfer Statement

216

• To be filed with the Register of Deeds. • Read instructions on reverse side.  
• If additional space is needed, add an attachment and identify the applicable item number.

The deed will not be recorded unless this statement is signed and items 1-27 are accurately completed.

1 County Name <b>Webster - 91</b>	2 County Number	3 Date of Sale/Transfer Mo. <u>12</u> Day <u>10</u> Yr. <u>2024</u>	4 Date of Deed Mo. <u>12</u> Day <u>06</u> Yr. <u>2024</u>
--------------------------------------	-----------------	--	---

5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) <b>Dalton L. Long</b> Street or Other Mailing Address <b>841 N Seward St</b> City <b>Red Cloud</b> State <b>NE</b> Zip Code <b>68970</b> Phone Number <b>(402) 746-0229</b> Email Address <b>n/a</b>		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) <b>Kristina K. Jones</b> Street or Other Mailing Address <b>41 N Cedar St</b> City <b>Red Cloud</b> State <b>NE</b> Zip Code <b>68970</b> Phone Number <b>(402) 257-7084</b> Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address <b>n/a</b>	
--	--	---	--

7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home.

(A) Status	(B) Property Type			(C)
<input checked="" type="checkbox"/> Improved <input type="checkbox"/> Unimproved <input type="checkbox"/> IOLL	<input checked="" type="checkbox"/> Single Family <input type="checkbox"/> Multi-Family <input type="checkbox"/> Commercial	<input type="checkbox"/> Industrial <input type="checkbox"/> Agricultural <input type="checkbox"/> Recreational	<input type="checkbox"/> Mineral Interests-Nonproducing <input type="checkbox"/> Mineral Interests-Producing	<input type="checkbox"/> State Assessed <input type="checkbox"/> Exempt <input type="checkbox"/> Mobile Home

8 Type of Deed

<input type="checkbox"/> Conservator <input type="checkbox"/> Bill of Sale <input type="checkbox"/> Cemetery	<input type="checkbox"/> Corrective <input type="checkbox"/> Death Certificate - Transfer on Death	<input type="checkbox"/> Distribution <input type="checkbox"/> Easement <input type="checkbox"/> Executor	<input type="checkbox"/> Land Contract/Memo <input type="checkbox"/> Lease <input type="checkbox"/> Mineral	<input type="checkbox"/> Partition <input type="checkbox"/> Personal Rep. <input type="checkbox"/> Quit Claim	<input type="checkbox"/> Sheriff <input type="checkbox"/> Trust/Trustee <input checked="" type="checkbox"/> Warranty	<input type="checkbox"/> Other _____
--	---	---	---	---	--	--------------------------------------

9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller?  
 Buyer  Seller  No

10 Type of Transfer

<input type="checkbox"/> Distribution <input type="checkbox"/> Auction <input type="checkbox"/> Court Decree	<input type="checkbox"/> Easement <input type="checkbox"/> Exchange	<input type="checkbox"/> Foreclosure <input type="checkbox"/> Gift <input type="checkbox"/> Grantor Trust	<input type="checkbox"/> Irrevocable Trust <input type="checkbox"/> Life Estate <input type="checkbox"/> Partition	<input type="checkbox"/> Revocable Trust <input checked="" type="checkbox"/> Sale <input type="checkbox"/> Satisfaction of Contract	<input type="checkbox"/> Transfer on Death <input type="checkbox"/> Trustee to Beneficiary <input type="checkbox"/> Other (Explain) _____
--	--	---	--	---	---

11 Was ownership transferred in full? (If No, explain the division.)  
 Yes  No

12 Was real estate purchased for same use? (If No, state the intended use.)  
 Yes  No

13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.)

<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Aunt or Uncle to Niece or Nephew <input type="checkbox"/> Brothers and Sisters <input type="checkbox"/> Ex-spouse	<input type="checkbox"/> Family Corp., Partnership, or LLC <input type="checkbox"/> Grandparents and Grandchild <input type="checkbox"/> Parents and Child	<input type="checkbox"/> Self <input type="checkbox"/> Spouse <input type="checkbox"/> Step-parent and Step-child	<input type="checkbox"/> Other _____
---	--	--	---	--------------------------------------

14 What is the current market value of the real property?  
**26,685.00**

15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)  
 Yes  No \$ \_\_\_\_\_ %

16 Does this conveyance divide a current parcel of land?  
 Yes  No

17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.)  
 Yes  No

18 Address of Property  
**41 N Cedar St  
Red Cloud, NE 68970**

18a  No address assigned 18b  Vacant land

19 Name and Address of Person to Whom the Tax Statement Should be Sent  
**Same as Grantee**

20 Legal Description (Attach additional pages, if needed.)  
**See Attached**

21 If agricultural, list total number of acres transferred in this transaction \_\_\_\_\_.

22 Total purchase price, including any liabilities assumed. ....	22 \$	<b>40,000.00</b>
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions) .....	23 \$	<b>0.00</b>
24 Adjusted purchase price paid for real estate (line 22 minus line 23) .....	24 \$	<b>40,000.00</b>

25 If this transfer is exempt from the documentary stamp tax, list the exemption number \_\_\_\_\_.

26 Is an affidavit as described in Neb. Rev. Stat. § 76-2,141 required because the property is located within a county or other geographic area with an active air force ballistic missile field? (See Instructions)  
 Yes  No

27 If yes, is the required affidavit attached to this filing?  Yes  No

Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement.

**sign here**

**Kory McCracken** (402) 746-3613  
Print or Type Name of Grantee or Authorized Representative Phone Number

*[Signature]* Attorney 12/10/2024  
Signature of Grantee or Authorized Representative Title Date

Register of Deed's Use Only		For Dept. Use Only
28 Date Deed Recorded Mo. <u>12</u> Day <u>10</u> Yr. <u>24</u>	29 Value of Stamp or Exempt Number \$ <u>90.00</u>	30 Recording Data <b>BK2024, 19 2168</b>

Grantee—Retain a copy of this document for your records.

Lots Four (4) and Five (5), Block Six (6), Garber's Addition to Red Cloud, Webster County,  
Nebraska.

State of Nebraska } ss.  
County of Webster }  
Entered on the numerical index and filed for record in the Clerk's office of said county this 10 day of Dec A.D., 2024, at 3:57 o'clock PM. Recorded in Book 2024 on Page 2168.  
Abbey Hana County Clerk  
10.00 Deputy  
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY  
STAMP TAX  
Date 12-10-24  
\$ 90.00 By AS

**WARRANTY DEED**

Dalton L. Long, a single person, GRANTOR, in consideration of ONE AND NO/100 DOLLARS (\$1.00) receipt of which is hereby acknowledged, conveys to Kristina K. Jones, a single person, GRANTEES, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Lots Four (4) and Five (5), Block Six (6), Garber's Addition to Red Cloud, Webster County, Nebraska.

GRANTOR covenants (jointly and severally, if more than one) with the GRANTEES that GRANTOR:

- (1) is lawfully seized of such real estate and that it is free from encumbrances, except roads and highways, easements and restrictions of record;
- (2) has legal power and lawful authority to convey the same;
- (3) warrants and will defend title to the real estate against the lawful claims of all persons.

Executed December 6, 2024.

Dalton Long  
Dalton L. Long

STATE OF NEBRASKA, COUNTY OF WEBSTER ) ss.

The foregoing instrument was acknowledged before me on December 6, 2024, by Dalton L. Long, a single person.

Comm. expires 

Kory McCracken  
Notary Public

# Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code								
91	2024	2180	12/12/2024	Base: 65-0011		Affiliated:		Unified:				
Location ID	Sale Number	Useability & Code #		Parcel Number								
000616200	217	4	05	GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4487			00	0	40020		003	0000
Land	Improvements	Total		Date of Sale Property Classification Code								
1,570		1,570		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: GUIDE ROCK (GR)				A) 2	B) 01	C) 1	D) 1	E) 7	F) 2			
				Residential				Commercial				
<b>Multiple Improvements:</b>				Multiple Improvements :				Multiple Improvements :				
<b>Construction Date:</b>				Construction Date :				Construction Date :				
<b>Floor:</b>				Floor Sq. Ft. :				Floor Sq. Ft. :				
<b>Building Cost New:</b>				Cost :				Cost :				
<b>Single Family Style:</b>				<b>Residential Condition:</b>				<b>Commercial Occupancy Code:</b>				
(100) <input type="checkbox"/> Mobile Home				(10) <input type="checkbox"/> Worn Out				Primary:          Other1:          Other2:				
(101) <input type="checkbox"/> One Story				(20) <input type="checkbox"/> Badly Worn				<b>Commercial Construction Class:</b>				
(102) <input type="checkbox"/> Two Story				(30) <input type="checkbox"/> Average				(1) <input type="checkbox"/> Fireproof Structural Steel Frame				
(103) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(2) <input type="checkbox"/> Reinforced Concrete Frame				
(104) <input type="checkbox"/> 1 1/2 Story				(50) <input type="checkbox"/> Very Good				(3) <input type="checkbox"/> Masonry Bearing Walls				
(111) <input type="checkbox"/> Bi-Level				(60) <input type="checkbox"/> Excellent				(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls				
(106) <input type="checkbox"/> Other								(5) <input type="checkbox"/> Metal Frame and Walls				
<b>Townhouse or Duplex Style:</b>				<b>Residential Quality:</b>				(6) <input type="checkbox"/> Pole Frame				
(301) <input type="checkbox"/> One Story				(10) <input type="checkbox"/> Low				<b>Cost Rank:</b>		<b>Condition:</b>		
(302) <input type="checkbox"/> Two Story				(20) <input type="checkbox"/> Fair				(10) <input type="checkbox"/> Low		(10) <input type="checkbox"/> Worn Out		
(307) <input type="checkbox"/> 1 1/2 Story				(30) <input type="checkbox"/> Average				(20) <input type="checkbox"/> Average		(20) <input type="checkbox"/> Badly Worn		
(308) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(30) <input type="checkbox"/> Above Average		(30) <input type="checkbox"/> Average		
(309) <input type="checkbox"/> 2 1/2 Story				(50) <input type="checkbox"/> Very Good				(40) <input type="checkbox"/> High		(40) <input type="checkbox"/> Good		
(304) <input type="checkbox"/> One Story Duplex				(60) <input type="checkbox"/> Excellent						(50) <input type="checkbox"/> Very Good		
(305) <input type="checkbox"/> Two Story Duplex										(60) <input type="checkbox"/> Excellent		
<b>Assessor's Adjustment to Sale Price (+ or -):</b>												
<b>Assessor Comments and Reason for Adjustment:</b>												
QCD; SALE BETWEEN BROTHERS												
<b>Comments from</b>						<b>Comments:</b>						
000616200												
(Continue on back)												



18190

# Real Estate Transfer Statement

217

• To be filed with the Register of Deeds. • Read instructions on reverse side.  
• If additional space is needed, add an attachment and identify the applicable item number.

The deed will not be recorded unless this statement is signed and items 1-27 are accurately completed.

1 County Name <u>Webster</u>	2 County Number	3 Date of Sale/Transfer Mo. <u>12</u> Day <u>12</u> Yr. <u>2024</u>	4 Date of Deed Mo. <u>12</u> Day <u>12</u> Yr. <u>2024</u>
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) <u>Randy Wulf, Jr.</u> Street or Other Mailing Address <u>Po Box 34</u> City <u>Guide Rock</u> State <u>NE</u> Zip Code <u>68942</u>		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) <u>Chad or Krystal Wulf</u> Street or Other Mailing Address <u>2702 Highway 128</u> City <u>Burr Oak</u> State <u>KS</u> Zip Code <u>66936</u>	
Phone Number	Email Address	Phone Number <u>402-879-1816</u>	Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Email Address		Email Address <u>krystalandjames@yahoo.com</u>	

7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home.

(A) Status	(B) Property Type	(C)
<input type="checkbox"/> Improved <input checked="" type="checkbox"/> Unimproved <input type="checkbox"/> IOLL	<input checked="" type="checkbox"/> Single Family <input type="checkbox"/> Multi-Family <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Agricultural <input type="checkbox"/> Recreational	<input type="checkbox"/> Mineral Interests-Nonproducing <input type="checkbox"/> Mineral Interests-Producing <input type="checkbox"/> State Assessed <input type="checkbox"/> Exempt <input type="checkbox"/> Mobile Home

8 Type of Deed

<input checked="" type="checkbox"/> Bill of Sale	<input type="checkbox"/> Conservator	<input type="checkbox"/> Distribution	<input type="checkbox"/> Land Contract/Memo	<input type="checkbox"/> Partition	<input type="checkbox"/> Sheriff	<input type="checkbox"/> Other _____
<input type="checkbox"/> Cemetery	<input type="checkbox"/> Corrective	<input type="checkbox"/> Easement	<input type="checkbox"/> Lease	<input type="checkbox"/> Personal Rep.	<input type="checkbox"/> Trust/Trustee	
<input type="checkbox"/> Death Certificate - Transfer on Death	<input type="checkbox"/> Executor	<input type="checkbox"/> Mineral	<input checked="" type="checkbox"/> Quit Claim	<input type="checkbox"/> Warranty		

9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller?  
 Buyer  Seller  No

10 Type of Transfer

<input type="checkbox"/> Auction	<input type="checkbox"/> Distribution	<input type="checkbox"/> Foreclosure	<input type="checkbox"/> Irrevocable Trust	<input type="checkbox"/> Revocable Trust	<input type="checkbox"/> Transfer on Death
<input type="checkbox"/> Court Decree	<input type="checkbox"/> Easement	<input checked="" type="checkbox"/> Gift	<input type="checkbox"/> Life Estate	<input type="checkbox"/> Sale	<input type="checkbox"/> Trustee to Beneficiary
<input type="checkbox"/> Exchange	<input type="checkbox"/> Grantor Trust	<input type="checkbox"/> Partition	<input type="checkbox"/> Satisfaction of Contract	<input type="checkbox"/> Other (Explain) _____	

11 Was ownership transferred in full? (If No, explain the division.)  
 Yes  No

12 Was real estate purchased for same use? (If No, state the intended use.)  
 Yes  No

13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.)  
 Yes  No  
 Aunt or Uncle to Niece or Nephew  Family Corp., Partnership, or LLC  Self  Other \_\_\_\_\_  
 Brothers and Sisters  Grandparents and Grandchild  Spouse  
 Ex-spouse  Parents and Child  Step-parent and Step-child

14 What is the current market value of the real property?  
\$1570<sup>00</sup>

15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)  
 Yes  No \$ \_\_\_\_\_ %

16 Does this conveyance divide a current parcel of land?  
 Yes  No

17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.)  
 Yes  No

18 Address of Property  
535 High St  
Guide Rock, NE 68942

19 Name and Address of Person to Whom the Tax Statement Should be Sent

20 Legal Description (Attach additional pages, if needed.)  
South 12 1/2 ft of Lot 2 and all Lot 3 and North 25' Lot 4 Block 3 Guide Rock Talbots Edition

21 If agricultural, list total number of acres transferred in this transaction \_\_\_\_\_

22 Total purchase price, including any liabilities assumed.	22	\$	1	-
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	23	\$		
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$	1	-

25 If this transfer is exempt from the documentary stamp tax, list the exemption number \_\_\_\_\_

26 Is an affidavit as described in Neb. Rev. Stat. § 76-2.141 required because the property is located within a county or other geographic area with an active air force ballistic missile field? (See Instructions)  
 Yes  No

27 If yes, is the required affidavit attached to this filing?  Yes  No

Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement.

sign here

Print or Type Name of Grantee or Authorized Representative  
Krystal Wulf

Signature of Grantee or Authorized Representative  
Krystal Wulf

Title  
owner

Phone Number  
12-12-24

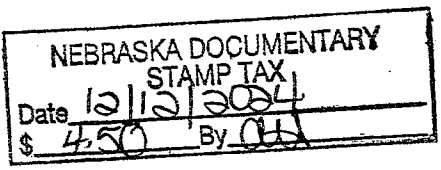
Date

Register of Deed's Use Only		For Dept. Use Only
28 Date Deed Recorded Mo. <u>12</u> Day <u>12</u> Yr. <u>24</u>	29 Value of Stamp or Exempt Number \$ <u>4.50</u>	30 Recording Data <u>BK 2024, Pg 2180</u>

Grantee—Retain a copy of this document for your records.

State of Nebraska } ss.  
County of Webster }

Entered on the numerical index and filed for record in the Clerk's office of said county this 12<sup>th</sup> day of December A.D., 2024, at 10:38 o'clock A M. Recorded in Book 2024 on Page 2180-2183  
Abbey Hana County Clerk  
\$28.00 Deputy  
Ind      Comp      Assessor      Carded     



Leave Space Above Blank for Recording Data

### Quitclaim Deed

WITNESSETH, that Randy Wulf, Jr., not married, of PO Box 34 Guide Rock, NE 68942, (the "Grantor"), in consideration of \$ 1<sup>00</sup>, the receipt and sufficiency of which is hereby acknowledged, remises, conveys, and releases, as well as quitclaims, unto Chad Wulf, of 2702 Highway 128 Burr Oak, KS 66936 and Krystal Wulf, of 2702 Highway 128 Burr Oak, KS 66936, a married couple, (collectively the "Grantee"), the following described real estate (as defined in Neb. Rev. Stat. Sec. 76-201) in Webster County, Nebraska:

South 12 1/2 ft of Lot 2 and all Lot 3 and  
North 25' Lot 4 Block 3 Guide Rock  
Talbots Edition

The Grantor covenants jointly and severally with the Grantee that the Grantor:

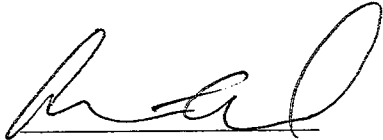
- (1) is lawfully seized of such real estate; and
- (2) has legal power and authority to convey the same.

---

Executed this 12<sup>th</sup> day of December, 2024.

**IN WITNESS WHEREOF** the Grantor has signed and sealed this Quitclaim Deed the day and year first above written.

Signed in the presence of:



Witness signature

Adriana A. Leal

Witness name




Randy Wulf, Jr.

**Grantor Acknowledgement**

STATE OF NEBRASKA

COUNTY OF Webster

In the State of Nebraska, County of Webster, on this 12<sup>th</sup> day of December, 2021, before me, Lori Smith, a Notary Public in and for the said County in the State of Nebraska, personally appeared Randy Wulf, Jr., known to me, or whose identity has been proven on the basis of satisfactory evidence, to be the person described in and who executed this Quitclaim Deed, and acknowledged execution of this instrument as a free act and deed.



Notary Public for the State of Nebraska



County of Webster

My Commission Expires: January 14, 2028

Prepared by:

Chad Wulf, 2702 Highway  
128 Burr Oak, KS 66936;  
Krystal Wulf, 2702 Highway  
128 Burr Oak, KS 66936

# Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2024	2185	12/12/2024	Base: 91-0074		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
001611400		218		1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value						4243	3	10	29	0	00000	1	000	0000
Land		Improvements		Total		Date of Sale Property Classification Code								
1,652,540				1,652,540		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type:						A) 2	B) 05	C) 5	D) 3	E) 0	F) 10			
LCG		ACRES:		VALUE:		LCG		ACRES:		VALUE:				
IRRIGATED	1A1					GRASSLAND	1G1	531.520		823,860				
	1A						1G	56.850		88,125				
	2A1						2G1	215.230		312,085				
	2A						2G	4.700		6,150				
	3A1						3G1							
	3A						3G							
	4A1						4G1	21.000		27,300				
	4A						4G							
DRYLAND	1D1					Shelterbelt/Timber								
	1D	21.850		60,090		Accretion								
	2D1	32.170		88,470		Waste		14.930		7,465				
	2D	42.800		117,710		Other								
	3D1					<b>AG LAND TOTAL</b>		985.150		1,652,540				
	3D					Roads		24.920						
	4D1	32.380		89,050		Farm Sites								
	4D	11.720		32,235		Home Sites								
						Recreation								
	Dwellings					Other								
	Outbuildings					<b>Non-AG TOTAL</b>		24.920						
<b>Assessor's Adjustment to Sale Price (+ or -):</b>							<b>Total Recapture Value:</b>							
<b>Assessor Comments and Reason for Adjustment:</b>														
WD														
<b>Comments from</b>						<b>Comments:</b>								
001611400 001611200 001610600 001613201 002004200														
(Continue on back)														



# Real Estate Transfer Statement

218

FORM  
521

• To be filed with the Register of Deeds. • Read instructions on reverse side.  
• If additional space is needed, add an attachment and identify the applicable item number.

The deed will not be recorded unless this statement is signed and items 1-27 are accurately completed.

1 County Name <b>Webster - 91</b>		2 County Number		3 Date of Sale/Transfer Mo. <u>12</u> Day <u>12</u> Yr. <u>2024</u>		4 Date of Deed Mo. <u>11</u> Day <u>25</u> Yr. <u>2024</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) <b>Fricke Farms, Inc., A Nebraska Corporation</b> Street or Other Mailing Address <b>1235 N. Laird #113</b> City <b>Hastings</b> State <b>NE</b> Zip Code <b>68901</b>				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) <b>Oak Creek Cattle, LLC, a Nebraska Limited Liability Company</b> Street or Other Mailing Address <b>3320 James Road, Suite 300</b> City <b>Grand Island</b> State <b>NE</b> Zip Code <b>68803</b>			
Phone Number <b>(402) 463-8147</b>		Phone Number <b>(308) 390-3977</b>		Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation?		Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Email Address <b>N.A.</b>				Email Address <b>N.A.</b>			

7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home.

(A) Status	(B) Property Type		(C)
<input type="checkbox"/> Improved	<input type="checkbox"/> Single Family	<input type="checkbox"/> Industrial	<input type="checkbox"/> Mobile Home
<input checked="" type="checkbox"/> Unimproved	<input type="checkbox"/> Multi-Family	<input checked="" type="checkbox"/> Agricultural	
<input type="checkbox"/> IOLL	<input type="checkbox"/> Commercial	<input type="checkbox"/> Recreational	
	<input type="checkbox"/> Mineral Interests-Nonproducing	<input type="checkbox"/> State Assessed	
	<input type="checkbox"/> Mineral Interests-Producing	<input type="checkbox"/> Exempt	

8 Type of Deed

<input type="checkbox"/> Conservator	<input type="checkbox"/> Distribution	<input type="checkbox"/> Land Contract/Memo	<input type="checkbox"/> Partition	<input type="checkbox"/> Sheriff	<input type="checkbox"/> Other
<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Easement	<input type="checkbox"/> Lease	<input type="checkbox"/> Personal Rep.	<input type="checkbox"/> Trust/Trustee	
<input type="checkbox"/> Cemetery	<input type="checkbox"/> Executor	<input type="checkbox"/> Mineral	<input type="checkbox"/> Quit Claim	<input checked="" type="checkbox"/> Warranty	

9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller?  
 Buyer  Seller  No

10 Type of Transfer

<input type="checkbox"/> Distribution	<input type="checkbox"/> Foreclosure	<input type="checkbox"/> Irrevocable Trust	<input type="checkbox"/> Revocable Trust	<input type="checkbox"/> Transfer on Death
<input type="checkbox"/> Auction	<input type="checkbox"/> Easement	<input type="checkbox"/> Gift	<input checked="" type="checkbox"/> Sale	<input type="checkbox"/> Trustee to Beneficiary
<input type="checkbox"/> Court Decree	<input type="checkbox"/> Exchange	<input type="checkbox"/> Grantor Trust	<input type="checkbox"/> Partition	<input type="checkbox"/> Satisfaction of Contract
				<input type="checkbox"/> Other (Explain)

11 Was ownership transferred in full? (If No, explain the division.)  
 Yes  No

12 Was real estate purchased for same use? (If No, state the intended use.)  
 Yes  No

13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.)

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Aunt or Uncle to Niece or Nephew	<input type="checkbox"/> Family Corp., Partnership, or LLC	<input type="checkbox"/> Self	<input type="checkbox"/> Other
		<input type="checkbox"/> Brothers and Sisters	<input type="checkbox"/> Grandparents and Grandchild	<input type="checkbox"/> Spouse	
		<input type="checkbox"/> Ex-spouse	<input type="checkbox"/> Parents and Child	<input type="checkbox"/> Step-parent and Step-child	

14 What is the current market value of the real property?  
**2,360,000.00**

15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)  
 Yes  No \$ \_\_\_\_\_ %

16 Does this conveyance divide a current parcel of land?  
 Yes  No

17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.)  Yes **Adams Land Title Co.**  No

18 Address of Property

19 Name and Address of Person to Whom the Tax Statement Should be Sent  
**See Grantee**

18a  No address assigned 18b  Vacant land

20 Legal Description (Attach additional pages, if needed.)  
**See Exhibit "A"**

21 If agricultural, list total number of acres transferred in this transaction \_\_\_\_\_

22 Total purchase price, including any liabilities assumed.....	22 \$	<b>2,360,000.00</b>
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions) .....	23 \$	<b>1</b>
24 Adjusted purchase price paid for real estate (line 22 minus line 23) .....	24 \$	<b>2,360,000.00</b>

25 If this transfer is exempt from the documentary stamp tax, list the exemption number \_\_\_\_\_

26 Is an affidavit as described in Neb. Rev. Stat. § 76-2.141 required because the property is located within a county or other geographic area with an active air force ballistic missile field? (See Instructions)  
 Yes  No

27 If yes, is the required affidavit attached to this filing?  Yes  No

Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement.

**Danielle L. Kelley** (402) 463-4198  
Print or Type Name of Grantee or Authorized Representative Phone Number

*Danielle L. Kelley* Closing Department Manager 12/12/2024  
Signature of Grantee or Authorized Representative Title Date

Register of Deed's Use Only			For Dept. Use Only
28 Date Deed Recorded Mo. <u>12</u> Day <u>12</u> Yr. <u>24</u>	29 Value of Stamp or Exempt Number \$ <u>5310.00</u>	30 Recording Data <u>BK 2024 Pg 2185</u>	

**Exhibit "A"**

65885  
**Tract No. 1:**

The Northeast Quarter (NE $\frac{1}{4}$ ) and the East Half of the East Half of the East Half of the Northwest Quarter (E $\frac{1}{2}$  E $\frac{1}{2}$  E $\frac{1}{2}$  NW $\frac{1}{4}$ ) and the Southeast Quarter (SE $\frac{1}{4}$ ), all in Section Twenty-nine (29), Township Three (3) North, Range Ten (10) West of the 6<sup>th</sup> P.M., Webster County, Nebraska, including the South Half (S $\frac{1}{2}$ ) of vacated county road on the North side thereof.

65880  
65885  
**Tract No. 2:**

The West Half of the Southwest Quarter (W $\frac{1}{2}$  SW $\frac{1}{4}$ ) and the West Half of the Northwest Quarter (W $\frac{1}{2}$  NW $\frac{1}{4}$ ) and the Northeast Quarter of the Northwest Quarter (NE $\frac{1}{4}$  NW $\frac{1}{4}$ ) and the North Half of the Northeast Quarter (N $\frac{1}{2}$  NE $\frac{1}{4}$ ), all in Section Twenty-eight (28), Township Three (3) North, Range Ten (10) West of the 6<sup>th</sup> P.M., Webster County, Nebraska;

EXCEPT that part of said N $\frac{1}{2}$  NE $\frac{1}{4}$  lying West of the Burlington Northern Railroad Right-of-Way, being more particularly described as follows: Commencing at the Northwest corner of said N $\frac{1}{2}$  NE $\frac{1}{4}$  of Section 28, this being the true PLACE OF BEGINNING; thence N 89°41'41" E (assumed bearing) along the North line of said N $\frac{1}{2}$  NE $\frac{1}{4}$ , 1329.22 feet to the West line of the Burlington Northern Railroad Right-of-Way, also being the beginning of a curve concave to the West having a radius of 5679.58 feet; thence along said right-of-way along said curve, the chord of which bears S 01°21'19" E an arc distance of 575.79 feet; thence S 01°37'23" W along said right-of-way, 717.91 feet to the beginning of a curve concave to the east having a radius of 2341.83 feet; thence along said right-of-way along said curve, the chord of which bears S 00°47'20" W, an arc distance of 32.75 feet to the South line of said N $\frac{1}{2}$  NE $\frac{1}{4}$ ; thence S 89°49'32" W along said South line, 1323.65 feet to the West line of said N $\frac{1}{2}$  NE $\frac{1}{4}$ ; thence N 00°04'12" E along said West line, 1322.77 feet to the PLACE OF BEGINNING.

65815  
**Tract No. 3:**

The South Half of the Northwest Quarter (S $\frac{1}{2}$  NW $\frac{1}{4}$ ) except the South One Hundred Feet (S100') thereof, and the Northwest Quarter of the Northwest Quarter (NW $\frac{1}{4}$  NW $\frac{1}{4}$ ), all in Section Thirty-three (33), Township Three (3) North, Range Ten (10) West of the 6<sup>th</sup> P.M., Webster County, Nebraska.

69715  
**Tract No. 4:**

The East Half (E $\frac{1}{2}$ ) of Section Twenty-four (24), Township Three (3) North, Range Eleven (11) West of the 6<sup>th</sup> P.M., Webster County, Nebraska.

Index \_\_\_\_\_  
Computer \_\_\_\_\_  
Assessor \_\_\_\_\_  
Carded \_\_\_\_\_

NEBRASKA DOCUMENTARY  
STAMP TAX  
Date: 12/12/24  
\$5310.00 By AS

Bk 2024, Pg 2185

State of Nebraska }  
County of Webster } ss.

Entered on the numerical index and filed for record in the Clerk's office of said county this 12 day of December A.D., 2024, at 11:39 o'clock AM. Recorded in Book 2024 on Pages 2185-2186

*Abby Wang* County Clerk  
Fee: \$16.00 By: AS Deputy  
Electronically Recorded

Return To: Adams Land Title Company, P.O. Box 1347, Hastings, NE 68902

### Warranty Deed

The Grantor, **FRICKE FARMS, INC.**, A NEBRASKA CORPORATION, in consideration of One Dollar and other valuable consideration, the receipt of which is hereby acknowledged, conveys to **OAK CREEK CATTLE, LLC**, a Nebraska Limited Liability Company, whether one or more, the following described real estate (as described in Neb. Stat. 76-201):

SEE ATTACHED EXHIBIT "A"

GRANTOR covenants with GRANTEE that GRANTOR:

- (1) is lawfully seized of such real estate and that it is free from all encumbrances subject to easements, reservations, covenants and restrictions of record and subject to all regular taxes and special assessments;
- (2) has legal power and lawful authority to convey the same;
- (3) warrants and will defend title to the real estate against the lawful claims of all persons.

Executed 11-25, 2024.

W

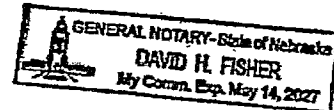
FRICKE FARMS, INC.

By: *Catherine A. Fricke*  
Catherine A. Fricke, President

STATE OF NEBRASKA }  
COUNTY OF Adams } ss

On this 25<sup>th</sup> day of November, 2024, before me personally appeared Catherine A. Fricke, President of Fricke Farms, Inc., on behalf of the company.

*David H. Fisher*  
Notary Public - David H. Fisher



## EXHIBIT "A"

**Tract No. 1:**

The Northeast Quarter (NE $\frac{1}{4}$ ) and the East Half of the East Half of the East Half of the Northwest Quarter (E $\frac{1}{2}$  E $\frac{1}{2}$  E $\frac{1}{2}$  NW $\frac{1}{4}$ ) and the Southeast Quarter (SE $\frac{1}{4}$ ), all in Section Twenty-nine (29), Township Three (3) North, Range Ten (10) West of the 6<sup>th</sup> P.M., Webster County, Nebraska, including the South Half (S $\frac{1}{2}$ ) of vacated county road on the North side thereof.

**Tract No. 2:**

The West Half of the Southwest Quarter (W $\frac{1}{2}$  SW $\frac{1}{4}$ ) and the West Half of the Northwest Quarter (W $\frac{1}{2}$  NW $\frac{1}{4}$ ) and the Northeast Quarter of the Northwest Quarter (NE $\frac{1}{4}$  NW $\frac{1}{4}$ ) and the North Half of the Northeast Quarter (N $\frac{1}{2}$  NE $\frac{1}{4}$ ), all in Section Twenty-eight (28), Township Three (3) North, Range Ten (10) West of the 6<sup>th</sup> P.M., Webster County, Nebraska;

EXCEPT that part of said N $\frac{1}{2}$  NE $\frac{1}{4}$  lying West of the Burlington Northern Railroad Right-of-Way, being more particularly described as follows: Commencing at the Northwest corner of said N $\frac{1}{2}$  NE $\frac{1}{4}$  of Section 28, this being the true PLACE OF BEGINNING; thence N 89°41'41" E (assumed bearing) along the North line of said N $\frac{1}{2}$  NE $\frac{1}{4}$ , 1329.22 feet to the West line of the Burlington Northern Railroad Right-of-Way, also being the beginning of a curve concave to the West having a radius of 5679.58 feet; thence along said right-of-way along said curve, the chord of which bears S 01°21'19" E an arc distance of 575.79 feet; thence S 01°37'23" W along said right-of-way, 717.91 feet to the beginning of a curve concave to the east having a radius of 2341.83 feet; thence along said right-of-way along said curve, the chord of which bears S 00°47'20" W, an arc distance of 32.75 feet to the South line of said N $\frac{1}{2}$  NE $\frac{1}{4}$ ; thence S 89°49'32" W along said South line, 1323.65 feet to the West line of said N $\frac{1}{2}$  NE $\frac{1}{4}$ ; thence N 00°04'12" E along said West line, 1322.77 feet to the PLACE OF BEGINNING.

**Tract No. 3:**

The South Half of the Northwest Quarter (S $\frac{1}{2}$  NW $\frac{1}{4}$ ) except the South One Hundred Feet (S100') thereof, and the Northwest Quarter of the Northwest Quarter (NW $\frac{1}{4}$  NW $\frac{1}{4}$ ), all in Section Thirty-three (33), Township Three (3) North, Range Ten (10) West of the 6<sup>th</sup> P.M., Webster County, Nebraska.

**Tract No. 4:**

The East Half (E $\frac{1}{2}$ ) of Section Twenty-four (24), Township Three (3) North, Range Eleven (11) West of the 6<sup>th</sup> P.M., Webster County, Nebraska.



8820

# Real Estate Transfer Statement

219

• To be filed with the Register of Deeds. • Read instructions on reverse side.  
• If additional space is needed, add an attachment and identify the applicable item number.

The deed will not be recorded unless this statement is signed and items 1-27 are accurately completed.

1 County Name <b>Webster - 91</b>	2 County Number	3 Date of Sale/Transfer Mo. <u>11</u> Day <u>11</u> Yr. <u>2024</u>	4 Date of Deed Mo. <u>12</u> Day <u>12</u> Yr. <u>2024</u>
--------------------------------------	-----------------	--	---

5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) <b>Joel A. Petersen, Trustee</b> Street or Other Mailing Address <b>1115 Kingswood Dr. Rapid City, SD 57702</b> City <b>Rapid City</b> State <b>SD</b> Zip Code <b>57702</b> Phone Number <b>(605) 391-4539</b> Email Address <b>joelpetersen61@gmail.com</b>		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) <b>Mitch and Emma Krueger</b> Street or Other Mailing Address City <b>Bladen</b> State <b>NE</b> Zip Code <b>68928</b> Phone Number <b>(402) 461-9326</b> Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address <b>Krueger2597@gmail.com</b>	
--	--	---	--

7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home.		
(A) Status <input checked="" type="checkbox"/> Improved <input type="checkbox"/> Unimproved <input type="checkbox"/> IOLL	(B) Property Type <input checked="" type="checkbox"/> Single Family <input type="checkbox"/> Multi-Family <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Agricultural <input type="checkbox"/> Recreational	(C) <input type="checkbox"/> Mobile Home

8 Type of Deed <input type="checkbox"/> Bill of Sale <input type="checkbox"/> Cemetery <input type="checkbox"/> Conservator <input type="checkbox"/> Corrective <input type="checkbox"/> Death Certificate - Transfer on Death	<input type="checkbox"/> Distribution <input type="checkbox"/> Easement <input type="checkbox"/> Executor <input type="checkbox"/> Land Contract/Memo <input type="checkbox"/> Lease <input type="checkbox"/> Mineral <input type="checkbox"/> Partition <input type="checkbox"/> Personal Rep. <input type="checkbox"/> Quit Claim <input type="checkbox"/> Sheriff <input type="checkbox"/> Trust/Trustee <input checked="" type="checkbox"/> Warranty <input type="checkbox"/> Other _____
---	---

9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? <input type="checkbox"/> Buyer <input type="checkbox"/> Seller <input checked="" type="checkbox"/> No	10 Type of Transfer <input type="checkbox"/> Auction <input type="checkbox"/> Court Decree <input type="checkbox"/> Exchange <input type="checkbox"/> Distribution <input type="checkbox"/> Easement <input type="checkbox"/> Grantor Trust <input type="checkbox"/> Foreclosure <input type="checkbox"/> Gift <input type="checkbox"/> Partition <input type="checkbox"/> Irrevocable Trust <input type="checkbox"/> Life Estate <input type="checkbox"/> Satisfaction of Contract <input type="checkbox"/> Revocable Trust <input checked="" type="checkbox"/> Sale <input type="checkbox"/> Transfer on Death <input type="checkbox"/> Trustee to Beneficiary <input type="checkbox"/> Other (Explain) _____
---	--

11 Was ownership transferred in full? (If No, explain the division.) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	12 Was real estate purchased for same use? (If No, state the intended use.) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
---	--

13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Aunt or Uncle to Niece or Nephew <input type="checkbox"/> Brothers and Sisters <input type="checkbox"/> Ex-spouse <input type="checkbox"/> Family Corp., Partnership, or LLC <input type="checkbox"/> Grandparents and Grandchild <input type="checkbox"/> Parents and Child <input type="checkbox"/> Self <input type="checkbox"/> Spouse <input type="checkbox"/> Step-parent and Step-child <input type="checkbox"/> Other _____
--

14 What is the current market value of the real property?	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No \$ _____ %
---	--

16 Does this conveyance divide a current parcel of land? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
---	--

18 Address of Property <b>203 W Nemeha St Blue Hill, NE 68930</b> 18a <input type="checkbox"/> No address assigned 18b <input type="checkbox"/> Vacant land	19 Name and Address of Person to Whom the Tax Statement Should be Sent <b>Mitch Krueger 203 W Nemeha St Blue Hill, NE 68930</b>
---	--

20 Legal Description (Attach additional pages, if needed.)  
**Lots Three (3) and Four (4), Block Three (3), Grusel's Subdivision of Rohrer's Addition, a/k/a Grusel's Addition, to the Village of Blue Hill, Webster County, Nebraska.**

21 If agricultural, list total number of acres transferred in this transaction _____	22 Total purchase price, including any liabilities assumed. .... \$ <b>239,500.00</b>
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions) .....	23 \$ <b>0.00</b>
24 Adjusted purchase price paid for real estate (line 22 minus line 23) .....	24 \$ <b>239,500.00</b>
25 If this transfer is exempt from the documentary stamp tax, list the exemption number _____	
26 Is an affidavit as described in Neb. Rev. Stat. § 76-2,141 required because the property is located within a county or other geographic area with an active air force ballistic missile field? (See Instructions) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
27 If yes, is the required affidavit attached to this filing? <input type="checkbox"/> Yes <input type="checkbox"/> No	

Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement.

**David B. Garwood** (402) 746-3613  
Print or Type Name of Grantee or Authorized Representative Phone Number

*[Signature]* Attorney **12-12-24**  
Signature of Grantee or Authorized Representative Title Date

Register of Deed's Use Only		For Dept. Use Only
28 Date Deed Recorded Mo. <u>12</u> Day <u>12</u> Yr. <u>24</u>	29 Value of Stamp or Exempt Number \$ <u>540.00</u>	30 Recording Data <b>BK2024, Pg 2199</b>

Grantee—Retain a copy of this document for your records.



State of Nebraska } ss.  
County of Webster }

Entered on the numerical index and filed for record in the Clerk's office of said county this 12 day of Dec, A.D., 2024, at 11:48 o'clock AM. Recorded in Book 2024 on Page 2199  
Albey Harris County Clerk  
10.00 Deputy  
Ind      Comp      Assessor      Carded     

NEBRASKA DOCUMENTARY  
STAMP TAX  
Date 12-12-24  
\$ 540.00 By AS

**JOINT TENANCY WARRANTY DEED**

Joel A. Petersen, Trustee of the Beverly J. Petersen Trust Agreement dated December 13, 2023, GRANTOR, whether one or more, in consideration of TWO HUNDRED THIRTY-NINE THOUSAND FIVE HUNDRED AND NO/100 DOLLARS (\$239,500.00), receipt of which is hereby acknowledged, conveys to Mitch Krueger and Emma Krueger, husband and wife as joint tenants, GRANTEES, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Lots Three (3) and Four (4), Block Three (3), Grusel's Subdivision of Rohrer's Addition, a/k/a Grusel's Addition, to the Village of Blue Hill, Webster County, Nebraska.

GRANTOR covenants (jointly and severally, if more than one) with the GRANTEES that GRANTOR:

- (1) is lawfully seized of such real estate and that it is free from encumbrances; except easements and restrictions of record;
- (2) has legal power and lawful authority to convey the same;
- (3) warrants and will defend title to the real estate against the lawful claims of all persons.

Executed December 12, 2024.

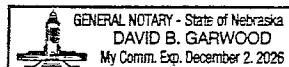
Joel A. Petersen Trustee  
Joel A. Petersen, Trustee

STATE OF NEBRASKA, COUNTY OF WEBSTER: ss.

The foregoing instrument was acknowledged before me on December 12, 2024, by Joel A. Petersen, Trustee of the Beverly J. Petersen Trust, u/a/d December 13, 2023.

Comm. expires 12-2-26

David B. Garwood  
Notary Public





300

# Real Estate Transfer Statement

220

• To be filed with the Register of Deeds. • Read instructions on reverse side.  
• If additional space is needed, add an attachment and identify the applicable item number.

The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed.

1 County Name	2 County Number WEBSTER - 91	3 Date of Sale/Transfer Mo. 11 Day 22 Yr. 2024	4 Date of Deed Mo. 11 Day 22 Yr. 2024
---------------	---------------------------------	---	--

5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Leland and Joyce Ostdiek Street or Other Mailing Address 3490 Ewoldt St Apt 308 City Grand Island State NE Zip Code 68803 Phone Number (308) 389-7246 Email Address david.ostdiek@chiefind.com		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) The Blue Hill Nine, LLC Street or Other Mailing Address 3120 Brentwood Circle City Grand Island State NE Zip Code 68801 Phone Number (308) 389-7246 Email Address david.ostdiek@chiefind.com	
---	--	--	--

7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home.

(A) Status	(B) Property Type	(C)
<input checked="" type="checkbox"/> Improved <input type="checkbox"/> Unimproved <input type="checkbox"/> IOLL	<input type="checkbox"/> Single Family <input type="checkbox"/> Multi-Family <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Agricultural <input type="checkbox"/> Recreational <input type="checkbox"/> Mineral Interests-Nonproducing <input type="checkbox"/> Mineral Interests-Producing	<input type="checkbox"/> State Assessed <input type="checkbox"/> Exempt <input type="checkbox"/> Mobile Home

8 Type of Deed

<input type="checkbox"/> Conservator	<input type="checkbox"/> Distribution	<input type="checkbox"/> Land Contract/Memo	<input type="checkbox"/> Partition	<input type="checkbox"/> Sheriff	<input type="checkbox"/> Other _____
<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Corrective	<input type="checkbox"/> Easement	<input type="checkbox"/> Lease	<input type="checkbox"/> Personal Rep.	<input type="checkbox"/> Trust/Trustee
<input type="checkbox"/> Cemetery	<input type="checkbox"/> Death Certificate - Transfer on Death	<input type="checkbox"/> Executor	<input type="checkbox"/> Mineral	<input checked="" type="checkbox"/> Quit Claim	<input type="checkbox"/> Warranty

9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller?  
 Buyer  Seller  No

10 Type of Transfer

<input type="checkbox"/> Distribution	<input type="checkbox"/> Foreclosure	<input type="checkbox"/> Irrevocable Trust	<input type="checkbox"/> Revocable Trust	<input type="checkbox"/> Transfer on Death
<input type="checkbox"/> Auction	<input type="checkbox"/> Easement	<input type="checkbox"/> Gift	<input type="checkbox"/> Life Estate	<input type="checkbox"/> Sale
<input type="checkbox"/> Court Decree	<input type="checkbox"/> Exchange	<input type="checkbox"/> Grantor Trust	<input type="checkbox"/> Partition	<input type="checkbox"/> Satisfaction of Contract

Other (Explain) to Family LLC

11 Was ownership transferred in full? (If No, explain the division.)  
 Yes  No

12 Was real estate purchased for same use? (If No, state the intended use.)  
 Yes  No

13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.)

<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Aunt or Uncle to Niece or Nephew	<input type="checkbox"/> Family Corp., Partnership, or LLC	<input checked="" type="checkbox"/> Self	<input type="checkbox"/> Other _____
		<input type="checkbox"/> Brothers and Sisters	<input type="checkbox"/> Grandparents and Grandchild	<input checked="" type="checkbox"/> Spouse	
		<input type="checkbox"/> Ex-spouse	<input type="checkbox"/> Parents and Child	<input type="checkbox"/> Step-parent and Step-child	

14 What is the current market value of the real property?  
\$23,905

15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)  
 Yes  No \$ \_\_\_\_\_ %

16 Does this conveyance divide a current parcel of land?  
 Yes  No

17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.)  
 Yes  No

18 Address of Property  
514 West Gage Street  
Blue Hill, NE

19 Name and Address of Person to Whom the Tax Statement Should be Sent  
The Blue Hill Nine, LLC  
3120 Brentwood Circle  
Grand Island, NE 68801

18a  No address assigned 18b  Vacant land

20 Legal Description (Attach additional pages, if needed.)  
Lots Thirty-Two (32) and Thirty-Three (33) in Block 9, Original Town of Blue Hill, Webster County, Nebraska

21 If agricultural, list total number of acres transferred in this transaction \_\_\_\_\_

22 Total purchase price, including any liabilities assumed	22	\$	0.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	23	\$	
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$	0.00

25 If this transfer is exempt from the documentary stamp tax, list the exemption number 76-902(5)(b)

Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement.

sign here

Evan D. Runge  
Print or Type Name of Grantee or Authorized Representative

*[Signature]*  
Signature of Grantee or Authorized Representative

Counsel

(402) 479-7183  
Phone Number

12-12-2024  
Date

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. 12 Day 12 Yr. 24	27 Value of Stamp or Exempt Number \$ Exempt #5b	28 Recording Data BK2024 Pg 2216

# Certificate of Exemption – Documentary Stamp Tax

• Documentary Stamp Tax – Neb. Rev. Stat. § 76-902(5)(b)

Is the conveyance between members of a family and a corporation where all stock is owned by members of the same family or a partnership or limited liability company where all interest is owned by members of the same family, and all shareholders of the corporation or members of the partnership or limited liability company are family members related to one another within the fourth degree of kindred?  Yes  No

If No, is conveyance between two family entities where all stock or interest in both entities is owned by members of the same family and all owners are family members related to one another within the fourth degree of kindred?  Yes  No

**Note:** An entity, as Grantor or Grantee, whose stock or interest is owned in whole or in part by another entity is not eligible for this exemption.

Grantors (If entity, provide name of entity and list all members in table below. If individuals, list all in table below.)

Members of Entity or Individuals	Relationship to First Listed Member or Grantor (see Table of Kindred)
Leland Ostdiek	Self
Joyce Ostdiek	Spouse

Grantees (If entity, provide name of entity and list all members in table below. If individuals, list all in table below.)

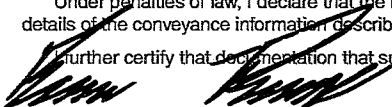
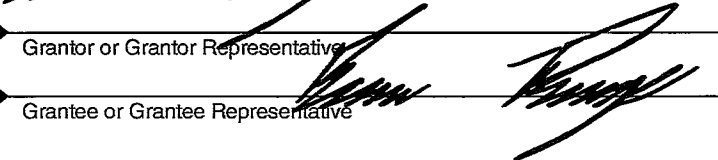
The Blue Hill Nine, LLC

Members of Entity or Individuals	Relationship to First Listed Member or Grantor (see Table of Kindred)
Leland Ostdiek	Self
Joyce Ostdiek	Spouse

Under penalties of law, I declare that the information provided above is true, complete, and correct and that I am familiar with all of the relevant details of the conveyance information described above.

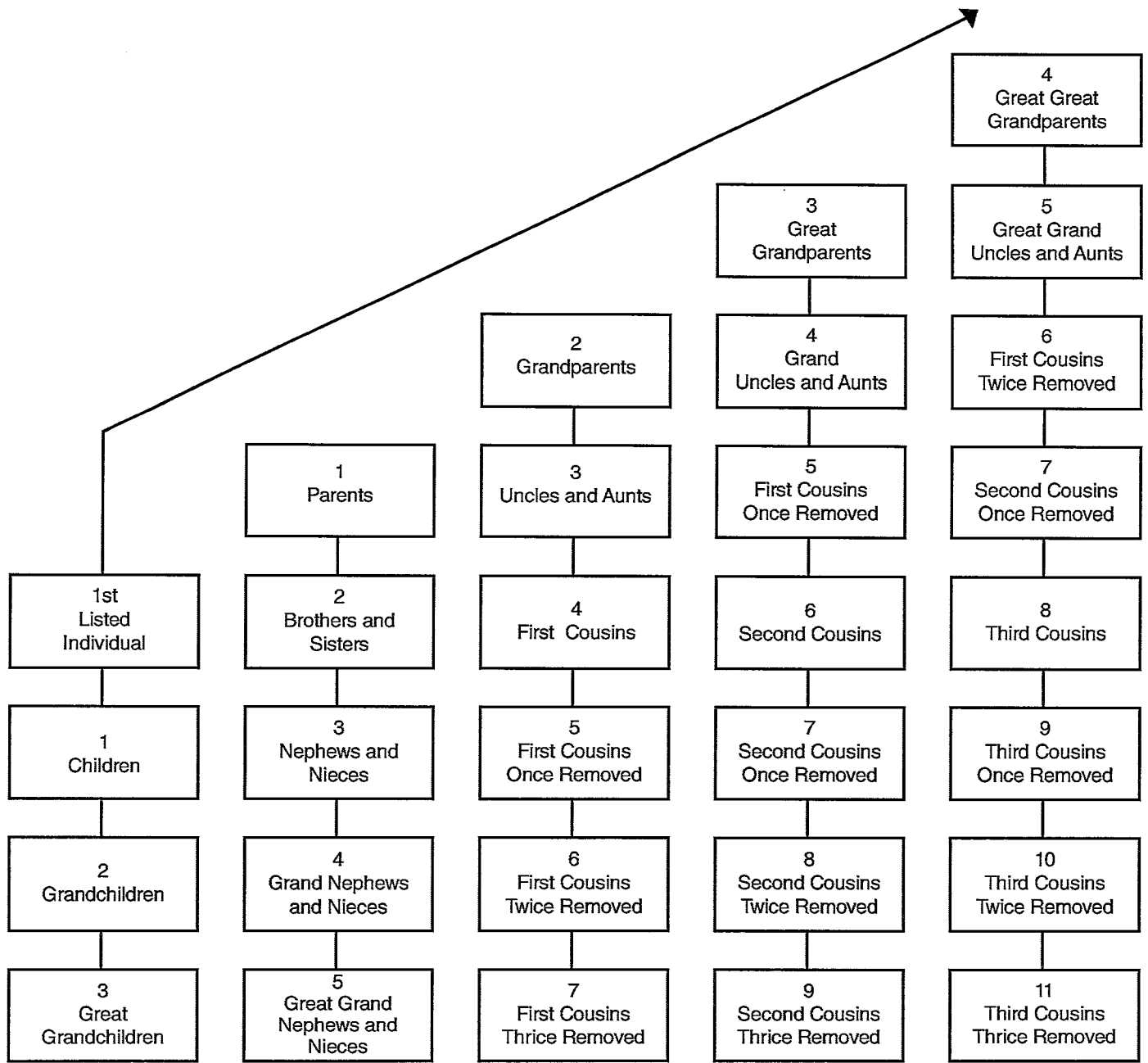
I further certify that documentation that supports this exemption is available for inspection at any time by the Nebraska Department of Revenue.

sign here

	Counsel	12/12/24
Grantor or Grantor Representative	Title	Date
	Counsel	12/12/24
Grantee or Grantee Representative	Title	Date

**This Certificate of Exemption is to be filed with the Real Estate Transfer Statement, Form 521, when exemption #5b is claimed in Item 25 on the Form 521.**

# Table of Kindred



Index \_\_\_\_\_  
Computer \_\_\_\_\_  
Assessor \_\_\_\_\_  
Carded \_\_\_\_\_

NEBRASKA DOCUMENTARY  
STAMP TAX  
Date: 12/12/24  
\$ Ex05b By AS

Bk 2024, Pg 2216  
12 12 11

State of Nebraska } ss.  
County of Webster }

Entered on the  
numerical index and filed for record in the  
Clerk's office of said county this 12 day  
of December A.D., 2024, at 03:47  
o'clock PM. Recorded in Book 2024  
on Pages 2216-2217

*Arbuckle*

County Clerk

Fee: \$16.00 By: AS Deputy  
Electronically Recorded

When recorded, return to:  
Evan D. Runge - #27655  
Cline Williams Wright  
Johnson & Oldfather, L.L.P.  
233 S. 13<sup>th</sup> St., #1900  
Lincoln, NE 68508

### QUITCLAIM DEED

Leland Ostdiek and Joyce Ostdiek, husband and wife, Grantors, for good and valuable consideration, receipt hereby acknowledged, quitclaim and convey to The Blue Hill Nine, LLC, a Nebraska limited liability company, Grantee, the following described real estate, as defined in Neb. Rev. Stat. § 76-201:

Lots Thirty-Two (32) and Thirty-Three (33) in Block Nine (9), Original Town of Blue Hill, Webster County, Nebraska.



Executed effective 11-22 2024.

Leland Ostdiek  
Leland Ostdiek

Joyce Ostdiek  
Joyce Ostdiek

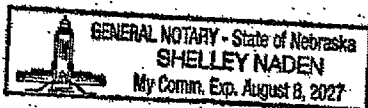
STATE OF NEBRASKA )  
COUNTY OF Hall ) ss.

The foregoing instrument was acknowledged before me on this 22nd day of November, 2024, by Leland Ostdiek and Joyce Ostdiek, on their own behalf.

[SEAL]

Shelley Naden  
Notary Public

4868-6978-7638, v. 2



# Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2024	2218	12/13/2024	Base: 91-0074		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
001316203		221		1		GeoCde	Tw	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value						0000			00	0	00000	1	000	0000
Land		Improvements		Total		Date of Sale Property Classification Code								
181,335				181,335		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type:						A) 2	B) 05	C) 5	D) 3	E) 0	F) 9			
LCG		ACRES:		VALUE:		LCG		ACRES:		VALUE:				
IRRIGATED	1A1					GRASSLAND	1G1	77.160		119,595				
	1A						1G	24.150		37,435				
	2A1						2G1	15.440		22,390				
	2A						2G							
	3A1						3G1							
	3A						3G							
	4A1						4G1							
	4A						4G							
DRYLAND	1D1					Shelterbelt/Timber								
	1D					Accretion								
	2D1					Waste		3.830		1,915				
	2D					Other								
	3D1					<b>AG LAND TOTAL</b>		<b>120.580</b>		<b>181,335</b>				
	3D					Roads								
	4D1					Farm Sites								
	4D					Home Sites								
						Recreation								
	Dwellings					Other								
	Outbuildings					<b>Non-AG TOTAL</b>								

<b>Assessor's Adjustment to Sale Price (+ or -):</b>	<b>Total Recapture Value:</b>
<b>Assessor Comments and Reason for Adjustment:</b>	
WD	
<b>Comments from</b>	<b>Comments:</b>
001316203	

(Continue on back)

# Real Estate Transfer Statement

221

To be filed with the Register of Deeds. • Read instructions on reverse side.  
• If additional space is needed, add an attachment and identify the applicable item number.

The deed will not be recorded unless this statement is signed and items 1-27 are accurately completed.

1 County Name <b>Webster - 91</b>		2 County Number		3 Date of Sale/Transfer Mo. <u>12</u> Day <u>13</u> Yr. <u>2024</u>		4 Date of Deed Mo. <u>12</u> Day <u>12</u> Yr. <u>2024</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) <b>Troy Thomas and Ellen Thomas</b> Street or Other Mailing Address <b>1604 Lifesong Circle</b> City <b>Hastings</b> State <b>NE</b> Zip Code <b>68901</b> Phone Number <b>(402) 759-1269</b> Email Address <b>N.A.</b>				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) <b>Drew E. Kohmetscher</b> Street or Other Mailing Address <del>P.O. Box 246</del> <b>2241 Road 8 V</b> City <b>Lawrence</b> State <b>NE</b> Zip Code <b>68957</b> Phone Number <b>(402) 469-3722</b> Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address <b>N.A.</b>			

7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home.

<b>(A) Status</b>			<b>(B) Property Type</b>			<b>(C)</b>
<input type="checkbox"/> Improved	<input type="checkbox"/> Single Family	<input type="checkbox"/> Industrial	<input type="checkbox"/> Mineral Interests-Nonproducing	<input type="checkbox"/> State Assessed	<input type="checkbox"/> Mobile Home	
<input checked="" type="checkbox"/> Unimproved	<input type="checkbox"/> Multi-Family	<input checked="" type="checkbox"/> Agricultural	<input type="checkbox"/> Mineral Interests-Producing	<input type="checkbox"/> Exempt		
<input type="checkbox"/> IOLL	<input type="checkbox"/> Commercial	<input type="checkbox"/> Recreational				

8 Type of Deed

<input type="checkbox"/> Conservator	<input type="checkbox"/> Distribution	<input type="checkbox"/> Land Contract/Memo	<input type="checkbox"/> Partition	<input type="checkbox"/> Sheriff	<input type="checkbox"/> Other _____
<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Easement	<input type="checkbox"/> Lease	<input type="checkbox"/> Personal Rep.	<input type="checkbox"/> Trust/Trustee	
<input type="checkbox"/> Cemetery	<input type="checkbox"/> Death Certificate - Transfer on Death	<input type="checkbox"/> Executor	<input type="checkbox"/> Mineral	<input type="checkbox"/> Quit Claim	<input checked="" type="checkbox"/> Warranty

9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller?  
 Buyer  Seller  No

10 Type of Transfer

<input type="checkbox"/> Distribution	<input type="checkbox"/> Foreclosure	<input type="checkbox"/> Irrevocable Trust	<input type="checkbox"/> Revocable Trust	<input type="checkbox"/> Transfer on Death
<input type="checkbox"/> Auction	<input type="checkbox"/> Easement	<input type="checkbox"/> Gift	<input checked="" type="checkbox"/> Life Estate	<input checked="" type="checkbox"/> Sale
<input type="checkbox"/> Court Decree	<input type="checkbox"/> Exchange	<input type="checkbox"/> Grantor Trust	<input type="checkbox"/> Partition	<input type="checkbox"/> Satisfaction of Contract
				<input type="checkbox"/> Other (Explain) _____

11 Was ownership transferred in full? (If No, explain the division.)  
 Yes  No

12 Was real estate purchased for same use? (If No, state the intended use.)  
 Yes  No

13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.)

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Aunt or Uncle to Niece or Nephew	<input type="checkbox"/> Family Corp., Partnership, or LLC	<input type="checkbox"/> Self	<input type="checkbox"/> Other _____
		<input type="checkbox"/> Brothers and Sisters	<input type="checkbox"/> Grandparents and Grandchild	<input type="checkbox"/> Spouse	
		<input type="checkbox"/> Ex-spouse	<input type="checkbox"/> Parents and Child	<input type="checkbox"/> Step-parent and Step-child	

14 What is the current market value of the real property?  
**284,184.00**

15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)  
 Yes  No \$ \_\_\_\_\_ %

16 Does this conveyance divide a current parcel of land?  
 Yes  No

17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.)  
 Yes **Adams Land Title Co.**  No

18 Address of Property

19 Name and Address of Person to Whom the Tax Statement Should be Sent  
**See Grantee**

18a  No address assigned 18b  Vacant land

20 Legal Description (Attach additional pages, if needed.)  
The Southwest Quarter of the Northeast Quarter (SW¼ NE¼) and the South Half of the Northwest Quarter (S½ NW¼), less and except that portion deeded to the State of Nebraska in Book 27, Page 267; Book 61, Page 67; and Book 61, Page 69; all in Section Thirty-four (34), Township Four (4) North, Range Nine (9) West of the 6th P.M., Webster County, Nebraska.

21 If agricultural, list total number of acres transferred in this transaction \_\_\_\_\_

22 Total purchase price, including any liabilities assumed	22	\$	<b>284,184.00</b>
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	23	\$	<b>1</b>
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$	<b>284,184.00</b>

25 If this transfer is exempt from the documentary stamp tax, list the exemption number \_\_\_\_\_

26 Is an affidavit as described in Neb. Rev. Stat. § 76-2,141 required because the property is located within a county or other geographic area with an active air force ballistic missile field? (See Instructions)  
 Yes  No

27 If yes, is the required affidavit attached to this filing?  Yes  No

Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement.

**sign here**

**Danielle L. Kelley** (402) 463-4198  
Print or Type Name of Grantee or Authorized Representative Phone Number

*Danielle L. Kelley* Closing Department Manager 12/13/2024  
Signature of Grantee or Authorized Representative Title Date

Register of Deed's Use Only			For Dept. Use Only
28 Date Deed Recorded Mo. <u>12</u> Day <u>13</u> Yr. <u>24</u>	29 Value of Stamp or Exempt Number \$ <u>641.25</u>	30 Recording Data <u>BK2024 Pg 2218</u>	

Grantee—Retain a copy of this document for your records.

Index \_\_\_\_\_  
Computer \_\_\_\_\_  
Assessor \_\_\_\_\_  
Carded \_\_\_\_\_

NEBRASKA DOCUMENTARY  
STAMP TAX  
Date: 12/13/24  
\$ 641.25 By AS

State of Nebraska } ss.  
County of Webster }

Entered on the numerical index and filed for record in the Clerk's office of said county this 13 day of December A.D., 2024, at 12:57 o'clock PM. Recorded in Book 2024 on Page 2218

*Attest* County Clerk  
Fee: \$10.00 By: AS Deputy  
Electronically Recorded

Return To: Adams Land Title Company, P.O. Box 1347, Hastings, NE 68902

### Warranty Deed

The Grantors, **TROY THOMAS AND ELLEN THOMAS, HUSBAND AND WIFE**, in consideration of One Dollar and other valuable consideration, the receipt of which is hereby acknowledged, conveys to **DREW E. KOHMETSCHER**, whether one or more, the following described real estate (as described in Neb. Stat. 76-201):

**The Southwest Quarter of the Northeast Quarter (SW¼ NE¼) and the South Half of the Northwest Quarter (S½ NW¼), less and except that portion deeded to the State of Nebraska in Book 27, Page 267; Book 61, Page 67; and Book 61, Page 69; all in Section Thirty-four (34), Township Four (4) North, Range Nine (9) West of the 6<sup>th</sup> P.M., Webster County, Nebraska.**

GRANTORS covenant with GRANTEE that GRANTORS:

- (1) are lawfully seized of such real estate and that it is free from all encumbrances subject to easements, reservations, covenants and restrictions of record and subject to all regular taxes and special assessments;
- (2) have legal power and lawful authority to convey the same;
- (3) warrant and will defend title to the real estate against the lawful claims of all persons.

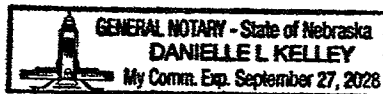
Executed 12/12/24

*Troy Thomas*  
\_\_\_\_\_  
Troy Thomas

*Ellen Thomas*  
\_\_\_\_\_  
Ellen Thomas

STATE OF NEBRASKA }  
COUNTY OF Adams } ss

On this 12<sup>th</sup> day of December, 2024, before me personally appeared **Troy Thomas and Ellen Thomas**.



*Danielle L. Kelley*  
\_\_\_\_\_  
Notary Public - *Danielle L. Kelley*

# Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2024	2249	12/16/2024	Base: 91-0002		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
000167200		222		1		GeoCde	Tw	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4491			00	0	10105		009	0000		
Land		Improvements		Total		Date of Sale Property Classification Code								
2,185		66,645		68,830		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: RED CLOUD (RC)				A) 1	B) 01	C) 1	D) 1	E) 6	F) 2					
				Residential				Commercial						
<b>Multiple Improvements:</b>				Multiple Improvements :				Multiple Improvements :						
<b>Construction Date:</b>				Construction Date : 1910				Construction Date :						
<b>Floor:</b>				Floor Sq. Ft. : 1,176				Floor Sq. Ft. :						
<b>Building Cost New:</b>				Cost : 113,155				Cost :						
<b>Single Family Style: 104</b>				<b>Residential Condition: 35</b>				<b>Commercial Occupancy Code:</b>						
(100) <input type="checkbox"/> Mobile Home				(10) <input type="checkbox"/> Worn Out				Primary:                      Other1:                      Other2:						
(101) <input type="checkbox"/> One Story				(20) <input type="checkbox"/> Badly Worn				<b>Commercial Construction Class:</b>						
(102) <input type="checkbox"/> Two Story				(30) <input checked="" type="checkbox"/> Average				(1) <input type="checkbox"/> Fireproof Structural Steel Frame						
(103) <input type="checkbox"/> Split Level				(40) <input checked="" type="checkbox"/> Good				(2) <input type="checkbox"/> Reinforced Concrete Frame						
(104) <input checked="" type="checkbox"/> 1 1/2 Story				(50) <input type="checkbox"/> Very Good				(3) <input type="checkbox"/> Masonry Bearing Walls						
(111) <input type="checkbox"/> Bi-Level				(60) <input type="checkbox"/> Excellent				(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls						
(106) <input type="checkbox"/> Other								(5) <input type="checkbox"/> Metal Frame and Walls						
<b>Townhouse or Duplex Style:</b>				<b>Residential Quality: 30</b>				(6) <input type="checkbox"/> Pole Frame						
(301) <input type="checkbox"/> One Story				(10) <input type="checkbox"/> Low				<b>Cost Rank:</b>		<b>Condition:</b>				
(302) <input type="checkbox"/> Two Story				(20) <input type="checkbox"/> Fair				(10) <input type="checkbox"/> Low		(10) <input type="checkbox"/> Worn Out				
(307) <input type="checkbox"/> 1 1/2 Story				(30) <input checked="" type="checkbox"/> Average				(20) <input type="checkbox"/> Average		(20) <input type="checkbox"/> Badly Worn				
(308) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(30) <input type="checkbox"/> Above Average		(30) <input type="checkbox"/> Average				
(309) <input type="checkbox"/> 2 1/2 Story				(50) <input type="checkbox"/> Very Good				(40) <input type="checkbox"/> High		(40) <input type="checkbox"/> Good				
(304) <input type="checkbox"/> One Story Duplex				(60) <input type="checkbox"/> Excellent						(50) <input type="checkbox"/> Very Good				
(305) <input type="checkbox"/> Two Story Duplex										(60) <input type="checkbox"/> Excellent				
<b>Assessor's Adjustment to Sale Price (+ or -):</b>														
<b>Assessor Comments and Reason for Adjustment:</b>														
JTWD														
<b>Comments from</b>					<b>Comments:</b>									
000167200														
(Continue on back)														

40620

NEBRASKA

Good Life. Great Service.

DEPARTMENT OF REVENUE

# Real Estate Transfer Statement

222

FORM 521

• To be filed with the Register of Deeds. • Read instructions on reverse side.  
• If additional space is needed, add an attachment and identify the applicable item number.

The deed will not be recorded unless this statement is signed and items 1-27 are accurately completed.

1 County Name <b>Webster - 91</b>	2 County Number	3 Date of Sale/Transfer Mo. <u>12</u> Day <u>16</u> Yr. <u>2024</u>	4 Date of Deed Mo. <u>10</u> Day <u>25</u> Yr. <u>2024</u>
--------------------------------------	-----------------	--	---

5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) <b>ToLi Mah, LLC</b> Street or Other Mailing Address <b>416 N Webster St</b> City <b>Red Cloud</b> State <b>NE</b> Zip Code <b>68970</b> Phone Number <b>(402) 427-4762</b> Email Address <b>n/a</b>		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) <b>Tom R. Chrisman, Ila E. Chrisman, and Celina Chrisman</b> Street or Other Mailing Address <b>106 N Cherry St</b> City <b>Red Cloud</b> State <b>NE</b> Zip Code <b>68970</b> Phone Number <b>(402) 984-1415</b> Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address <b>n/a</b>	
--	--	---	--

7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home.

(A) Status	(B) Property Type		(C)
<input checked="" type="checkbox"/> Improved <input type="checkbox"/> Unimproved <input type="checkbox"/> IOLL	<input checked="" type="checkbox"/> Single Family <input type="checkbox"/> Multi-Family <input type="checkbox"/> Commercial	<input type="checkbox"/> Industrial <input type="checkbox"/> Agricultural <input type="checkbox"/> Recreational	<input type="checkbox"/> Mineral Interests-Nonproducing <input type="checkbox"/> Mineral Interests-Producing <input type="checkbox"/> State Assessed <input type="checkbox"/> Exempt <input type="checkbox"/> Mobile Home

8 Type of Deed

<input type="checkbox"/> Conservator <input type="checkbox"/> Bill of Sale <input type="checkbox"/> Cemetery	<input type="checkbox"/> Corrective <input type="checkbox"/> Death Certificate - Transfer on Death	<input type="checkbox"/> Distribution <input type="checkbox"/> Easement <input type="checkbox"/> Executor	<input type="checkbox"/> Land Contract/Memo <input type="checkbox"/> Lease <input type="checkbox"/> Mineral	<input type="checkbox"/> Partition <input type="checkbox"/> Personal Rep. <input type="checkbox"/> Quit Claim	<input type="checkbox"/> Sheriff <input type="checkbox"/> Trust/Trustee <input checked="" type="checkbox"/> Warranty	<input type="checkbox"/> Other _____
--	---	---	---	---	--	--------------------------------------

9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller?  
 Buyer  Seller  No

10 Type of Transfer

<input type="checkbox"/> Auction <input type="checkbox"/> Court Decree	<input type="checkbox"/> Easement <input type="checkbox"/> Exchange	<input type="checkbox"/> Distribution <input type="checkbox"/> Foreclosure <input type="checkbox"/> Grantor Trust	<input type="checkbox"/> Irrevocable Trust <input type="checkbox"/> Life Estate <input type="checkbox"/> Partition	<input type="checkbox"/> Revocable Trust <input checked="" type="checkbox"/> Sale <input type="checkbox"/> Satisfaction of Contract	<input type="checkbox"/> Transfer on Death <input type="checkbox"/> Trustee to Beneficiary <input type="checkbox"/> Other (Explain) _____
---	--	---	--	---	---

11 Was ownership transferred in full? (If No, explain the division.)  
 Yes  No

12 Was real estate purchased for same use? (If No, state the intended use.)  
 Yes  No **Residence**

13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.)

<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Aunt or Uncle to Niece or Nephew <input type="checkbox"/> Brothers and Sisters <input type="checkbox"/> Ex-spouse	<input type="checkbox"/> Family Corp., Partnership, or LLC <input type="checkbox"/> Grandparents and Grandchild <input type="checkbox"/> Parents and Child	<input type="checkbox"/> Self <input type="checkbox"/> Spouse <input type="checkbox"/> Step-parent and Step-child	<input type="checkbox"/> Other _____
---	--	--	---	--------------------------------------

14 What is the current market value of the real property?  
**68,830.00**

15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)  
 Yes  No \$ \_\_\_\_\_ %

16 Does this conveyance divide a current parcel of land?  
 Yes  No

17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.)  
 Yes  No

18 Address of Property  
**106 N Cherry St  
Red Cloud, NE 68970**

19 Name and Address of Person to Whom the Tax Statement Should be Sent  
**Same as Grantee**

18a  No address assigned 18b  Vacant land

20 Legal Description (Attach additional pages, if needed.)  
**Lots Thirteen (13), Fourteen (14), Fifteen (15) and Sixteen (16), Block Nine (9), Platt's First Addition to Red Cloud, Nebraska.**

21 If agricultural, list total number of acres transferred in this transaction \_\_\_\_\_.

22 Total purchase price, including any liabilities assumed. ....	22	\$	<b>120,000.00</b>
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions) .....	23	\$	<b>0.00</b>
24 Adjusted purchase price paid for real estate (line 22 minus line 23) .....	24	\$	<b>120,000.00</b>

25 If this transfer is exempt from the documentary stamp tax, list the exemption number \_\_\_\_\_.

26 Is an affidavit as described in Neb. Rev. Stat. § 76-2,141 required because the property is located within a county or other geographic area with an active air force ballistic missile field? (See Instructions)  
 Yes  No

27 If yes, is the required affidavit attached to this filing?  Yes  No

Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement.

<b>sign here</b>	<b>Kory McCracken</b> Print or Type Name of Grantee or Authorized Representative	<b>Attorney</b> Title	<b>(402) 746-3613</b> Phone Number
	 Signature of Grantee or Authorized Representative		<b>12/16/2024</b> Date

Register of Deed's Use Only		For Dept. Use Only
28 Date Deed Recorded Mo. <u>12</u> Day <u>16</u> Yr. <u>24</u>	29 Value of Stamp or Exempt Number \$ <u>270.00</u>	30 Recording Data <b>BK 2024, Pg 2249</b>



State of Nebraska } ss.  
County of Webster }

Entered on the  
numerical index and filed for record in the  
Clerk's office of said county this 16 day  
of Dec A.D., 2024, at 9:59  
o'clock A.M. Recorded in Book 2024  
on Page 2249-2250  
Abigail Harris County Clerk  
12.00 Deputy  
and Comp Assessor Carded

NEBRASKA DOCUMENTARY  
STAMP TAX  
Date 12-16-24  
\$ 270.00 By AB

**JOINT TENANCY WARRANTY DEED**

ToLi Mah, LLC, a Nebraska limited liability company, GRANTOR, in consideration of ONE AND NO/100 DOLLARS (\$1.00) receipt of which is hereby acknowledged, conveys to Tom R. Chrisman and Ila E. Chrisman, husband and wife, and Celina Chrisman, a single person, as joint tenants, GRANTEES, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

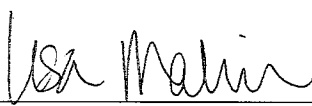
Lots Thirteen (13), Fourteen (14), Fifteen (15) and Sixteen (16), Block Nine (9), Platt's First Addition to Red Cloud, Nebraska.

GRANTOR covenants (jointly and severally, if more than one) with the GRANTEES that GRANTOR:

- (1) is lawfully seized of such real estate and that it is free from encumbrances, except roads and highways, easements and restrictions of record;
- (2) has legal power and lawful authority to convey the same;
- (3) warrants and will defend title to the real estate against the lawful claims of all persons.

Executed October 25, 2024.

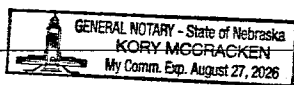
  
\_\_\_\_\_  
Todd A. Mahin, Member

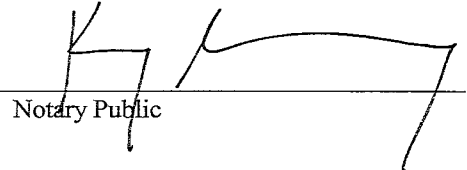
  
\_\_\_\_\_  
Lisa M. Mahin, Member

STATE OF NEBRASKA, COUNTY OF WEBSTER ) ss.

The foregoing instrument was acknowledged before me on October 25, 2024, by Todd A. Mahin, Member, and Lisa M. Mahin, Member, on behalf of ToLi Mah, LLC.

Comm. expires

  
GENERAL NOTARY - State of Nebraska  
KORY MCCRACKEN  
My Comm. Exp. August 27, 2026

  
\_\_\_\_\_  
Notary Public

BOOK 2024 PAGE 2250

### STATEMENT OF AUTHORITY

Pursuant to the Nebraska  
Uniform Limited Liability Company Act § 21-127.

1. This Statement of Authority is for the limited liability company (Company):

ToLi Mah, LLC,

and the street and mailing address of the Company's designated office is:

416 N Webster St, Red Cloud, NE 68970.

2. The officer(s) or members **authorized and required** to execute instruments conveying, encumbering, or otherwise affecting title to real property on behalf of the Company, without limitation, are:

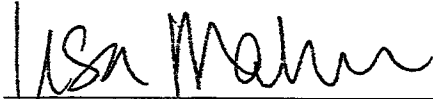
Todd A. Mahin

Lisa M. Mahin.

3. The undersigned acknowledge that this Statement of Authority will be delivered to the Nebraska Secretary of State for filing.

Executed October 25, 2024.

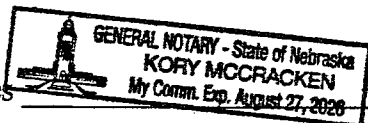
  
\_\_\_\_\_  
Todd A. Mahin, Member

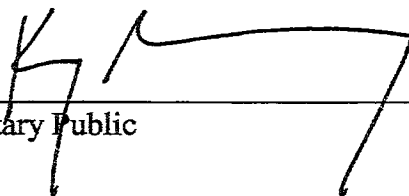
  
\_\_\_\_\_  
Lisa M. Mahin, Member

STATE OF NEBRASKA, COUNTY OF WEBSTER ) ss.

The foregoing instrument was acknowledged before me on October 25, 2024, by Todd A. Mahin, Member, and Lisa M. Mahin, Member, on behalf of ToLi Mah, LLC.

Comm. expires



  
\_\_\_\_\_  
Notary Public

# Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2024	2262	12/16/2024	Base: 91-0002		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
000139000		223		1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4371			00	0	10025		005	0000		
Land		Improvements		Total		Date of Sale Property Classification Code								
1,530		63,075		64,605		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: RED CLOUD (RC)				A) 1	B) 01	C) 1	D) 1	E) 6	F) 1					

		Residential	Commercial
<b>Multiple Improvements:</b>		Multiple Improvements. :	Multiple Improvements. :
<b>Construction Date:</b>		Construction Date : 1960	Construction Date :
<b>Floor:</b>		Floor Sq. Ft. : 884	Floor Sq. Ft. :
<b>Building Cost New:</b>		Cost : 104,055	Cost :
<b>Single Family Style: 101</b>		<b>Residential Condition: 30</b>	<b>Commercial Occupancy Code:</b>
(100) <input type="checkbox"/> Mobile Home	(10) <input type="checkbox"/> Worn Out	Primary: Other1: Other2:	
(101) <input checked="" type="checkbox"/> One Story	(20) <input type="checkbox"/> Badly Worn	<b>Commercial Construction Class:</b>	
(102) <input type="checkbox"/> Two Story	(30) <input checked="" type="checkbox"/> Average	(1) <input type="checkbox"/> Fireproof Structural Steel Frame	
(103) <input type="checkbox"/> Split Level	(40) <input type="checkbox"/> Good	(2) <input type="checkbox"/> Reinforced Concrete Frame	
(104) <input type="checkbox"/> 1 1/2 Story	(50) <input type="checkbox"/> Very Good	(3) <input type="checkbox"/> Masonry Bearing Walls	
(111) <input type="checkbox"/> Bi-Level	(60) <input type="checkbox"/> Excellent	(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls	
(106) <input type="checkbox"/> Other		(5) <input type="checkbox"/> Metal Frame and Walls	
<b>Townhouse or Duplex Style:</b>	<b>Residential Quality: 30</b>	(6) <input type="checkbox"/> Pole Frame	
(301) <input type="checkbox"/> One Story	(10) <input type="checkbox"/> Low	<b>Cost Rank:</b>	<b>Condition:</b>
(302) <input type="checkbox"/> Two Story	(20) <input type="checkbox"/> Fair	(10) <input type="checkbox"/> Low	(10) <input type="checkbox"/> Worn Out
(307) <input type="checkbox"/> 1 1/2 Story	(30) <input checked="" type="checkbox"/> Average	(20) <input type="checkbox"/> Average	(20) <input type="checkbox"/> Badly Worn
(308) <input type="checkbox"/> Split Level	(40) <input type="checkbox"/> Good	(30) <input type="checkbox"/> Above Average	(30) <input type="checkbox"/> Average
(309) <input type="checkbox"/> 2 1/2 Story	(50) <input type="checkbox"/> Very Good	(40) <input type="checkbox"/> High	(40) <input type="checkbox"/> Good
(304) <input type="checkbox"/> One Story Duplex	(60) <input type="checkbox"/> Excellent		(50) <input type="checkbox"/> Very Good
(305) <input type="checkbox"/> Two Story Duplex			(60) <input type="checkbox"/> Excellent

<b>Assessor's Adjustment to Sale Price (+ or -):</b>	
<b>Assessor Comments and Reason for Adjustment:</b>	
WD	
<b>Comments from</b>	<b>Comments:</b>
000139000	
(Continue on back)	

3-1380

# Real Estate Transfer Statement

203

• To be filed with the Register of Deeds. • Read instructions on reverse side.  
• If additional space is needed, add an attachment and identify the applicable item number.

The deed will not be recorded unless this statement is signed and items 1-27 are accurately completed.

1 County Name <b>Webster - 91</b>		2 County Number 		3 Date of Sale/Transfer Mo. <u>12</u> Day <u>16</u> Yr. <u>2024</u>		4 Date of Deed Mo. <u>12</u> Day <u>14</u> Yr. <u>2024</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) <b>Nelson Trambly, Jr and Kelly Trambly</b> Street or Other Mailing Address <b>1314 Road 100</b> City <b>Campbell</b> State <b>NE</b> Zip Code <b>68932</b> Phone Number <b>(402) 746-4485</b> Email Address <b>n/a</b>				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) <b>Kolton Kucera</b> Street or Other Mailing Address <b>630 N Chestnut Street</b> City <b>Red Cloud</b> State <b>NE</b> Zip Code <b>68970</b> Phone Number <b>(402) 746-0636</b> Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address <b>n/a</b>			

7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home.

(A) Status	(B) Property Type		(C)
<input checked="" type="checkbox"/> Improved	<input checked="" type="checkbox"/> Single Family	<input type="checkbox"/> Industrial	<input type="checkbox"/> Mobile Home
<input type="checkbox"/> Unimproved	<input type="checkbox"/> Multi-Family	<input type="checkbox"/> Agricultural	
<input type="checkbox"/> IOLL	<input type="checkbox"/> Commercial	<input type="checkbox"/> Recreational	

8 Type of Deed

<input type="checkbox"/> Conservator	<input type="checkbox"/> Distribution	<input type="checkbox"/> Land Contract/Memo	<input type="checkbox"/> Partition	<input type="checkbox"/> Sheriff	<input type="checkbox"/> Other _____
<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Corrective	<input type="checkbox"/> Easement	<input type="checkbox"/> Lease	<input type="checkbox"/> Personal Rep.	<input type="checkbox"/> Trust/Trustee
<input type="checkbox"/> Cemetery	<input type="checkbox"/> Death Certificate - Transfer on Death	<input type="checkbox"/> Executor	<input type="checkbox"/> Mineral	<input type="checkbox"/> Quit Claim	<input checked="" type="checkbox"/> Warranty

9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller?  
 Buyer  Seller  No

10 Type of Transfer

<input type="checkbox"/> Distribution	<input type="checkbox"/> Foreclosure	<input type="checkbox"/> Irrevocable Trust	<input type="checkbox"/> Revocable Trust	<input type="checkbox"/> Transfer on Death
<input type="checkbox"/> Auction	<input type="checkbox"/> Easement	<input type="checkbox"/> Gift	<input type="checkbox"/> Life Estate	<input checked="" type="checkbox"/> Sale
<input type="checkbox"/> Court Decree	<input type="checkbox"/> Exchange	<input type="checkbox"/> Grantor Trust	<input type="checkbox"/> Partition	<input type="checkbox"/> Satisfaction of Contract
				<input type="checkbox"/> Other (Explain) _____

11 Was ownership transferred in full? (If No, explain the division.)  
 Yes  No

12 Was real estate purchased for same use? (If No, state the intended use.)  
 Yes  No

13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.)

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Aunt or Uncle to Niece or Nephew	<input type="checkbox"/> Family Corp., Partnership, or LLC	<input type="checkbox"/> Self	<input type="checkbox"/> Other _____
		<input type="checkbox"/> Brothers and Sisters	<input type="checkbox"/> Grandparents and Grandchild	<input type="checkbox"/> Spouse	
		<input type="checkbox"/> Ex-spouse	<input type="checkbox"/> Parents and Child	<input type="checkbox"/> Step-parent and Step-child	

14 What is the current market value of the real property?  
**60,000.00**

15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)  
 Yes  No \$ \_\_\_\_\_ %

16 Does this conveyance divide a current parcel of land?  
 Yes  No

17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.)  Yes **Southern Title, LLC**  No

18 Address of Property  
**630 N Chestnut Street  
Red Cloud, NE 68970**

19 Name and Address of Person to Whom the Tax Statement Should be Sent  
**Grantee**

18a  No address assigned 18b  Vacant land

20 Legal Description (Attach additional pages, if needed.)  
**The South Twenty feet (S20') of Lot Eight (8) and all of Lot Nine (9), Block Five (5), LeDuc's Addition to Red Cloud, Webster County, Nebraska**

21 If agricultural, list total number of acres transferred in this transaction \_\_\_\_\_.

22 Total purchase price, including any liabilities assumed. ....	22	\$	<b>60,000.00</b>
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions) .....	23	\$	<b>0</b>
24 Adjusted purchase price paid for real estate (line 22 minus line 23) .....	24	\$	<b>60,000.00</b>

25 If this transfer is exempt from the documentary stamp tax, list the exemption number \_\_\_\_\_.

26 Is an affidavit as described in Neb. Rev. Stat. § 76-2,141 required because the property is located within a county or other geographic area with an active air force ballistic missile field? (See Instructions)  
 Yes  No

27 If yes, is the required affidavit attached to this filing?  Yes  No

Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement.

sign here

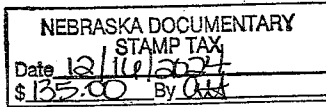
<b>Kolton Kucera</b> Print or Type Name of Grantee or Authorized Representative	<b>(402) 746-0636</b> Phone Number
<i>Kolton Kucera</i> Signature of Grantee or Authorized Representative	<b>Grantee</b> Title
	<b>12/14/2024</b> Date

Register of Deed's Use Only		For Dept. Use Only
28 Date Deed Recorded Mo. <u>12</u> Day <u>16</u> Yr. <u>24</u>	29 Value of Stamp or Exempt Number <b>\$135.00</b>	30 Recording Data <b>BK 2024, Pg 2262</b>

Grantee—Retain a copy of this document for your records.

State of Nebraska }  
County of Webster } ss.

Entered on the numerical index and filed for record in the Clerk's office of said county this 16<sup>th</sup> day of December A.D., 2024, at 12:30 o'clock P. M. Recorded in Book 2024 on Page 2262  
Phuey Hang County Clerk  
\$10.00 Deputy  
Ind. Comp. Assessor Carded



Return to:  
Southern Title, LLC  
P O Box 221  
Red Cloud, NE 68970

WARRANTY DEED

Nelson Trambly, Jr., also known as Nelson P. Trambly and Kelly Trambly, husband and wife, Grantors, in consideration of ONE DOLLAR (\$1.00) and other valuable consideration received from Grantee, Kolton Kucera, convey to Grantee, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

The South Twenty feet (S20') of Lot Eight (8) and all of Lot Nine (9), Block Five (5), LeDuc's Addition to Red Cloud, Webster County, Nebraska

Grantors covenant, jointly and severally, with Grantee that Grantors:

- (1) are lawfully seised of such real estate and that it is free from encumbrances;
- (2) have legal power and lawful authority to convey the same;
- (3) warrant and will defend title to the real estate against the lawful claims of all persons.

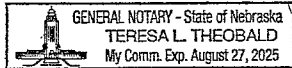
Executed December 14, 2024

Nelson Trambly, Jr.  
Nelson Trambly, Jr.

Kelly Trambly  
Kelly Trambly

STATE OF NEBRASKA     )  
  ) ss.  
COUNTY OF WEBSTER    )

The foregoing instrument was acknowledged before me on December 14, 2024 by Nelson Trambly, Jr., also known as Nelson P. Trambly and Kelly Trambly, husband and wife.



Teresa L. Theobald  
Notary Public

# Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2024	2276	12/16/2024	Base: 91-0074			Affiliated:		Unified:					
Location ID		Sale Number		Useability & Code #		Parcel Number								
000313500		224		1		GeoCde	Tw	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value						4133			00	0	20010		004	0000
Land		Improvements		Total		Date of Sale Property Classification Code								
1,995		84,710		86,705		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: BLUE HILL (BH)						A) 1	B) 01	C) 1	D) 1	E) 6	F) 1			

	Residential	Commercial
<b>Multiple Improvements:</b>	Multiple Improvements. :	Multiple Improvements. :
<b>Construction Date:</b>	Construction Date : 1950	Construction Date :
<b>Floor:</b>	Floor Sq. Ft. : 1,108	Floor Sq. Ft. :
<b>Building Cost New:</b>	Cost : 112,045	Cost :
<b>Single Family Style:</b> 101	<b>Residential Condition:</b> 30	<b>Commercial Occupancy Code:</b>
(100) <input type="checkbox"/> Mobile Home	(10) <input type="checkbox"/> Worn Out	Primary:      Other1:      Other2:
(101) <input checked="" type="checkbox"/> One Story	(20) <input type="checkbox"/> Badly Worn	<b>Commercial Construction Class:</b>
(102) <input type="checkbox"/> Two Story	(30) <input checked="" type="checkbox"/> Average	(1) <input type="checkbox"/> Fireproof Structural Steel Frame
(103) <input type="checkbox"/> Split Level	(40) <input type="checkbox"/> Good	(2) <input type="checkbox"/> Reinforced Concrete Frame
(104) <input type="checkbox"/> 1 1/2 Story	(50) <input type="checkbox"/> Very Good	(3) <input type="checkbox"/> Masonry Bearing Walls
(111) <input type="checkbox"/> Bi-Level	(60) <input type="checkbox"/> Excellent	(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls
(106) <input type="checkbox"/> Other		(5) <input type="checkbox"/> Metal Frame and Walls
<b>Townhouse or Duplex Style:</b>	<b>Residential Quality:</b> 20	(6) <input type="checkbox"/> Pole Frame
(301) <input type="checkbox"/> One Story	(10) <input type="checkbox"/> Low	<b>Cost Rank:</b> <b>Condition:</b>
(302) <input type="checkbox"/> Two Story	(20) <input checked="" type="checkbox"/> Fair	(10) <input type="checkbox"/> Low                      (10) <input type="checkbox"/> Worn Out
(307) <input type="checkbox"/> 1 1/2 Story	(30) <input type="checkbox"/> Average	(20) <input type="checkbox"/> Average                      (20) <input type="checkbox"/> Badly Worn
(308) <input type="checkbox"/> Split Level	(40) <input type="checkbox"/> Good	(30) <input type="checkbox"/> Above Average                      (30) <input type="checkbox"/> Average
(309) <input type="checkbox"/> 2 1/2 Story	(50) <input type="checkbox"/> Very Good	(40) <input type="checkbox"/> High                      (40) <input type="checkbox"/> Good
(304) <input type="checkbox"/> One Story Duplex	(60) <input type="checkbox"/> Excellent	(50) <input type="checkbox"/> Very Good
(305) <input type="checkbox"/> Two Story Duplex		(60) <input type="checkbox"/> Excellent

**Assessor's Adjustment to Sale Price (+ or -):**

**Assessor Comments and Reason for Adjustment:**  
WD

Comments from	Comments:
000313500	

(Continue on back)



# Real Estate Transfer Statement

224

• To be filed with the Register of Deeds. • Read instructions on reverse side.  
• If additional space is needed, add an attachment and identify the applicable item number.

The deed will not be recorded unless this statement is signed and items 1-27 are accurately completed.

1 County Name <b>Webster - 91</b>	2 County Number <input type="checkbox"/>	3 Date of Sale/Transfer Mo. <u>12</u> Day <u>16</u> Yr. <u>2024</u>	4 Date of Deed Mo. <u>11</u> Day <u>26</u> Yr. <u>2024</u>
--------------------------------------	---	--	---

5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) <b>See Attached</b>		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) <b>Ken Works Properties, LLC</b>	
Street or Other Mailing Address		Street or Other Mailing Address <b>7140 W Monumen Rd</b>	
City	State	City	State
		<b>Ayr</b>	<b>NE</b>
Phone Number	Zip Code	Phone Number	Zip Code
		<b>(402) 984-1113</b>	<b>68925</b>
Email Address	Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation?		
<b>n/a</b>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		

7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home.

(A) Status	(B) Property Type		(C)
<input checked="" type="checkbox"/> Improved	<input checked="" type="checkbox"/> Single Family	<input type="checkbox"/> Industrial	<input type="checkbox"/> Mobile Home
<input type="checkbox"/> Unimproved	<input type="checkbox"/> Multi-Family	<input type="checkbox"/> Agricultural	
<input type="checkbox"/> IOLL	<input type="checkbox"/> Commercial	<input type="checkbox"/> Recreational	
		<input type="checkbox"/> Mineral Interests-Nonproducing	<input type="checkbox"/> State Assessed
		<input type="checkbox"/> Mineral Interests-Producing	<input type="checkbox"/> Exempt

8 Type of Deed

<input type="checkbox"/> Conservator	<input type="checkbox"/> Distribution	<input type="checkbox"/> Land Contract/Memo	<input type="checkbox"/> Partition	<input type="checkbox"/> Sheriff	<input type="checkbox"/> Other _____
<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Corrective	<input type="checkbox"/> Easement	<input type="checkbox"/> Lease	<input type="checkbox"/> Personal Rep.	<input type="checkbox"/> Trust/Trustee
<input type="checkbox"/> Cemetery	<input type="checkbox"/> Death Certificate - Transfer on Death	<input type="checkbox"/> Executor	<input type="checkbox"/> Mineral	<input type="checkbox"/> Quit Claim	<input checked="" type="checkbox"/> Warranty

9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller?  
 Buyer  Seller  No

10 Type of Transfer

<input type="checkbox"/> Distribution	<input type="checkbox"/> Foreclosure	<input type="checkbox"/> Irrevocable Trust	<input type="checkbox"/> Revocable Trust	<input type="checkbox"/> Transfer on Death
<input type="checkbox"/> Auction	<input type="checkbox"/> Easement	<input type="checkbox"/> Gift	<input checked="" type="checkbox"/> Sale	<input type="checkbox"/> Trustee to Beneficiary
<input type="checkbox"/> Court Decree	<input type="checkbox"/> Exchange	<input type="checkbox"/> Grantor Trust	<input type="checkbox"/> Partition	<input type="checkbox"/> Satisfaction of Contract
				<input type="checkbox"/> Other (Explain) _____

11 Was ownership transferred in full? (If No, explain the division.)  
 Yes  No \_\_\_\_\_

12 Was real estate purchased for same use? (If No, state the intended use.)  
 Yes  No \_\_\_\_\_

13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.)

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Aunt or Uncle to Niece or Nephew	<input type="checkbox"/> Family Corp., Partnership, or LLC	<input type="checkbox"/> Self	<input type="checkbox"/> Other _____
		<input type="checkbox"/> Brothers and Sisters	<input type="checkbox"/> Grandparents and Grandchild	<input type="checkbox"/> Spouse	
		<input type="checkbox"/> Ex-spouse	<input type="checkbox"/> Parents and Child	<input type="checkbox"/> Step-parent and Step-child	

14 What is the current market value of the real property?  
**80,000.00**

15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)  
 Yes  No \$ \_\_\_\_\_ %

16 Does this conveyance divide a current parcel of land?  
 Yes  No

17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.)  Yes **Monttgomery Auction**  No

18 Address of Property  
**309 W Nemaha  
Blue Hill, NE 69030**

19 Name and Address of Person to Whom the Tax Statement Should be Sent  
**Grantee**

18a  No address assigned 18b  Vacant land

20 Legal Description (Attach additional pages, if needed.)  
**Lot Four (4), Block Four (4), Rohrer's Addition to Blue Hill, Webster County, Nebraska**

21 If agricultural, list total number of acres transferred in this transaction \_\_\_\_\_

22 Total purchase price, including any liabilities assumed.....	22	\$	<b>80,100.00</b>
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions) .....	23	\$	
24 Adjusted purchase price paid for real estate (line 22 minus line 23) .....	24	\$	<b>80,100.00</b>

25 If this transfer is exempt from the documentary stamp tax, list the exemption number \_\_\_\_\_

26 Is an affidavit as described in Neb. Rev. Stat. § 76-2,141 required because the property is located within a county or other geographic area with an active air force ballistic missile field? (See Instructions)  
 Yes  No

27 If yes, is the required affidavit attached to this filing?  Yes  No

Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement.

**Ken T. Lukasiewicz, Member, KenWorks Properties, L.L.C.** (402) 984-1113  
Print or Type Name of Grantee or Authorized Representative Phone Number

*Ken T. Lukasiewicz* Grantee  
Signature of Grantee or Authorized Representative Title

**12/16/24**  
Date

Register of Deed's Use Only		For Dept. Use Only
28 Date Deed Recorded Mo. <u>12</u> Day <u>16</u> Yr. <u>24</u>	29 Value of Stamp or Exempt Number \$ <u>182.25</u>	30 Recording Data <b>BK2024, Pg 2276</b>

Robert Schulz and Susan Schulz  
1128 Highway 136  
Red Cloud, NE 68970  
402-746-0342

Michael Schulz  
9336 Jaynes Street  
Omaha, NE 68134  
n/a

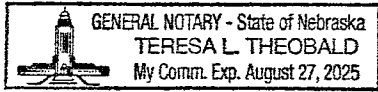


Robert Schulz  
Robert Schulz

Susan Schulz  
Susan Schulz

STATE OF NEBRASKA     )  
  ) ss.  
COUNTY OF WEBSTER    )

The foregoing instrument was acknowledged before me on December 12, 2024 by Robert Schulz and Susan Schulz, husband and wife.



Teresa L Theobald  
Notary Public

# Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2024	2336	12/9/2024	Base: 01-0123		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
000518600		225		4 05		GeoCde	Tw	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value						4131	4	11	18	1	30035		000	0000
Land	Improvements		Total		Date of Sale Property Classification Code									
8,850	38,040		46,890		Status	Property Type	Zoning	Location	City Size	Parcel Size				
Assessor Location: BLADEN (BLA)					A) 1	B) 01	C) 1	D) 1	E) 7	F) 5				
					Residential			Commercial						
<b>Multiple Improvements:</b>					Multiple Improvements :			Multiple Improvements :						
<b>Construction Date:</b>					Construction Date : 1925			Construction Date :						
<b>Floor:</b>					Floor Sq. Ft. : 1,886			Floor Sq. Ft. :						
<b>Building Cost New:</b>					Cost : 183,095			Cost :						
<b>Single Family Style: 104</b>					<b>Residential Condition: 20</b>			<b>Commercial Occupancy Code:</b>						
(100) <input type="checkbox"/> Mobile Home					(10) <input type="checkbox"/> Worn Out			Primary:          Other1:          Other2:						
(101) <input type="checkbox"/> One Story					(20) <input checked="" type="checkbox"/> Badly Worn			<b>Commercial Construction Class:</b>						
(102) <input type="checkbox"/> Two Story					(30) <input type="checkbox"/> Average			(1) <input type="checkbox"/> Fireproof Structural Steel Frame						
(103) <input type="checkbox"/> Split Level					(40) <input type="checkbox"/> Good			(2) <input type="checkbox"/> Reinforced Concrete Frame						
(104) <input checked="" type="checkbox"/> 1 1/2 Story					(50) <input type="checkbox"/> Very Good			(3) <input type="checkbox"/> Masonry Bearing Walls						
(111) <input type="checkbox"/> Bi-Level					(60) <input type="checkbox"/> Excellent			(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls						
(106) <input type="checkbox"/> Other								(5) <input type="checkbox"/> Metal Frame and Walls						
<b>Townhouse or Duplex Style:</b>					<b>Residential Quality: 30</b>			(6) <input type="checkbox"/> Pole Frame						
(301) <input type="checkbox"/> One Story					(10) <input type="checkbox"/> Low			<b>Cost Rank:</b>		<b>Condition:</b>				
(302) <input type="checkbox"/> Two Story					(20) <input type="checkbox"/> Fair			(10) <input type="checkbox"/> Low		(10) <input type="checkbox"/> Worn Out				
(307) <input type="checkbox"/> 1 1/2 Story					(30) <input checked="" type="checkbox"/> Average			(20) <input type="checkbox"/> Average		(20) <input type="checkbox"/> Badly Worn				
(308) <input type="checkbox"/> Split Level					(40) <input type="checkbox"/> Good			(30) <input type="checkbox"/> Above Average		(30) <input type="checkbox"/> Average				
(309) <input type="checkbox"/> 2 1/2 Story					(50) <input type="checkbox"/> Very Good			(40) <input type="checkbox"/> High		(40) <input type="checkbox"/> Good				
(304) <input type="checkbox"/> One Story Duplex					(60) <input type="checkbox"/> Excellent					(50) <input type="checkbox"/> Very Good				
(305) <input type="checkbox"/> Two Story Duplex										(60) <input type="checkbox"/> Excellent				

**Assessor's Adjustment to Sale Price (+ or -):**

**Assessor Comments and Reason for Adjustment:**

CORRECTIVE QCD; TRANSFER BETWEEN PARENT & CHILD

**Comments from**

000518600

**Comments:**

(Continue on back)



1800

225

NEBRASKA

Good Life. Great Service.

DEPARTMENT OF REVENUE

Real Estate Transfer Statement

To be filed with the Register of Deeds. Read instructions on reverse side. If additional space is needed, add an attachment and identify the applicable item number.

FORM 521

The deed will not be recorded unless this statement is signed and items 1-27 are accurately completed.

1 County Name Webster - 91
2 County Number
3 Date of Sale/Transfer Mo. 12 Day 09 Yr. 2024
4 Date of Deed Mo. 12 Day 09 Yr. 2024
5 Grantor's Name, Address, and Telephone (Please Print) Douglas H. Fisher and Joan E. Fisher
6 Grantee's Name, Address, and Telephone (Please Print) Shaun Fisher, Brian Fisher, and Rebecca Fisher

7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home.
(A) Status: Improved, Unimproved, IOLL
(B) Property Type: Single Family, Multi-Family, Commercial, Industrial, Agricultural, Recreational, Mineral Interests-Nonproducing, Mineral Interests-Producing, State Assessed, Exempt
(C) Mobile Home

8 Type of Deed: Bill of Sale, Cemetery, Conservator, Corrective, Death Certificate - Transfer on Death, Distribution, Easement, Executor, Land Contract/Memo, Lease, Mineral, Partition, Personal Rep., Quit Claim, Sheriff, Trust/Trustee, Warranty, Other

9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller?
10 Type of Transfer: Distribution, Foreclosure, Irrevocable Trust, Revocable Trust, Transfer on Death, Auction, Easement, Gift, Life Estate, Sale, Trustee to Beneficiary, Court Decree, Exchange, Grantor Trust, Partition, Satisfaction of Contract, Other (Explain)

11 Was ownership transferred in full? (If No, explain the division.)
12 Was real estate purchased for same use? (If No, state the intended use.)

13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.)
Yes, No, Aunt or Uncle to Niece or Nephew, Family Corp., Partnership, or LLC, Self, Other, Brothers and Sisters, Grandparents and Grandchild, Spouse, Ex-spouse, Parents and Child, Step-parent and Step-child

14 What is the current market value of the real property? 46,890.00
15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)

16 Does this conveyance divide a current parcel of land?
17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.)

18 Address of Property: 500 N Railroad St, Bladen, NE 68928
19 Name and Address of Person to Whom the Tax Statement Should be Sent: Same as Grantor
18a No address assigned, 18b Vacant land

20 Legal Description (Attach additional pages, if needed.) See Attached

21 If agricultural, list total number of acres transferred in this transaction

22 Total purchase price, including any liabilities assumed.
23 Was non-real property included in the purchase?
24 Adjusted purchase price paid for real estate (line 22 minus line 23)

25 If this transfer is exempt from the documentary stamp tax, list the exemption number 54
26 Is an affidavit as described in Neb. Rev. Stat. § 76-2,141 required because the property is located within a county or other geographic area with an active air force ballistic missile field? (See Instructions)
27 If yes, is the required affidavit attached to this filing?

Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement.
Kory McCracken (402) 746-3613
Print or Type Name of Grantee or Authorized Representative Phone Number
Signature of Grantee or Authorized Representative Attorney Title 12/16/2024 Date

Register of Deed's Use Only
28 Date Deed Recorded Mo. 12 Day 18 Yr. 24
29 Value of Stamp or Exempt Number \$ Exempt # 4
30 Recording Data BK 2024, Pg 2336
For Dept. Use Only



Lots Eight (8) and Nine (9) in the Northeast Quarter (NE $\frac{1}{4}$ ) of Section Eighteen (18), Township Four (4) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska.

State of Nebraska } ss.  
County of Webster }  
Entered on the numerical index and filed for record in the Clerk's office of said county this 18 day of Dec A.D., 2024, at 12:23 o'clock P.M. Recorded in Book 2024 on Page 2336 -  
Antony Haig County Clerk  
AD Deputy  
Ind \_\_\_ Comp \_\_\_ Assessor \_\_\_ Carded \_\_\_

NEBRASKA DOCUMENTARY  
STAMP TAX  
Date 12-18-24  
\$ Exempt # 4 By AD

**CORRECTIVE QUITCLAIM DEED**

Douglas H. Fisher and Joan E. Fisher, husband and wife, GRANTOR, whether one or more, in consideration of ONE AND NO/100 DOLLARS (\$1.00) and Love and Affection receipt of which is hereby acknowledged, quitclaims and conveys to Shaun S. Fisher, a married person, Brian D. Fisher, a married person, and Rebecca J. Fisher, a single person, GRANTEEES, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Lots Eight (8) and Nine (9) in the Northeast Quarter (NE¼) of Section Eighteen (18), Township Four (4) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska.

**GRANTOR HEREBY RESERVES TO THEMSELVES OR THE SURVIVOR OF THEM A LIFE ESTATE IN SAID REAL ESTATE.**

**This deed corrects scrivener's error in the deed filed in Book 2024, Page 1568.**

Executed December 9, 2024.

Douglas H. Fisher  
Douglas H. Fisher

Joan E. Fisher  
Joan E. Fisher

STATE OF NEBRASKA, COUNTY OF WEBSTER ) ss.

The foregoing instrument was acknowledged before me on December 9, 2024, by Douglas H. Fisher and Joan E. Fisher, husband and wife.

Comm. expires 

[Signature]  
Notary Public

# Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2024	2337	12/16/2024	Base: 91-0002		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
000167200		226		4 05		GeoCde	Tw	Rng	Sec	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value						4491			00	0	10105		009	0000
Land		Improvements		Total		Date of Sale Property Classification Code								
2,185		66,645		68,830		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: RED CLOUD (RC)						A) 1	B) 01	C) 1	D) 1	E) 6	F) 2			
				Residential				Commercial						
<b>Multiple Improvements:</b>				Multiple Improvements. :				Multiple Improvements. :						
<b>Construction Date:</b>				Construction Date : 1910				Construction Date :						
<b>Floor:</b>				Floor Sq. Ft. : 1,176				Floor Sq. Ft. :						
<b>Building Cost New:</b>				Cost : 113,155				Cost :						
<b>Single Family Style: 104</b>				<b>Residential Condition: 35</b>				<b>Commercial Occupancy Code:</b>						
(100) <input type="checkbox"/> Mobile Home				(10) <input type="checkbox"/> Worn Out				Primary:            Other1:            Other2:						
(101) <input type="checkbox"/> One Story				(20) <input type="checkbox"/> Badly Worn				<b>Commercial Construction Class:</b>						
(102) <input type="checkbox"/> Two Story				(30) <input checked="" type="checkbox"/> Average				(1) <input type="checkbox"/> Fireproof Structural Steel Frame						
(103) <input type="checkbox"/> Split Level				(40) <input checked="" type="checkbox"/> Good				(2) <input type="checkbox"/> Reinforced Concrete Frame						
(104) <input checked="" type="checkbox"/> 1 1/2 Story				(50) <input type="checkbox"/> Very Good				(3) <input type="checkbox"/> Masonry Bearing Walls						
(111) <input type="checkbox"/> Bi-Level				(60) <input type="checkbox"/> Excellent				(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls						
(106) <input type="checkbox"/> Other								(5) <input type="checkbox"/> Metal Frame and Walls						
<b>Townhouse or Duplex Style:</b>				<b>Residential Quality: 30</b>				(6) <input type="checkbox"/> Pole Frame						
(301) <input type="checkbox"/> One Story				(10) <input type="checkbox"/> Low				<b>Cost Rank:</b>		<b>Condition:</b>				
(302) <input type="checkbox"/> Two Story				(20) <input type="checkbox"/> Fair				(10) <input type="checkbox"/> Low		(10) <input type="checkbox"/> Worn Out				
(307) <input type="checkbox"/> 1 1/2 Story				(30) <input checked="" type="checkbox"/> Average				(20) <input type="checkbox"/> Average		(20) <input type="checkbox"/> Badly Worn				
(308) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(30) <input type="checkbox"/> Above Average		(30) <input type="checkbox"/> Average				
(309) <input type="checkbox"/> 2 1/2 Story				(50) <input type="checkbox"/> Very Good				(40) <input type="checkbox"/> High		(40) <input type="checkbox"/> Good				
(304) <input type="checkbox"/> One Story Duplex				(60) <input type="checkbox"/> Excellent						(50) <input type="checkbox"/> Very Good				
(305) <input type="checkbox"/> Two Story Duplex										(60) <input type="checkbox"/> Excellent				
<b>Assessor's Adjustment to Sale Price (+ or -):</b>														
<b>Assessor Comments and Reason for Adjustment:</b>														
WD; TRANSFER BETWEEN PARENT & CHILD														
<b>Comments from</b>						<b>Comments:</b>								
000167200														
(Continue on back)														

Real Estate Transfer Statement

226

To be filed with the Register of Deeds. Read instructions on reverse side. If additional space is needed, add an attachment and identify the applicable item number.

The deed will not be recorded unless this statement is signed and items 1-27 are accurately completed.

1 County Name Webster - 91 2 County Number 3 Date of Sale/Transfer Mo. 12 Day 16 Yr. 2024 4 Date of Deed Mo. 12 Day 12 Yr. 2024

5 Grantor's Name, Address, and Telephone (Please Print) 6 Grantee's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Tom R. Chrisman and Ila E. Chrisman Grantee's Name (Buyer) Celina Chrisman

7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. (A) Status (B) Property Type (C) Mobile Home

8 Type of Deed 9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? 10 Type of Transfer

11 Was ownership transferred in full? (If No, explain the division.) 12 Was real estate purchased for same use? (If No, state the intended use.)

13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.)

14 What is the current market value of the real property? 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)

16 Does this conveyance divide a current parcel of land? 17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.)

18 Address of Property 19 Name and Address of Person to Whom the Tax Statement Should be Sent

20 Legal Description (Attach additional pages, if needed.) Lots Thirteen (13), Fourteen (14), Fifteen (15) and Sixteen (16), Block Nine (9), Platt's First Addition to Red Cloud, Nebraska.

21 If agricultural, list total number of acres transferred in this transaction

22 Total purchase price, including any liabilities assumed. 23 Was non-real property included in the purchase? 24 Adjusted purchase price paid for real estate (line 22 minus line 23)

25 If this affidavit is exempt from the documentary stamp tax, list the exemption number 5a 26 Is an affidavit as described in Neb. Rev. Stat. § 76-2,141 required because the property is located within a county or other geographic area with an active air force ballistic missile field? (See Instructions) 27 If yes, is the required affidavit attached to this filing?

Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement. Kory McCracken (402) 746-3613 Print or Type Name of Grantee or Authorized Representative Phone Number Signature of Grantee or Authorized Representative Attorney Title 12/16/2024 Date

Register of Deed's Use Only For Dept. Use Only 28 Date Deed Recorded 29 Value of Stamp or Exempt Number 30 Recording Data

An undivided two-thirds interest in:  
Lots Thirteen (13), Fourteen (14), Fifteen (15) and Sixteen (16), Block Nine  
(9), Platt's First Addition to Red Cloud, Nebraska.

State of Nebraska }  
County of Webster } ss.

Entered on the numerical index and filed for record in the Clerk's office of said county this 18 day of Dec A.D., 2024, at 12:26 o'clock PM. Recorded in Book 2024 on Page 2337  
Abbey Hanig County Clerk  
AS Deputy  
Ind    Comp    Assessor    Carded   

NEBRASKA DOCUMENTARY  
STAMP TAX  
Date 12-18-24  
\$ Exempt By AS

**WARRANTY DEED**

Tom R. Chrisman and Ila E. Chrisman, husband and wife, GRANTOR, in consideration of ONE AND NO/100 DOLLARS (\$1.00) receipt of which is hereby acknowledged, conveys to Celina Chrisman, a single person, GRANTEES, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

An undivided two-thirds interest in:

Lots Thirteen (13), Fourteen (14), Fifteen (15) and Sixteen (16), Block Nine (9), Platt's First Addition to Red Cloud, Nebraska.

GRANTOR covenants (jointly and severally, if more than one) with the GRANTEES that GRANTOR:

- (1) is lawfully seized of such real estate and that it is free from encumbrances, except roads and highways, easements and restrictions of record;
- (2) has legal power and lawful authority to convey the same;
- (3) warrants and will defend title to the real estate against the lawful claims of all persons.

Executed December 12, 2024.

Tom R. Chrisman  
Tom R. Chrisman

Ila E. Chrisman  
Ila E. Chrisman

STATE OF NEBRASKA, COUNTY OF WEBSTER ) ss.

The foregoing instrument was acknowledged before me on December 12, 2024, by Tom R. Chrisman and Ila E. Chrisman, husband and wife.

Comm. expires 

[Signature]  
Notary Public



# Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code								
91	2024	2357	12/13/2024	Base: 65-0011		Affiliated:		Unified:				
Location ID	Sale Number	Useability & Code #		Parcel Number								
000625000	227	1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4487	1	9	10	2	40035		000	0000
Land	Improvements	Total		Date of Sale Property Classification Code								
4,945	62,825	67,770		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: GUIDE ROCK (GR)				A) 1	B) 01	C) 1	D) 1	E) 7	F) 2			

	Residential	Commercial
<b>Multiple Improvements:</b>	Multiple Improvements :	Multiple Improvements :
<b>Construction Date:</b>	Construction Date : 1950	Construction Date :
<b>Floor:</b>	Floor Sq. Ft. : 1,656	Floor Sq. Ft. :
<b>Building Cost New:</b>	Cost : 205,220	Cost :
<b>Single Family Style: 101</b>	<b>Residential Condition: 30</b>	<b>Commercial Occupancy Code:</b>
(100) <input type="checkbox"/> Mobile Home	(10) <input type="checkbox"/> Worn Out	Primary:                      Other1:                      Other2:
(101) <input checked="" type="checkbox"/> One Story	(20) <input type="checkbox"/> Badly Worn	<b>Commercial Construction Class:</b>
(102) <input type="checkbox"/> Two Story	(30) <input checked="" type="checkbox"/> Average	(1) <input type="checkbox"/> Fireproof Structural Steel Frame
(103) <input type="checkbox"/> Split Level	(40) <input type="checkbox"/> Good	(2) <input type="checkbox"/> Reinforced Concrete Frame
(104) <input type="checkbox"/> 1 1/2 Story	(50) <input type="checkbox"/> Very Good	(3) <input type="checkbox"/> Masonry Bearing Walls
(111) <input type="checkbox"/> Bi-Level	(60) <input type="checkbox"/> Excellent	(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls
(106) <input type="checkbox"/> Other		(5) <input type="checkbox"/> Metal Frame and Walls
<b>Townhouse or Duplex Style:</b>	<b>Residential Quality: 30</b>	(6) <input type="checkbox"/> Pole Frame
(301) <input type="checkbox"/> One Story	(10) <input type="checkbox"/> Low	<b>Cost Rank:</b> <b>Condition:</b>
(302) <input type="checkbox"/> Two Story	(20) <input type="checkbox"/> Fair	(10) <input type="checkbox"/> Low                      (10) <input type="checkbox"/> Worn Out
(307) <input type="checkbox"/> 1 1/2 Story	(30) <input checked="" type="checkbox"/> Average	(20) <input type="checkbox"/> Average                      (20) <input type="checkbox"/> Badly Worn
(308) <input type="checkbox"/> Split Level	(40) <input type="checkbox"/> Good	(30) <input type="checkbox"/> Above Average                      (30) <input type="checkbox"/> Average
(309) <input type="checkbox"/> 2 1/2 Story	(50) <input type="checkbox"/> Very Good	(40) <input type="checkbox"/> High                      (40) <input type="checkbox"/> Good
(304) <input type="checkbox"/> One Story Duplex	(60) <input type="checkbox"/> Excellent	(50) <input type="checkbox"/> Very Good
(305) <input type="checkbox"/> Two Story Duplex		(60) <input type="checkbox"/> Excellent

**Assessor's Adjustment to Sale Price (+ or -):**

**Assessor Comments and Reason for Adjustment:**  
WD

**Comments from**                      **Comments:**  
000625000 000624900 000624800

(Continue on back)

# Real Estate Transfer Statement

227

FORM  
**521**

- To be filed with the Register of Deeds. • Read instructions on reverse side.
- If additional space is needed, add an attachment and identify the applicable item number.

The deed will not be recorded unless this statement is signed and items 1-27 are accurately completed.

1 County Name <b>Webster</b>		2 County Number <b>91</b>		3 Date of Sale/Transfer Mo. <b>12</b> Day <b>13</b> Yr. <b>2024</b>		4 Date of Deed Mo. <b>12</b> Day <b>13</b> Yr. <b>2024</b>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) <b>Arla Delka</b> Street or Other Mailing Address <b>525 East State Street</b> City <b>Guide Rock, NE 68942</b> State Zip Code Phone Number <b>402-257-7278</b> Email Address <b>sschutte@charter-title.net</b>				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) <b>Cailie L. Hynek</b> Street or Other Mailing Address <b>1058 Road 2300</b> City <b>Guide Rock, NE 68942</b> State Zip Code Phone Number <b>402-257-7740</b> Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address <b>sschutte@charter-title.net</b>			

7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home.

(A) Status	(B) Property Type	(C)
<input checked="" type="checkbox"/> Improved <input type="checkbox"/> Unimproved <input type="checkbox"/> IOLL	<input checked="" type="checkbox"/> Single Family <input type="checkbox"/> Multi-Family <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Agricultural <input type="checkbox"/> Recreational <input type="checkbox"/> Mineral Interests-Nonproducing <input type="checkbox"/> Mineral Interests-Producing	<input type="checkbox"/> State Assessed <input type="checkbox"/> Exempt <input type="checkbox"/> Mobile Home

8 Type of Deed

<input type="checkbox"/> Conservator	<input type="checkbox"/> Distribution	<input type="checkbox"/> Land Contract/Memo	<input type="checkbox"/> Partition	<input type="checkbox"/> Sherriff	<input type="checkbox"/> Other _____
<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Corrective	<input type="checkbox"/> Easement	<input type="checkbox"/> Lease	<input type="checkbox"/> Personal Rep.	<input type="checkbox"/> Trust/Trustee
<input type="checkbox"/> Cemetery	<input type="checkbox"/> Death Certificate - Transfer on Death	<input type="checkbox"/> Executor	<input type="checkbox"/> Mineral	<input type="checkbox"/> Quit Claim	<input checked="" type="checkbox"/> Warranty

9 Was transfer part of IRS like-kind exchange? (I.R.C. § 1031 Exchange) by buyer or seller?  
 Buyer  Seller  No

10 Type of Transfer

<input type="checkbox"/> Auction	<input type="checkbox"/> Easement	<input type="checkbox"/> Exchange	<input type="checkbox"/> Distribution	<input type="checkbox"/> Foreclosure	<input type="checkbox"/> Gift	<input type="checkbox"/> Grantor Trust	<input type="checkbox"/> Irrevocable Trust	<input type="checkbox"/> Life Estate	<input type="checkbox"/> Partition	<input type="checkbox"/> Revocable Trust	<input type="checkbox"/> Sale	<input type="checkbox"/> Satisfaction of Contract	<input type="checkbox"/> Transfer on Death	<input type="checkbox"/> Trustee to Beneficiary	<input type="checkbox"/> Other (Explain) _____
----------------------------------	-----------------------------------	-----------------------------------	---------------------------------------	--------------------------------------	-------------------------------	--	--	--------------------------------------	------------------------------------	--	-------------------------------	---	--	---	--

11 Was ownership transferred in full? (If No, explain the division.)  
 Yes  No

12 Was real estate purchased for same use? (If No, state the intended use.)  
 Yes  No

13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.)

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Aunt or Uncle to Niece or Nephew	<input type="checkbox"/> Family Corp., Partnership, or LLC	<input type="checkbox"/> Self	<input type="checkbox"/> Other _____
		<input type="checkbox"/> Brothers and Sisters	<input type="checkbox"/> Grandparents and Grandchild	<input type="checkbox"/> Spouse	
		<input type="checkbox"/> Ex-spouse	<input type="checkbox"/> Parents and Child	<input type="checkbox"/> Step-parent and Step-child	

14 What is the current market value of the real property?  
**\$115,000.00**

15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)  
 Yes  No \$ \_\_\_\_\_ %

16 Does this conveyance divide a current parcel of land?  
 Yes  No

17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.)  Yes **Charter Title**  No

18 Address of Property  
**539 E State St**  
**Guide Rock, NE 68942**  
 18a  No address assigned 18b  Vacant Land

19 Name and Address of Person to Whom Tax Statement Should be Sent  
**Cailie L. Hynek**  
**1058 Road 2300**  
**Guide Rock, NE 68942**

20 Legal Description  
**SEE ATTACHED EXHIBIT "A"**

21 If agricultural, list total number of acres transferred in this transaction \_\_\_\_\_.

22 Total purchase price, including any liabilities assumed	\$ 115,000.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	\$
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	\$ 115,000.00

25 If this transfer is exempt from the documentary stamp tax, list the exemption number \_\_\_\_\_.

26 Is an affidavit as described in Neb. Rev. Stat. § 76-2.141 required because the property is located within a county or other geographic area with an active air force ballistic missile field?  
 Yes  No

27 If yes, is the required affidavit attached to this filing?  Yes  No

Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement

▶ Cailie L. Hynek  
 Print or Type Name of Grantee or Authorized Representative

**402-257-7740**  
 Phone Number

▶ Cailie L. Hynek  
 Signature of Grantee or Authorized Representative

Grantee or Authorized Representative  
 Title

December 13, 2024  
 Date

sign  
here

Register of Deeds' Use Only		For Dept. Use Only
28 Date Deed Recorded Mo. <b>12</b> Day <b>20</b> Yr. <b>24</b>	29 Value of Stamp or Exempt Number \$ <b>258.75</b>	30 Recording Data <b>BK2024, Pg 2357</b>

**EXHIBIT "A"**

**Parcel 1: Beginning at a point 495 feet West of the Northeast corner of the Northwest Quarter (NW1/4) of Section Ten (10), Township One (1) North, Range Nine (9) West of the 6th P.M.; thence South 190 feet; thence East 100 feet; thence North 190 feet; thence West 100 feet to the point of beginning: being a part of Annex Lot Eighteen (18) to the Village of Guide Rock, Webster County, Nebraska, subject to road right of way on the North, AND**

**Parcel 2: Commencing at a point 395 feet West of the Northeast corner of the Northwest Quarter (NW1/4) of Section Ten (10), Township One (1) North, Range Nine (9) West of the 6th P.M., thence South 190 feet, thence East 75 feet, thence North 190 feet, thence West 75 feet to the point of beginning, being a part of Annex Lot Eighteen (18) to the Village of Guide Rock, Webster County, Nebraska, subject to road right of way on the North, AND**

**Parcel 3: Commencing at a point 320 feet West of the Northeast corner of the Northwest Quarter (NW1/4) of Section Ten (10), Township One (1) North, Range Nine (9) West of the 6th P.M., thence South 190 feet, thence East 75 feet, thence North 190 feet, thence West 75 feet to the point of beginning, being a part of Annex Lot Eighteen (18) to the Village of Guide Rock, Webster County, Nebraska, subject to road right of way on the North**

State of Nebraska } ss.  
County of Webster }

Entered on the numerical index and filed for record in the Clerk's office of said county this 20 day of Dec A.D., 2024, at 11:09 o'clock AM. Recorded in Book 2024 on Page 2357-2358  
Abbey Hany County Clerk  
16.00 AD Deputy  
Ind. Comp. Assessor. Carded

NEBRASKA DOCUMENTARY  
STAMP TAX  
Date 12-20-24  
\$ 258.75 By AD

**AFTER RECORDING RETURN TO:**

Charter Title & Escrow Services, Inc.  
747 North Burlington Avenue  
Suite G208  
Hastings, NE 68901  
402-463-6788

**WARRANTY DEED**

**Arla Delka, a single person, GRANTOR**, in consideration of Two Dollars (\$2.00) and other good and valuable consideration received from GRANTEE convey to GRANTEE

**Cailie L. Hynek, a married person,**

the following described real estate (as defined in Neb. Stat. 76-201) in Webster County, Nebraska:

**SEE ATTACHED EXHIBIT "A"**

GRANTOR covenants with GRANTEE that GRANTOR:

- (1) is lawfully seized of such real estate, that it is free from encumbrances, except easements, restrictions and reservations of records, and subject to all regular taxes and special assessments;
- (2) has legal power and lawful authority to convey the same;
- (3) warrants and will defend title to the real estate against the lawful claims of all persons.

Executed this 13<sup>th</sup> day of December, 2024.

Arla Delka  
Arla Delka

STATE OF Nebraska  
COUNTY OF Adams

The foregoing instrument was acknowledged before me this 13<sup>th</sup> day of December, 2024 by Arla Delka, a single person.

Sara A. Schutte  
Notary Public Sara A. Schutte

GENERAL NOTARY - State of Nebraska  
SARA A. SCHUTTE  
My Comm. Exp. October 20, 2026

EXHIBIT "A"

Parcel 1: Beginning at a point 495 feet West of the Northeast corner of the Northwest Quarter (NW1/4) of Section Ten (10), Township One (1) North, Range Nine (9) West of the 6th P.M.; thence South 190 feet; thence East 100 feet; thence North 190 feet; thence West 100 feet to the point of beginning; being a part of Annex Lot Eighteen (18) to the Village of Guide Rock, Webster County, Nebraska, subject to road right of way on the North, AND

Parcel 2: Commencing at a point 395 feet West of the Northeast corner of the Northwest Quarter (NW1/4) of Section Ten (10), Township One (1) North, Range Nine (9) West of the 6th P.M., thence South 190 feet, thence East 75 feet, thence North 190 feet, thence West 75 feet to the point of beginning, being a part of Annex Lot Eighteen (18) to the Village of Guide Rock, Webster County, Nebraska, subject to road right of way on the North, AND

Parcel 3: Commencing at a point 320 feet West of the Northeast corner of the Northwest Quarter (NW1/4) of Section Ten (10), Township One (1) North, Range Nine (9) West of the 6th P.M., thence South 190 feet, thence East 75 feet, thence North 190 feet, thence West 75 feet to the point of beginning, being a part of Annex Lot Eighteen (18) to the Village of Guide Rock, Webster County, Nebraska, subject to road right of way on the North

# Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2024	2359	12/20/2024	Base: 65-0011			Affiliated:		Unified:					
Location ID		Sale Number		Useability & Code #		Parcel Number								
001505900		228		1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value						4373	2	10	35	1	00000	1	000	0000
Land		Improvements		Total		Date of Sale Property Classification Code								
751,890				751,890		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type:						A) 2	B) 05	C) 5	D) 3	E) 0	F) 10			
LCG		ACRES:		VALUE:		LCG		ACRES:		VALUE:				
IRRIGATED	1A1					GRASSLAND	1G1	21.630		33,525				
	1A	28.280		163,035			1G							
	2A1	2.820		16,255			2G1	3.810		5,525				
	2A	26.770		148,440			2G							
	3A1						3G1							
	3A						3G							
	4A1	0.230		1,215			4G1							
	4A	72.570		383,895			4G							
DRYLAND	1D1					Shelterbelt/Timber								
	1D					Accretion								
	2D1					Waste								
	2D					Other								
	3D1					<b>AG LAND TOTAL</b>		156.110		751,890				
	3D					Roads		3.990						
	4D1					Farm Sites								
	4D					Home Sites								
						Recreation								
	Dwellings					Other								
	Outbuildings					<b>Non-AG TOTAL</b>		3.990						

<b>Assessor's Adjustment to Sale Price (+ or -):</b>	<b>Total Recapture Value:</b>
<b>Assessor Comments and Reason for Adjustment:</b>	
WD	
<b>Comments from</b>	<b>Comments:</b>
001505900	

(Continue on back)



65190

228

# Real Estate Transfer Statement

• To be filed with the Register of Deeds. • Read instructions on reverse side.  
• If additional space is needed, add an attachment and identify the applicable item number.

The deed will not be recorded unless this statement is signed and items 1-27 are accurately completed.

1 County Name <b>Webster - 91</b>	2 County Number <input checked="" type="checkbox"/>	3 Date of Sale/Transfer Mo. <u>12</u> Day <u>20</u> Yr. <u>2024</u>	4 Date of Deed Mo. <u>12</u> Day <u>13</u> Yr. <u>2024</u>
--------------------------------------	--	--	---

5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) <b>Karin J. Prellwitz and Tracy L. Rasser</b> Street or Other Mailing Address <b>37 N Cedar Street</b> City <b>Red Cloud</b> State <b>NE</b> Zip Code <b>68970</b> Phone Number <b>(402) 746-8075</b> Email Address <b>n/a</b>		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) <b>See attached</b> Street or Other Mailing Address City State Zip Code Phone Number Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address <b>n/a</b>	
---	--	--	--

7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home.

(A) Status	(B) Property Type			(C)
<input type="checkbox"/> Improved	<input type="checkbox"/> Single Family	<input type="checkbox"/> Industrial	<input type="checkbox"/> Mineral Interests-Nonproducing	<input type="checkbox"/> State Assessed
<input checked="" type="checkbox"/> Unimproved	<input type="checkbox"/> Multi-Family	<input checked="" type="checkbox"/> Agricultural	<input type="checkbox"/> Mineral Interests-Producing	<input type="checkbox"/> Exempt
<input type="checkbox"/> IOLL	<input type="checkbox"/> Commercial	<input type="checkbox"/> Recreational		<input type="checkbox"/> Mobile Home

8 Type of Deed

<input type="checkbox"/> Conservator	<input type="checkbox"/> Distribution	<input type="checkbox"/> Land Contract/Memo	<input type="checkbox"/> Partition	<input type="checkbox"/> Sheriff	<input type="checkbox"/> Other _____
<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Easement	<input type="checkbox"/> Lease	<input type="checkbox"/> Personal Rep.	<input type="checkbox"/> Trust/Trustee	
<input type="checkbox"/> Cemetery	<input type="checkbox"/> Death Certificate - Transfer on Death	<input type="checkbox"/> Executor	<input type="checkbox"/> Mineral	<input type="checkbox"/> Quit Claim	<input checked="" type="checkbox"/> Warranty

9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller?  
 Buyer  Seller  No

10 Type of Transfer

<input type="checkbox"/> Distribution	<input type="checkbox"/> Foreclosure	<input type="checkbox"/> Irrevocable Trust	<input type="checkbox"/> Revocable Trust	<input type="checkbox"/> Transfer on Death
<input type="checkbox"/> Auction	<input type="checkbox"/> Easement	<input type="checkbox"/> Gift	<input checked="" type="checkbox"/> Sale	<input type="checkbox"/> Trustee to Beneficiary
<input type="checkbox"/> Court Decree	<input type="checkbox"/> Exchange	<input type="checkbox"/> Grantor Trust	<input type="checkbox"/> Partition	<input type="checkbox"/> Satisfaction of Contract
				<input type="checkbox"/> Other (Explain) _____

11 Was ownership transferred in full? (If No, explain the division.)  
 Yes  No

12 Was real estate purchased for same use? (If No, state the intended use.)  
 Yes  No

13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.)

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Aunt or Uncle to Niece or Nephew	<input type="checkbox"/> Family Corp., Partnership, or LLC	<input type="checkbox"/> Self	<input type="checkbox"/> Other _____
		<input type="checkbox"/> Brothers and Sisters	<input type="checkbox"/> Grandparents and Grandchild	<input type="checkbox"/> Spouse	
		<input type="checkbox"/> Ex-spouse	<input type="checkbox"/> Parents and Child	<input type="checkbox"/> Step-parent and Step-child	

14 What is the current market value of the real property?  
**1,000,000.00**

15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)  
 Yes  No \$ \_\_\_\_\_ %

16 Does this conveyance divide a current parcel of land?  
 Yes  No

17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.)  Yes **Ruhter Auction & Rea**  No

18 Address of Property  
**Ag Land**

19 Name and Address of Person to Whom the Tax Statement Should be Sent  
**Grantees**

18a  No address assigned    18b  Vacant land

20 Legal Description (Attach additional pages, if needed.)  
**The Northeast Quarter (NE1/4) of Section Thirty-five (35), township Two (2) North, Range Ten 910) West of the 6th P.M., Webster County, Nebraska**

21 If agricultural, list total number of acres transferred in this transaction 160.1+

22 Total purchase price, including any liabilities assumed.	22	\$	<b>1,000,000.00</b>
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	23	\$	
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$	<b>1,000,000.00</b>

25 If this transfer is exempt from the documentary stamp tax, list the exemption number \_\_\_\_\_

26 Is an affidavit as described in Neb. Rev. Stat. § 76-2,141 required because the property is located within a county or other geographic area with an active air force ballistic missile field? (See Instructions)  
 Yes  No

27 If yes, is the required affidavit attached to this filing?  Yes  No

Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement.

**Steven K. Gebers, Trustee**  
Print or Type Name of Grantee or Authorized Representative

**(402) 621-0172**  
Phone Number

**sign here**  
*Steven K. Gebers Trustee*  
Signature of Grantee or Authorized Representative

**Grantee**  
Title  
**12/5/2024**  
Date

Register of Deed's Use Only			For Dept. Use Only
28 Date Deed Recorded Mo. <u>12</u> Day <u>20</u> Yr. <u>24</u>	29 Value of Stamp or Exempt Number <b>\$ 2250.00</b>	30 Recording Data <b>BK2024 Pg 2359</b>	

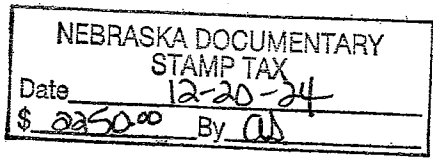


Steve K. Gebers and Diane K. Gebers, Trustees  
4061 Road M  
Nora, NE 68961  
402-621-0172

David L. Gebers and Sherry Gebers  
398 Lincoln Street  
Nora, NE 68961  
n/a

State of Nebraska }  
County of Webster } ss.

Entered on the numerical index and filed for record in the Clerk's office of said county this 20 day of Dec A.D., 2024, at 12:43 o'clock PM. Recorded in Book 2024 on Page 2359-2361  
Amber Hing County Clerk  
22.00 Deputy  
Ind Comp Assessor Carded



Return to:  
Southern Title, LLC  
P O Box 221  
Red Cloud, NE 68970

WARRANTY DEED

Tracy L. Rasser, a single person, and Karin J. Prellwitz, a single person, Grantors, in consideration of ONE DOLLAR (\$1.00) and other valuable consideration received from Grantees, Steven K. Gebers and Diane K. Gebers, Co-Trustees of the Steven K. Gebers and Diane K. Gebers Revocable Trust Dated April 24, 2013, an undivided one-half interest; and David L. Gebers and Sherry Gebers, Co-Trustees of the David L. Gebers and Sherry Gebers Revocable Trust Dated May 23, 2013, an undivided one-half interest, convey to Grantee, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

The Northeast Quarter (NE1/4) of Section Thirty-five (35), Township Two (2) North, Range Ten (10) West of the 6<sup>th</sup> P.M., Webster County, Nebraska

Grantors covenant, jointly and severally, with Grantees that Grantors:

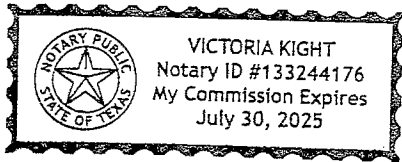
- (1) are lawfully seised of such real estate and that it is free from encumbrances;
- (2) have legal power and lawful authority to convey the same;
- (3) warrant and will defend title to the real estate against the lawful claims of all persons.

Executed 12/13, 2024.

Tracy L. Rasser  
Tracy L. Rasser

STATE OF Texas )  
 ) ss.  
COUNTY OF Tarrant )

The foregoing instrument was acknowledged before me on 12/13, 2024 by  
Tracy L. Rasser, a single person.

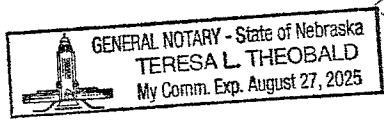


Victoria Kight  
Notary Public

Karin J. Prellwitz  
Karin J. Prellwitz

STATE OF NEBRASKA     )  
  ) ss.  
COUNTY OF WEBSTER    )

The foregoing instrument was acknowledged before me on December 18, 2024 by Karin J. Prellwitz, a single person.

 Teresa L. Theobald  
Notary Public

# Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2024	2362	12/20/2024	Base: 91-0002		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
000141200		229		1		GeoCde	Tw	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value						4371			00	0	10025		008	0000
Land		Improvements		Total		Date of Sale Property Classification Code								
4,375		411,625		416,000		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: RED CLOUD (RC)						A) 1	B) 01	C) 1	D) 1	E) 6	F) 2			

	Residential	Commercial
<b>Multiple Improvements:</b>	Multiple Improvements. :	Multiple Improvements. :
<b>Construction Date:</b>	Construction Date : 2011	Construction Date :
<b>Floor:</b>	Floor Sq. Ft. : 2,548	Floor Sq. Ft. :
<b>Building Cost New:</b>	Cost : 368,250	Cost :
<b>Single Family Style: 101</b>	<b>Residential Condition: 35</b>	<b>Commercial Occupancy Code:</b>
(100) <input type="checkbox"/> Mobile Home	(10) <input type="checkbox"/> Worn Out	Primary:                      Other1:                      Other2:
(101) <input checked="" type="checkbox"/> One Story	(20) <input type="checkbox"/> Badly Worn	<b>Commercial Construction Class:</b>
(102) <input type="checkbox"/> Two Story	(30) <input checked="" type="checkbox"/> Average	(1) <input type="checkbox"/> Fireproof Structural Steel Frame
(103) <input type="checkbox"/> Split Level	(40) <input checked="" type="checkbox"/> Good	(2) <input type="checkbox"/> Reinforced Concrete Frame
(104) <input type="checkbox"/> 1 1/2 Story	(50) <input type="checkbox"/> Very Good	(3) <input type="checkbox"/> Masonry Bearing Walls
(111) <input type="checkbox"/> Bi-Level	(60) <input type="checkbox"/> Excellent	(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls
(106) <input type="checkbox"/> Other		(5) <input type="checkbox"/> Metal Frame and Walls
<b>Townhouse or Duplex Style:</b>	<b>Residential Quality: 40</b>	(6) <input type="checkbox"/> Pole Frame
(301) <input type="checkbox"/> One Story	(10) <input type="checkbox"/> Low	<b>Cost Rank:</b> <b>Condition:</b>
(302) <input type="checkbox"/> Two Story	(20) <input type="checkbox"/> Fair	(10) <input type="checkbox"/> Low                      (10) <input type="checkbox"/> Worn Out
(307) <input type="checkbox"/> 1 1/2 Story	(30) <input type="checkbox"/> Average	(20) <input type="checkbox"/> Average                      (20) <input type="checkbox"/> Badly Worn
(308) <input type="checkbox"/> Split Level	(40) <input checked="" type="checkbox"/> Good	(30) <input type="checkbox"/> Above Average                      (30) <input type="checkbox"/> Average
(309) <input type="checkbox"/> 2 1/2 Story	(50) <input type="checkbox"/> Very Good	(40) <input type="checkbox"/> High                      (40) <input type="checkbox"/> Good
(304) <input type="checkbox"/> One Story Duplex	(60) <input type="checkbox"/> Excellent	(50) <input type="checkbox"/> Very Good
(305) <input type="checkbox"/> Two Story Duplex		(60) <input type="checkbox"/> Excellent

<b>Assessor's Adjustment to Sale Price (+ or -):</b>	
<b>Assessor Comments and Reason for Adjustment:</b>	
JTWD	
<b>Comments from</b>	<b>Comments:</b>
000141200 000141300	

(Continue on back)

37600  
37610

# Real Estate Transfer Statement

229

• To be filed with the Register of Deeds. • Read instructions on reverse side.  
• If additional space is needed, add an attachment and identify the applicable item number.

The deed will not be recorded unless this statement is signed and items 1-27 are accurately completed.

1 County Name <b>Webster - 91</b>	2 County Number <input checked="" type="checkbox"/>	3 Date of Sale/Transfer Mo. <u>12</u> Day <u>20</u> Yr. <u>2024</u>	4 Date of Deed Mo. <u>12</u> Day <u>20</u> Yr. <u>2024</u>
--------------------------------------	--	--	---

5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) <b>See attached</b> Street or Other Mailing Address		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) <b>Miles Caylor McDole and Samantha Jo McDole</b> Street or Other Mailing Address <b>742 N Chestnut St</b>	
City	State	City	State
		<b>Red Cloud</b>	<b>NE</b>
Phone Number	Zip Code	Phone Number	Zip Code
		<b>(402) 746-0037</b>	<b>68970</b>
Email Address n/a		Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home.

(A) Status	(B) Property Type		(C)
<input checked="" type="checkbox"/> Improved	<input checked="" type="checkbox"/> Single Family	<input type="checkbox"/> Industrial	<input type="checkbox"/> Mobile Home
<input type="checkbox"/> Unimproved	<input type="checkbox"/> Multi-Family	<input type="checkbox"/> Agricultural	
<input type="checkbox"/> IOLL	<input type="checkbox"/> Commercial	<input type="checkbox"/> Recreational	
	<input type="checkbox"/> Mineral Interests-Nonproducing	<input type="checkbox"/> State Assessed	
	<input type="checkbox"/> Mineral Interests-Producing	<input type="checkbox"/> Exempt	

8 Type of Deed

<input type="checkbox"/> Conservator	<input type="checkbox"/> Distribution	<input type="checkbox"/> Land Contract/Memo	<input type="checkbox"/> Partition	<input type="checkbox"/> Sheriff	<input type="checkbox"/> Other _____
<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Easement	<input type="checkbox"/> Lease	<input type="checkbox"/> Personal Rep.	<input type="checkbox"/> Trust/Trustee	
<input type="checkbox"/> Cemetery	<input type="checkbox"/> Death Certificate - Transfer on Death	<input type="checkbox"/> Executor	<input type="checkbox"/> Mineral	<input type="checkbox"/> Quit Claim	<input checked="" type="checkbox"/> Warranty

9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller?  
 Buyer  Seller  No

10 Type of Transfer

<input type="checkbox"/> Distribution	<input type="checkbox"/> Foreclosure	<input type="checkbox"/> Irrevocable Trust	<input type="checkbox"/> Revocable Trust	<input type="checkbox"/> Transfer on Death
<input type="checkbox"/> Auction	<input type="checkbox"/> Easement	<input type="checkbox"/> Gift	<input type="checkbox"/> Life Estate	<input type="checkbox"/> Trustee to Beneficiary
<input type="checkbox"/> Court Decree	<input type="checkbox"/> Exchange	<input type="checkbox"/> Grantor Trust	<input type="checkbox"/> Partition	<input type="checkbox"/> Satisfaction of Contract
			<input type="checkbox"/> Sale	<input type="checkbox"/> Other (Explain) _____

11 Was ownership transferred in full? (If No, explain the division.)  
 Yes  No

12 Was real estate purchased for same use? (If No, state the intended use.)  
 Yes  No

13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.)

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Aunt or Uncle to Niece or Nephew	<input type="checkbox"/> Family Corp., Partnership, or LLC	<input type="checkbox"/> Self	<input type="checkbox"/> Other _____
		<input type="checkbox"/> Brothers and Sisters	<input type="checkbox"/> Grandparents and Grandchild	<input type="checkbox"/> Spouse	
		<input type="checkbox"/> Ex-spouse	<input type="checkbox"/> Parents and Child	<input type="checkbox"/> Step-parent and Step-child	

14 What is the current market value of the real property?  
**229,000.00**

15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)  
 Yes  No \$ \_\_\_\_\_ %

16 Does this conveyance divide a current parcel of land?  
 Yes  No

17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.)  Yes **Southern Title, LLC**  No

18 Address of Property  
**742 N Chestnut St  
Red Cloud, NE 68970**

19 Name and Address of Person to Whom the Tax Statement Should be Sent  
**Grantees**

18a  No address assigned    18b  Vacant land

20 Legal Description (Attach additional pages, if needed.)  
**Lot Seven (7) and the North Half of Lot Eight (N 1/2 8), Block Eight (8), LeDuc' s Addition to Red Cloud, Webster County, Nebraska and The South Half of Lot Eight (S 1/2 8) and all of Lots Nine (9) and Ten (10), Block Eight (8), LeDuc' s Addition to Red Cloud, Webster County, Nebraska**

21 If agricultural, list total number of acres transferred in this transaction \_\_\_\_\_.

22 Total purchase price, including any liabilities assumed. ....	22	\$	<b>229,000.00</b>
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions) .....	23	\$	<b>0</b>
24 Adjusted purchase price paid for real estate (line 22 minus line 23) .....	24	\$	<b>229,000.00</b>

25 If this transfer is exempt from the documentary stamp tax, list the exemption number \_\_\_\_\_.

26 Is an affidavit as described in Neb. Rev. Stat. § 76-2,141 required because the property is located within a county or other geographic area with an active air force ballistic missile field? (See Instructions)  
 Yes  No

27 If yes, is the required affidavit attached to this filing?  Yes  No

Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement.

**sign here**

**Miles Caylor McDole** (402) 746-0037  
Print or Type Name of Grantee or Authorized Representative Phone Number

*Miles McDole* Grantee 12/18/2024  
Signature of Grantee or Authorized Representative Title Date

Register of Deed's Use Only			For Dept. Use Only
28 Date Deed Recorded Mo. <u>12</u> Day <u>20</u> Yr. <u>24</u>	29 Value of Stamp or Exempt Number <b>\$ 515.25</b>	30 Recording Data <b>BK2024, Pg 2362</b>	

Grantee—Retain a copy of this document for your records.

Bradford Frey and Andrea Frey  
742 N Chestnut St  
Red Cloud, NE 68970  
520-419-4899

Republican Valley Rentals, LLC  
742 N Chestnut St  
Red Cloud, NE 68970  
520-419-4899



State of Nebraska }  
County of Webster } ss.

Entered on the numerical index and filed for record in the Clerk's office of said county this 20 day of Dec A.D., 2024, at 12:50 o'clock PM. Recorded in Book 2024 on Page 2362-2363  
Abbey Janig County Clerk  
16.00 Deputy  
Ind      Comp      Assessor      Carded     

NEBRASKA DOCUMENTARY  
STAMP TAX  
Date 12-20-24  
\$515.25 By AD

**JOINT TENANCY WARRANTY DEED**

Bradford Frey and Andrea Frey, husband and wife, and Republican Valley Rentals, L.L.C., a Nebraska limited liability company, GRANTOR, in consideration of ONE AND NO/100 DOLLARS (\$1.00) receipt of which is hereby acknowledged, conveys to Miles Caylor McDole and Samantha Jo McDole, husband and wife, as joint tenants, GRANTEES, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Lot Seven (7) and the North Half of Lot Eight (8), Block Eight (8), LeDuc's Addition to Red Cloud, Webster County, Nebraska, and The South Half of Lot Eight (8), and all of Lots Nine (9) and Ten (10), Block Eight (8), LeDuc's Addition to Red Cloud, Webster County, Nebraska.

GRANTOR covenants (jointly and severally, if more than one) with the GRANTEES that GRANTOR:

- (1) is lawfully seized of such real estate and that it is free from encumbrances, except roads and highways, easements and restrictions of record;
- (2) has legal power and lawful authority to convey the same;
- (3) warrants and will defend title to the real estate against the lawful claims of all persons.

Executed December 20, 2024.

Bradford Frey  
Bradford Frey

Andrea Frey  
Andrea Frey

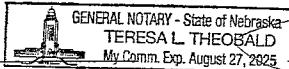
Republican Valley Rentals, L.L.C.

Bradford K. Frey, Member  
Bradford K. Frey, Member

Andrea A. Frey, Member  
Andrea A. Frey, Member

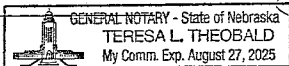
STATE OF NEBRASKA, COUNTY OF WEBSTER ) ss.

The foregoing instrument was acknowledged before me on December 20, 2024, by Bradford Frey and Andrea Frey, husband and wife.

Comm. expires       Teresa L. Theobald  
Notary Public

STATE OF NEBRASKA, COUNTY OF WEBSTER ) ss.

The foregoing instrument was acknowledged before me on December 20, 2024, by Bradford K. Frey and Andrea A. Frey, Members, on behalf of Republican Valley Rentals, L.L.C.

Comm. expires       Teresa L. Theobald  
Notary Public

BOOK 2024 PAGE 2363

### STATEMENT OF AUTHORITY

Pursuant to the Nebraska  
Uniform Limited Liability Company Act § 21-127.

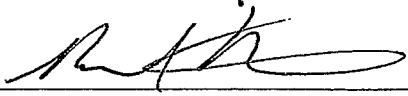
1. The name of the limited liability company (Company) is: Republican Valley Rentals, L.L.C. The street and mailing addresses of the Company's designated office is: 742 N Chestnut St, Red Cloud, NE 68970.

2. The Officer(s) or Member(s) **authorized and required** to execute instruments conveying, encumbering, or otherwise affecting title to real property on behalf of the Company, or enter transactions on behalf of, or otherwise act for or bind, the Company, are:

Bradford K. Frey, and Andrea A. Frey.

3. The undersigned are duly authorized to sign this Statement of Authority and understand that this Statement will be filed with the Nebraska Secretary of State and may be filed with the Register of Deeds of any county in the State of Nebraska.

Executed on May 11, 2023.

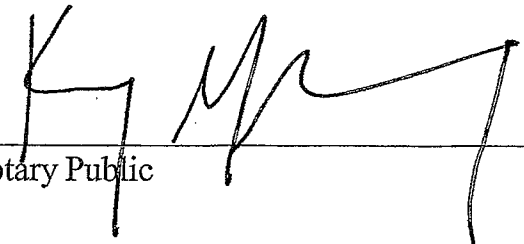
  
\_\_\_\_\_  
Bradford K. Frey, Member

  
\_\_\_\_\_  
Andrea A. Frey, Member

STATE OF NEBRASKA, COUNTY OF WEBSTER ) ss.

The foregoing instrument was acknowledged before me on May 11, 2023, by Bradford K. Frey, Member, and Andrea A. Frey, Member, on behalf of Republican Valley Rentals, L.L.C., a Nebraska limited liability company.

Comm. expires 

  
\_\_\_\_\_  
Notary Public

# Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2024	2386	12/18/2024	Base: 65-0011		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
000601300		230		14		GeoCde	Tw	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value						4487			00	0	40005		004	0000
Land		Improvements		Total		Date of Sale Property Classification Code								
910				910		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: GUIDE ROCK (GR)						A) 2	B) 01	C) 1	D) 1	E) 7	F) 1			
						Residential				Commercial				
<b>Multiple Improvements:</b>						Multiple Improvements :				Multiple Improvements :				
<b>Construction Date:</b>						Construction Date :				Construction Date :				
<b>Floor:</b>						Floor Sq. Ft. :				Floor Sq. Ft. :				
<b>Building Cost New:</b>						Cost :				Cost :				
<b>Single Family Style:</b>						<b>Residential Condition:</b>				<b>Commercial Occupancy Code:</b>				
(100) <input type="checkbox"/> Mobile Home						(10) <input type="checkbox"/> Worn Out				Primary:                      Other1:                      Other2:				
(101) <input type="checkbox"/> One Story						(20) <input type="checkbox"/> Badly Worn				<b>Commercial Construction Class:</b>				
(102) <input type="checkbox"/> Two Story						(30) <input type="checkbox"/> Average				(1) <input type="checkbox"/> Fireproof Structural Steel Frame				
(103) <input type="checkbox"/> Split Level						(40) <input type="checkbox"/> Good				(2) <input type="checkbox"/> Reinforced Concrete Frame				
(104) <input type="checkbox"/> 1 1/2 Story						(50) <input type="checkbox"/> Very Good				(3) <input type="checkbox"/> Masonry Bearing Walls				
(111) <input type="checkbox"/> Bi-Level						(60) <input type="checkbox"/> Excellent				(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls				
(106) <input type="checkbox"/> Other										(5) <input type="checkbox"/> Metal Frame and Walls				
<b>Townhouse or Duplex Style:</b>						<b>Residential Quality:</b>				(6) <input type="checkbox"/> Pole Frame				
(301) <input type="checkbox"/> One Story						(10) <input type="checkbox"/> Low				<b>Cost Rank:</b>		<b>Condition:</b>		
(302) <input type="checkbox"/> Two Story						(20) <input type="checkbox"/> Fair				(10) <input type="checkbox"/> Low		(10) <input type="checkbox"/> Worn Out		
(307) <input type="checkbox"/> 1 1/2 Story						(30) <input type="checkbox"/> Average				(20) <input type="checkbox"/> Average		(20) <input type="checkbox"/> Badly Worn		
(308) <input type="checkbox"/> Split Level						(40) <input type="checkbox"/> Good				(30) <input type="checkbox"/> Above Average		(30) <input type="checkbox"/> Average		
(309) <input type="checkbox"/> 2 1/2 Story						(50) <input type="checkbox"/> Very Good				(40) <input type="checkbox"/> High		(40) <input type="checkbox"/> Good		
(304) <input type="checkbox"/> One Story Duplex						(60) <input type="checkbox"/> Excellent						(50) <input type="checkbox"/> Very Good		
(305) <input type="checkbox"/> Two Story Duplex												(60) <input type="checkbox"/> Excellent		
<b>Assessor's Adjustment to Sale Price (+ or -):</b>														
<b>Assessor Comments and Reason for Adjustment:</b>														
WD						- Only sold partial interest - No money exchanged.								
<b>Comments from</b>						<b>Comments:</b>								
000601300														
						(Continue on back)								

1/12/20

NEBRASKA

Good Life. Great Service.

DEPARTMENT OF REVENUE

# Real Estate Transfer Statement

230

FORM

521

- To be filed with the Register of Deeds. • Read instructions on reverse side.
- If additional space is needed, add an attachment and identify the applicable item number.

The deed will not be recorded unless this statement is signed and items 1-27 are accurately completed.

1 County Name <b>Webster - 91</b>	2 County Number	3 Date of Sale/Transfer Mo. <u>12</u> Day <u>18</u> Yr. <u>24</u>	4 Date of Deed Mo. <u>12</u> Day <u>18</u> Yr. <u>24</u>
--------------------------------------	-----------------	--	---

5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) <b>Sean Duffy and Jaclyn Duffy</b> Street or Other Mailing Address <b>350 Douglas St</b> City <b>Guide Rock</b> State <b>NE</b> Zip Code <b>68942</b> Phone Number <b>(402) 469-6458</b> Email Address <b>n/a</b>		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) <b>Kristopher L. Stromer</b> Street or Other Mailing Address <b>535 Pleasant St</b> City <b>Guide Rock</b> State <b>NE</b> Zip Code <b>68942</b> Phone Number <b>(402) 984-5378</b> Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address <b>n/a</b>	
--	--	---	--

7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home.

(A) Status	(B) Property Type	(C)
<input checked="" type="checkbox"/> Improved <input type="checkbox"/> Unimproved <input type="checkbox"/> IOLL	<input checked="" type="checkbox"/> Single Family <input type="checkbox"/> Multi-Family <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Agricultural <input type="checkbox"/> Recreational	<input type="checkbox"/> Mineral Interests-Nonproducing <input type="checkbox"/> Mineral Interests-Producing <input type="checkbox"/> State Assessed <input type="checkbox"/> Exempt <input type="checkbox"/> Mobile Home

8 Type of Deed

<input type="checkbox"/> Conservator	<input type="checkbox"/> Distribution	<input type="checkbox"/> Land Contract/Memo	<input type="checkbox"/> Partition	<input type="checkbox"/> Sheriff	<input type="checkbox"/> Other _____
<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Corrective	<input type="checkbox"/> Easement	<input type="checkbox"/> Lease	<input type="checkbox"/> Personal Rep.	<input type="checkbox"/> Trust/Trustee
<input type="checkbox"/> Cemetery	<input type="checkbox"/> Death Certificate - Transfer on Death	<input type="checkbox"/> Executor	<input type="checkbox"/> Mineral	<input type="checkbox"/> Quit Claim	<input checked="" type="checkbox"/> Warranty

9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller?  
 Buyer  Seller  No

10 Type of Transfer

<input type="checkbox"/> Distribution	<input type="checkbox"/> Foreclosure	<input type="checkbox"/> Irrevocable Trust	<input type="checkbox"/> Revocable Trust	<input type="checkbox"/> Transfer on Death
<input type="checkbox"/> Auction	<input type="checkbox"/> Easement	<input checked="" type="checkbox"/> Gift	<input type="checkbox"/> Life Estate	<input type="checkbox"/> Sale
<input type="checkbox"/> Court Decree	<input type="checkbox"/> Exchange	<input type="checkbox"/> Grantor Trust	<input type="checkbox"/> Partition	<input type="checkbox"/> Satisfaction of Contract
<input type="checkbox"/> Other (Explain) _____				

11 Was ownership transferred in full? (If No, explain the division.)  
 Yes  No **Undivided one-half interest**

12 Was real estate purchased for same use? (If No, state the intended use.)  
 Yes  No \_\_\_\_\_

13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.)

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Aunt or Uncle to Niece or Nephew	<input type="checkbox"/> Family Corp., Partnership, or LLC	<input type="checkbox"/> Self	<input type="checkbox"/> Other _____
		<input type="checkbox"/> Brothers and Sisters	<input type="checkbox"/> Grandparents and Grandchild	<input type="checkbox"/> Spouse	
		<input type="checkbox"/> Ex-spouse	<input type="checkbox"/> Parents and Child	<input type="checkbox"/> Step-parent and Step-child	

14 What is the current market value of the real property?  
**.455.00**

15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)  
 Yes  No \$ \_\_\_\_\_ %

16 Does this conveyance divide a current parcel of land?  
 Yes  No

17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.)  
 Yes  No

18 Address of Property  
**480 University Ave  
Guide Rock, NE 68942**

19 Name and Address of Person to Whom the Tax Statement Should be Sent  
**350 Douglas St  
Guide Rock, NE 68942**

18a  No address assigned 18b  Vacant land

20 Legal Description (Attach additional pages, if needed.)  
**Lot Eight (8), Block Four (4), Original Town of Guide Rock, Webster County, Nebraska.**

21 If agricultural, list total number of acres transferred in this transaction \_\_\_\_\_

22 Total purchase price, including any liabilities assumed.....	22	\$	0'00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions) .....	23	\$	0'00
24 Adjusted purchase price paid for real estate (line 22 minus line 23) .....	24	\$	0'00

25 If this transfer is exempt from the documentary stamp tax, list the exemption number \_\_\_\_\_

26 Is an affidavit as described in Neb. Rev. Stat. § 76-2.141 required because the property is located within a county or other geographic area with an active air force ballistic missile field? (See Instructions)  
 Yes  No

27 If yes, is the required affidavit attached to this filing?  Yes  No

Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement.

sign here

Print or Type Name of Grantee or Authorized Representative  
**Kory McCracken**

Signature of Grantee or Authorized Representative  
*[Signature]*

Attorney  
Title

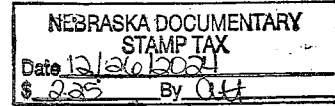
Phone Number  
**(402) 746-3613**

Date  
**12/18/24**

Register of Deed's Use Only

28 Date Deed Recorded Mo. <u>12</u> Day <u>20</u> Yr. <u>24</u>	29 Value of Stamp or Exempt Number \$ <u>2.25</u>	30 Recording Data <b>BK2024, Pg 2386</b>	For Dept. Use Only
--	--	---	--------------------

State of Nebraska } ss.  
County of Webster }  
Entered on the numerical index and filed for record in the Clerk's office of said county this 210 day of December A.D., 2024, at 110 o'clock P. M. Recorded in Book 2024 on Page 23810  
Arnold Haring County Clerk  
410.00 Deputy  
ind Comp Assessor Carded



**WARRANTY DEED**

Sean Duffy and Jaclyn Duffy, husband and wife, GRANTOR, in consideration of ONE AND NO/100 DOLLARS (\$1.00) receipt of which is hereby acknowledged, conveys to Kristopher L. Stromer, a single person, GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

An undivided one-half interest in:  
Lot Eight (8), Block Four (4), Original Town of Guide Rock, Webster County, Nebraska.

GRANTOR covenants (jointly and severally, if more than one) with the GRANTEE that GRANTOR:

- (1) is lawfully seized of such real estate and that it is free from encumbrances, except roads and highways, easements and restrictions of record;
- (2) has legal power and lawful authority to convey the same;
- (3) warrants and will defend title to the real estate against the lawful claims of all persons.

Executed December 18, 2024.

Sean Duffy  
Sean Duffy

Jaclyn Duffy  
Jaclyn Duffy

STATE OF NEBRASKA, COUNTY OF WEBSTER ) ss.

The foregoing instrument was acknowledged before me on December 18, 2024, by Sean Duffy and Jaclyn Duffy, husband and wife.

Comm. expires

[Signature]  
Notary Public



# Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2024	2389	8/10/2020	Base: 91-0002		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
000103700		231		14		GeoCde	Tw	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4371			00	0	10005		005	0000		
Land		Improvements		Total		Date of Sale Property Classification Code								
410		49,555		49,965		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: RED CLOUD (RC)				A) 1	B) 03	C) 3	D) 1	E) 6	F) 1					
				Residential				Commercial						
<b>Multiple Improvements:</b>				Multiple Improvements. :				Multiple Improvements. : 2						
<b>Construction Date:</b>				Construction Date :				Construction Date : 1900						
<b>Floor:</b>				Floor Sq. Ft. :				Floor Sq. Ft. : 1,250						
<b>Building Cost New:</b>				Cost :				Cost : 46,890						
<b>Single Family Style:</b>				<b>Residential Condition:</b>				<b>Commercial Occupancy Code:</b>						
(100) <input type="checkbox"/> Mobile Home				(10) <input type="checkbox"/> Worn Out				Primary: 471 Other1: 344 Other2:						
(101) <input type="checkbox"/> One Story				(20) <input type="checkbox"/> Badly Worn				<b>Commercial Construction Class: 3</b>						
(102) <input type="checkbox"/> Two Story				(30) <input type="checkbox"/> Average				(1) <input type="checkbox"/> Fireproof Structural Steel Frame						
(103) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(2) <input type="checkbox"/> Reinforced Concrete Frame						
(104) <input type="checkbox"/> 1 1/2 Story				(50) <input type="checkbox"/> Very Good				(3) <input checked="" type="checkbox"/> Masonry Bearing Walls						
(111) <input type="checkbox"/> Bi-Level				(60) <input type="checkbox"/> Excellent				(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls						
(106) <input type="checkbox"/> Other								(5) <input type="checkbox"/> Metal Frame and Walls						
<b>Townhouse or Duplex Style:</b>				<b>Residential Quality:</b>				(6) <input type="checkbox"/> Pole Frame						
(301) <input type="checkbox"/> One Story				(10) <input type="checkbox"/> Low				<b>Cost Rank: 20</b>		<b>Condition: 20</b>				
(302) <input type="checkbox"/> Two Story				(20) <input type="checkbox"/> Fair				(10) <input type="checkbox"/> Low		(10) <input type="checkbox"/> Worn Out				
(307) <input type="checkbox"/> 1 1/2 Story				(30) <input type="checkbox"/> Average				(20) <input checked="" type="checkbox"/> Average		(20) <input checked="" type="checkbox"/> Badly Worn				
(308) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(30) <input type="checkbox"/> Above Average		(30) <input type="checkbox"/> Average				
(309) <input type="checkbox"/> 2 1/2 Story				(50) <input type="checkbox"/> Very Good				(40) <input type="checkbox"/> High		(40) <input type="checkbox"/> Good				
(304) <input type="checkbox"/> One Story Duplex				(60) <input type="checkbox"/> Excellent						(50) <input type="checkbox"/> Very Good				
(305) <input type="checkbox"/> Two Story Duplex										(60) <input type="checkbox"/> Excellent				
<b>Assessor's Adjustment to Sale Price (+ or -):</b>														
<b>Assessor Comments and Reason for Adjustment:</b>														
WD - No money exchanged. - Sale Date is from 8-10-2020														
<b>Comments from</b>						<b>Comments:</b>								
000103700														
(Continue on back)														

# Real Estate Transfer Statement

231

• To be filed with the Register of Deeds. • Read instructions on reverse side.  
• If additional space is needed, add an attachment and identify the applicable item number.

The deed will not be recorded unless this statement is signed and items 1-27 are accurately completed.

1 County Name <b>Webster - 91</b>		2 County Number		3 Date of Sale/Transfer Mo. <u>08</u> Day <u>10</u> Yr. <u>2020</u>		4 Date of Deed Mo. <u>08</u> Day <u>10</u> Yr. <u>2020</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) <b>David B. Garwood and Marietta C. Garwood</b> Street or Other Mailing Address <b>401 N Webster St</b> City <b>Red Cloud</b> State <b>NE</b> Zip Code <b>68970</b> Phone Number <b>(402) 767-0014</b> Email Address				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) <b>Kory J. McCracken</b> Street or Other Mailing Address <b>401 N Webster St</b> City <b>Red Cloud</b> State <b>NE</b> Zip Code <b>68970</b> Phone Number <b>(402) 746-3613</b> Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address			

7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home.

(A) Status	(B) Property Type		(C)
<input checked="" type="checkbox"/> Improved <input type="checkbox"/> Unimproved <input type="checkbox"/> IOLL	<input type="checkbox"/> Single Family <input type="checkbox"/> Multi-Family <input checked="" type="checkbox"/> Commercial	<input type="checkbox"/> Industrial <input type="checkbox"/> Agricultural <input type="checkbox"/> Recreational	<input type="checkbox"/> Mineral Interests-Nonproducing <input type="checkbox"/> Mineral Interests-Producing <input type="checkbox"/> State Assessed <input type="checkbox"/> Exempt <input type="checkbox"/> Mobile Home

8 Type of Deed  Conservator  Distribution  Land Contract/Memo  Partition  Sheriff  Other \_\_\_\_\_  
 Bill of Sale  Corrective  Easement  Lease  Personal Rep.  Trust/Trustee  
 Cemetery  Death Certificate - Transfer on Death  Executor  Mineral  Quit Claim  Warranty

9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller?  
 Buyer  Seller  No

10 Type of Transfer  Distribution  Foreclosure  Irrevocable Trust  Revocable Trust  Transfer on Death  
 Auction  Easement  Gift  Life Estate  Sale  Trustee to Beneficiary  
 Court Decree  Exchange  Grantor Trust  Partition  Satisfaction of Contract  Other (Explain) \_\_\_\_\_

11 Was ownership transferred in full? (If No, explain the division.)  
 Yes  No \_\_\_\_\_

12 Was real estate purchased for same use? (If No, state the intended use.)  
 Yes  No \_\_\_\_\_

13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.)  
 Yes  No  Aunt or Uncle to Niece or Nephew  Family Corp., Partnership, or LLC  Self  Other \_\_\_\_\_  
 Brothers and Sisters  Grandparents and Grandchild  Spouse  
 Ex-spouse  Parents and Child  Step-parent and Step-child

14 What is the current market value of the real property?  
**31,390.00**

15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)  
 Yes  No \$ \_\_\_\_\_ %

16 Does this conveyance divide a current parcel of land?  
 Yes  No

17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.)  Yes  No

18 Address of Property  
**401 N Webster St**  
**Red Cloud, NE 68970**

19 Name and Address of Person to Whom the Tax Statement Should be Sent  
**Same as Grantee**

18a  No address assigned 18b  Vacant land

20 Legal Description (Attach additional pages, if needed.)  
**See attached**

21 If agricultural, list total number of acres transferred in this transaction \_\_\_\_\_.

22 Total purchase price, including any liabilities assumed. ....

23 Was non-real property included in the purchase?  
 Yes  No (If Yes, enter dollar amount and attach itemized list.) (see instructions) .....

22	\$	0'00
23	\$	0'00
24	\$	0'00

24 Adjusted purchase price paid for real estate (line 22 minus line 23) .....

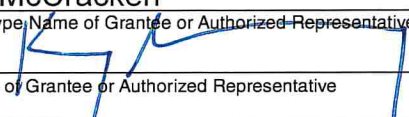
25 If this transfer is exempt from the documentary stamp tax, list the exemption number \_\_\_\_\_.

26 Is an affidavit as described in Neb. Rev. Stat. § 76-2,141 required because the property is located within a county or other geographic area with an active air force ballistic missile field? (See Instructions)  
 Yes  No

27 If yes, is the required affidavit attached to this filing?  Yes  No

Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement.

**sign here** **Kory McCracken** (402) 746-3613  
Print or Type Name of Grantee or Authorized Representative Phone Number

 Attorney  
Signature of Grantee or Authorized Representative Title 12/26/2024  
Date

Register of Deed's Use Only		For Dept. Use Only
28 Date Deed Recorded Mo. <u>12</u> Day <u>26</u> Yr. <u>24</u>	29 Value of Stamp or Exempt Number \$ <u>72.00</u>	30 Recording Data <u>BK 2024, Pg 2389</u>



Lot Twelve (12), Block Five (5), Original Town of Red Cloud, EXCEPT the West Thirty-five feet Two inches (35'2") of said Twelve (12), and including an undivided one-half interest in the party wall which is located on the line between Lot Eleven (11) and Twelve (12).

# Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2024	2391	12/26/2024	Base: 01-0123		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
002010402		232		1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value						0000	3	11	16	0	00000	1	000	0000
Land		Improvements		Total		Date of Sale Property Classification Code								
412,755				412,755		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type:						A) 2	B) 05	C) 5	D) 3	E) 0	F) 10			
LCG		ACRES:		VALUE:		LCG		ACRES:		VALUE:				
IRRIGATED	1A1					GRASSLAND	1G1							
	1A						1G							
	2A1						2G1							
	2A						2G							
	3A1						3G1							
	3A						3G							
	4A1						4G1							
	4A						4G							
DRYLAND	1D1					Shelterbelt/Timber								
	1D	20.410		56,130		Accretion								
	2D1					Waste		6.320				3,160		
	2D	71.060		195,420		Other								
	3D1	4.920		13,530		<b>AG LAND TOTAL</b>		<b>155.260</b>				<b>412,755</b>		
	3D					Roads		3.960						
	4D1					Farm Sites								
	4D	52.550		144,515		Home Sites								
						Recreation								
	Dwellings					Other								
	Outbuildings					<b>Non-AG TOTAL</b>		<b>3.960</b>						

<b>Assessor's Adjustment to Sale Price (+ or -):</b>	<b>Total Recapture Value:</b>
<b>Assessor Comments and Reason for Adjustment:</b>	
JTWD	
<b>Comments from</b>	<b>Comments:</b>
002010402	

(Continue on back)

# Real Estate Transfer Statement

232

FORM  
521

• To be filed with the Register of Deeds. • Read instructions on reverse side.  
• If additional space is needed, add an attachment and identify the applicable item number.

The deed will not be recorded unless this statement is signed and items 1-27 are accurately completed.

1 County Name <b>Webster - 91</b>	2 County Number <input checked="" type="checkbox"/>	3 Date of Sale/Transfer Mo. <u>12</u> Day <u>26</u> Yr. <u>2024</u>	4 Date of Deed Mo. <u>12</u> Day <u>26</u> Yr. <u>2024</u>
--------------------------------------	--	--	---

5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) <b>Armstrong Family Farms, LLC</b> Street or Other Mailing Address <b>1207 Road 1100</b> City <b>Red Cloud</b> State <b>NE</b> Zip Code <b>68970</b> Phone Number <b>(402) 746-3963</b> Email Address <b>n/a</b>		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) <b>Barry L. Meyer and Jamie N. Meyer</b> Street or Other Mailing Address <b>1008 Madden Road</b> City <b>Hastings</b> State <b>NE</b> Zip Code <b>68901</b> Phone Number <b>(402) 984-0053</b> Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address <b>n/a</b>	
--	--	--	--

7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home.

(A) Status	(B) Property Type	(C)
<input type="checkbox"/> Improved <input checked="" type="checkbox"/> Unimproved <input type="checkbox"/> IOLL	<input type="checkbox"/> Single Family <input type="checkbox"/> Multi-Family <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Agricultural <input type="checkbox"/> Recreational	<input type="checkbox"/> Mineral Interests-Nonproducing <input type="checkbox"/> Mineral Interests-Producing <input type="checkbox"/> State Assessed <input type="checkbox"/> Exempt <input type="checkbox"/> Mobile Home

8 Type of Deed

<input type="checkbox"/> Conservator	<input type="checkbox"/> Distribution	<input type="checkbox"/> Land Contract/Memo	<input type="checkbox"/> Partition	<input type="checkbox"/> Sheriff	<input type="checkbox"/> Other _____
<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Easement	<input type="checkbox"/> Lease	<input type="checkbox"/> Personal Rep.	<input type="checkbox"/> Trust/Trustee	
<input type="checkbox"/> Cemetery	<input type="checkbox"/> Death Certificate - Transfer on Death	<input type="checkbox"/> Executor	<input type="checkbox"/> Mineral	<input type="checkbox"/> Quit Claim	<input checked="" type="checkbox"/> Warranty

9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller?  
 Buyer  Seller  No

10 Type of Transfer

<input type="checkbox"/> Distribution	<input type="checkbox"/> Foreclosure	<input type="checkbox"/> Irrevocable Trust	<input type="checkbox"/> Revocable Trust	<input type="checkbox"/> Transfer on Death
<input type="checkbox"/> Auction	<input type="checkbox"/> Easement	<input type="checkbox"/> Gift	<input checked="" type="checkbox"/> Sale	<input type="checkbox"/> Trustee to Beneficiary
<input type="checkbox"/> Court Decree	<input type="checkbox"/> Exchange	<input type="checkbox"/> Grantor Trust	<input type="checkbox"/> Partition	<input type="checkbox"/> Satisfaction of Contract
				<input type="checkbox"/> Other (Explain) _____

11 Was ownership transferred in full? (If No, explain the division.)  
 Yes  No

12 Was real estate purchased for same use? (If No, state the intended use.)  
 Yes  No

13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.)

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Aunt or Uncle to Niece or Nephew	<input type="checkbox"/> Family Corp., Partnership, or LLC	<input type="checkbox"/> Self	<input type="checkbox"/> Other _____
		<input type="checkbox"/> Brothers and Sisters	<input type="checkbox"/> Grandparents and Grandchild	<input type="checkbox"/> Spouse	
		<input type="checkbox"/> Ex-spouse	<input type="checkbox"/> Parents and Child	<input type="checkbox"/> Step-parent and Step-child	

14 What is the current market value of the real property?  
**600,000.00**

15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)  
 Yes  No \$ \_\_\_\_\_ %

16 Does this conveyance divide a current parcel of land?  
 Yes  No

17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.)  Yes **Agri Affiliates, Inc**  No

18 Address of Property  
**Ag Land**

19 Name and Address of Person to Whom the Tax Statement Should be Sent  
**Grantees**

18a  No address assigned    18b  Vacant land

20 Legal Description (Attach additional pages, if needed.)  
**The Southeast Quarter (SE1/4) of Section Sixteen (16), Township Three (3) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska**

21 If agricultural, list total number of acres transferred in this transaction **160+-**

22 Total purchase price, including any liabilities assumed. ....	22	\$	<b>600,000.00</b>
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions) .....	23	\$	
24 Adjusted purchase price paid for real estate (line 22 minus line 23) .....	24	\$	<b>600,000.00</b>

25 If this transfer is exempt from the documentary stamp tax, list the exemption number \_\_\_\_\_

26 Is an affidavit as described in Neb. Rev. Stat. § 76-2,141 required because the property is located within a county or other geographic area with an active air force ballistic missile field? (See Instructions)  
 Yes  No

27 If yes, is the required affidavit attached to this filing?  Yes  No

Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement.

**Barry L. Meyer** (402) 984-0053  
Print or Type Name of Grantee or Authorized Representative Phone Number

*[Signature]* Grantee 12/19/2024  
Signature of Grantee or Authorized Representative Title Date

Register of Deed's Use Only		For Dept. Use Only
28 Date Deed Recorded Mo. <u>12</u> Day <u>27</u> Yr. <u>24</u>	29 Value of Stamp or Exempt Number \$ <u>1350.00</u>	30 Recording Data <b>BK 2024, Pg 2391</b>

State of Nebraska } ss.  
County of Webster }

Entered on the numerical index and filed for record in the Clerk's office of said county this 27 day of Dec A.D., 2024, at 8:20 o'clock A.M. Recorded in Book 2024 on Page 2391  
Abbey Hraig County Clerk  
AD Deputy  
Ind 10.00 Comp AD Assessor AD Carded AD

NEBRASKA DOCUMENTARY  
STAMP TAX  
Date 12-27-24  
\$ 1350.00 By AD

Return to:  
Southern Title, LLC  
P O Box 221  
Red Cloud, NE 68970

JOINT TENANCY WARRANTY DEED

Armstrong Family Farms, LLC, a Nebraska Limited Liability Company, Grantor, in consideration of ONE DOLLAR (\$1.00) and other valuable consideration received from Grantees, Barry L. Meyer and Jamie N. Meyer, husband and wife, convey to Grantees, as joint tenants and not as tenants in common, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

The Southeast Quarter (SE¼) of Section Sixteen (16), Township Three (3) North, Range Eleven (11) West of the 6<sup>th</sup> P.M., Webster County, Nebraska

Grantor covenants, jointly and severally, if more than one, with Grantees that Grantor:

- (1) is lawfully seised of such real estate and that it is free from encumbrances;
- (2) has legal power and lawful authority to convey the same;
- (3) warrants and will defend title to the real estate against the lawful claims of all persons.

Executed December 26, 2024.

Armstrong Family Farms, LLC, a Nebraska Limited Liability Company

[Signature] as member  
BY: Justin Armstrong, Member

[Signature] as Member  
Jeff Armstrong, Member

STATE OF NEBRASKA )  
 ) ss.  
COUNTY OF WEBSTER )

The foregoing instrument was acknowledged before me on December 26, 2024 by Justin Armstrong and Jeff Armstrong, Members, Armstrong Family Farms, LLC, a Nebraska Limited Liability Company.

GENERAL NOTARY - State of Nebraska  
TERESA L. THEOBALD  
My Comm. Exp. August 27, 2025

[Signature]  
Notary Public

# Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2024	2402	12/26/2024	Base: 01-0123		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
002010401		233		1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value						4245	3	11	16	0	00000	1	000	0000
Land		Improvements		Total		Date of Sale Property Classification Code								
426,255				426,255		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type:						A) 2	B) 05	C) 5	D) 3	E) 0	F) 10			
LCG		ACRES:		VALUE:		LCG		ACRES:		VALUE:				
IRRIGATED	1A1					GRASSLAND	1G1							
	1A						1G							
	2A1						2G1							
	2A						2G							
	3A1						3G1							
	3A						3G							
	4A1						4G1							
	4A						4G							
DRYLAND	1D1	28.440		78,210		Shelterbelt/Timber								
	1D	5.600		15,400		Accretion								
	2D1	1.610		4,430		Waste		0.650			325			
	2D	49.350		135,715		Other								
	3D1	12.170		33,470		<b>AG LAND TOTAL</b>		<b>155.530</b>			<b>426,255</b>			
	3D					Roads		3.970						
	4D1	7.960		21,890		Farm Sites								
	4D	49.750		136,815		Home Sites								
						Recreation								
	Dwellings					Other								
	Outbuildings					<b>Non-AG TOTAL</b>		<b>3.970</b>						

<b>Assessor's Adjustment to Sale Price (+ or -):</b>	<b>Total Recapture Value:</b>
<b>Assessor Comments and Reason for Adjustment:</b>	
JTWD	
<b>Comments from</b>	<b>Comments:</b>
002010401	

(Continue on back)



# Real Estate Transfer Statement

233

FORM  
521

• To be filed with the Register of Deeds. • Read instructions on reverse side.  
• If additional space is needed, add an attachment and identify the applicable item number.

The deed will not be recorded unless this statement is signed and items 1-27 are accurately completed.

1 County Name <b>Webster - 91</b>	2 County Number <input checked="" type="checkbox"/>	3 Date of Sale/Transfer Mo. <u>12</u> Day <u>26</u> Yr. <u>2024</u>	4 Date of Deed Mo. <u>12</u> Day <u>26</u> Yr. <u>2024</u>
--------------------------------------	--	--	---

5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) <b>Armstrong Family Farms, LLC</b> Street or Other Mailing Address <b>1207 Road 1100</b> City <b>Red Cloud</b> State <b>NE</b> Zip Code <b>68970</b> Phone Number <b>(402) 746-3963</b> Email Address <b>n/a</b>		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) <b>Brandon J. Meyer and Kami L. Meyer</b> Street or Other Mailing Address <b>1459 Road AA</b> City <b>Blue Hill</b> State <b>NE</b> Zip Code <b>68930</b> Phone Number <b>(402) 469-0439</b> Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address <b>n/a</b>	
--	--	--	--

7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home.

(A) Status	(B) Property Type	(C)
<input type="checkbox"/> Improved <input checked="" type="checkbox"/> Unimproved <input type="checkbox"/> IOLL	<input type="checkbox"/> Single Family <input type="checkbox"/> Multi-Family <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Agricultural <input type="checkbox"/> Recreational	<input type="checkbox"/> Mineral Interests-Nonproducing <input type="checkbox"/> Mineral Interests-Producing <input type="checkbox"/> State Assessed <input type="checkbox"/> Exempt <input type="checkbox"/> Mobile Home

8 Type of Deed

<input type="checkbox"/> Conservator	<input type="checkbox"/> Distribution	<input type="checkbox"/> Land Contract/Memo	<input type="checkbox"/> Partition	<input type="checkbox"/> Sheriff	<input type="checkbox"/> Other _____
<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Easement	<input type="checkbox"/> Lease	<input type="checkbox"/> Personal Rep.	<input type="checkbox"/> Trust/Trustee	
<input type="checkbox"/> Cemetery	<input type="checkbox"/> Death Certificate – Transfer on Death	<input type="checkbox"/> Executor	<input type="checkbox"/> Mineral	<input type="checkbox"/> Quit Claim	<input checked="" type="checkbox"/> Warranty

9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller?  
 Buyer  Seller  No

10 Type of Transfer

<input type="checkbox"/> Distribution	<input type="checkbox"/> Foreclosure	<input type="checkbox"/> Irrevocable Trust	<input type="checkbox"/> Revocable Trust	<input type="checkbox"/> Transfer on Death
<input type="checkbox"/> Auction	<input type="checkbox"/> Easement	<input type="checkbox"/> Gift	<input type="checkbox"/> Life Estate	<input checked="" type="checkbox"/> Sale
<input type="checkbox"/> Court Decree	<input type="checkbox"/> Exchange	<input type="checkbox"/> Grantor Trust	<input type="checkbox"/> Partition	<input type="checkbox"/> Satisfaction of Contract
				<input type="checkbox"/> Other (Explain) _____

11 Was ownership transferred in full? (If No, explain the division.)  
 Yes  No \_\_\_\_\_

12 Was real estate purchased for same use? (If No, state the intended use.)  
 Yes  No \_\_\_\_\_

13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.)

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Aunt or Uncle to Niece or Nephew	<input type="checkbox"/> Family Corp., Partnership, or LLC	<input type="checkbox"/> Self	<input type="checkbox"/> Other _____
		<input type="checkbox"/> Brothers and Sisters	<input type="checkbox"/> Grandparents and Grandchild	<input type="checkbox"/> Spouse	
		<input type="checkbox"/> Ex-spouse	<input type="checkbox"/> Parents and Child	<input type="checkbox"/> Step-parent and Step-child	

14 What is the current market value of the real property?  
**600,000.00**

15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)  
 Yes  No \$ \_\_\_\_\_ %

16 Does this conveyance divide a current parcel of land?  
 Yes  No

17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.)  Yes **Agri Affiliates, Inc**  No

18 Address of Property  
**Ag Land**

19 Name and Address of Person to Whom the Tax Statement Should be Sent  
**Grantees**

18a  No address assigned    18b  Vacant land

20 Legal Description (Attach additional pages, if needed.)  
**The Northeast Quarter (NE1/4) of Section Sixteen (16), Township Three (3) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska**

21 If agricultural, list total number of acres transferred in this transaction **160+-**

22 Total purchase price, including any liabilities assumed.....	22	\$	<b>600,000.00</b>
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions) .....	23	\$	
24 Adjusted purchase price paid for real estate (line 22 minus line 23) .....	24	\$	<b>600,000.00</b>

25 If this transfer is exempt from the documentary stamp tax, list the exemption number \_\_\_\_\_

26 Is an affidavit as described in Neb. Rev. Stat. § 76-2,141 required because the property is located within a county or other geographic area with an active air force ballistic missile field? (See Instructions)  
 Yes  No

27 If yes, is the required affidavit attached to this filing?  Yes  No

Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement.

**Brandon J. Meyer** (402) 469-0439  
 Print or Type Name of Grantee or Authorized Representative Phone Number

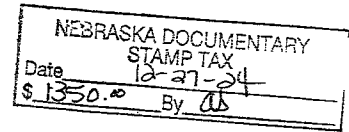
*Brandon J. Meyer* Grantee  
 Signature of Grantee or Authorized Representative Title

12/19/2024  
 Date

Register of Deed's Use Only		For Dept. Use Only
28 Date Deed Recorded Mo. <u>12</u> Day <u>27</u> Yr. <u>24</u>	29 Value of Stamp or Exempt Number \$ <u>1350.00</u>	30 Recording Data <b>BK2024, Pg 2402</b>

State of Nebraska }  
County of Webster } ss.

Entered on the numerical index and filed for record in the Clerk's office of said county this 27 day of Dec A.D., 2024, at 8:28 o'clock a.M. Recorded in Book 2024 on Page 2402  
Abbey Harris County Clerk  
10.00 Deputy  
Ind      Comp      Assessor      Carded     



Return to:  
Southern Title, LLC  
P O Box 221  
Red Cloud, NE 68970

JOINT TENANCY WARRANTY DEED

Armstrong Family Farms, LLC, a Nebraska Limited Liability Company, Grantor, in consideration of ONE DOLLAR (\$1.00) and other valuable consideration received from Grantees, Brandon J. Meyer and Kami L. Meyer, husband and wife, convey to Grantees, as joint tenants and not as tenants in common, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

The Northeast Quarter (NE¼) of Section Sixteen (16), Township Three (3) North, Range Eleven (11) West of the 6<sup>th</sup> P.M., Webster County, Nebraska

Grantor covenants, jointly and severally, if more than one, with Grantees that Grantor:

- (1) is lawfully seised of such real estate and that it is free from encumbrances;
- (2) has legal power and lawful authority to convey the same;
- (3) warrants and will defend title to the real estate against the lawful claims of all persons.

Executed December 26, 2024.

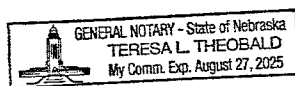
Armstrong Family Farms, LLC, a Nebraska Limited Liability Company

[Signature] as member  
BY: Justin Armstrong, Member

[Signature] as member  
Jeff Armstrong, Member

STATE OF NEBRASKA            )  
  ) ss.  
COUNTY OF WEBSTER        )

The foregoing instrument was acknowledged before me on December 26, 2024 by Justin Armstrong and Jeff Armstrong, Members, Armstrong Family Farms, LLC, a Nebraska Limited Liability Company.



[Signature]  
Notary Public



# Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2024	2422	12/20/2024	Base: 91-0074		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
001314901		234		4		GeoCde	Twn	Rng	Sect	Qrt	Subdlv	Area	Blk	Parcel
Date of Sale Assessed Value						0000	4	9	31	0	00000	1	000	0000
Land		Improvements		Total		Date of Sale Property Classification Code								
6,095				6,095		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type:						A) 2	B) 05	C) 5	D) 3	E) 0	F) 6			
LCG		ACRES:		VALUE:		LCG		ACRES:		VALUE:				
IRRIGATED	1A1					GRASSLAND	1G1	3.190		4,945				
	1A						1G	0.740		1,150				
	2A1						2G1							
	2A						2G							
	3A1						3G1							
	3A						3G							
	4A1						4G1							
	4A						4G							
DRYLAND	1D1					Shelterbelt/Timber								
	1D					Accretion								
	2D1					Waste								
	2D					Other								
	3D1					<b>AG LAND TOTAL</b>		<b>3.930</b>		<b>6,095</b>				
	3D					Roads		0.220						
	4D1					Farm Sites								
	4D					Home Sites								
						Recreation								
	Dwellings					Other								
	Outbuildings					<b>Non-AG TOTAL</b>		<b>0.220</b>						

<b>Assessor's Adjustment to Sale Price (+ or -):</b>	<b>Total Recapture Value:</b>
<b>Assessor Comments and Reason for Adjustment:</b>	
JTWD; TRANSFER BETWEEN PARENT & CHILD AND UNCLE TO NEPHEW	
<b>Comments from</b>	<b>Comments:</b>
001314901	

(Continue on back)

Real Estate Transfer Statement

234

To be filed with the Register of Deeds. Read instructions on reverse side. If additional space is needed, add an attachment and identify the applicable item number.

The deed will not be recorded unless this statement is signed and items 1-27 are accurately completed.

1 County Name Webster - 91 2 County Number 3 Date of Sale/Transfer Mo. 12 Day 30 Yr. 2024 4 Date of Deed Mo. 12 Day 30 Yr. 2024

5 Grantor's Name, Address, and Telephone (Please Print) 6 Grantee's Name, Address, and Telephone (Please Print)

Grantor's Name (Seller) Keith J. and Carolyn Kohmetscher; Randall R. and Peggy Kohmetscher Grantee's Name (Buyer) Trent J. and Claire Kohmetscher

Street or Other Mailing Address 2148 RD 2000 2073 Martin RD

City Blue Hill State NE Zip Code 68930 City Blue Hill State NE Zip Code 68930

Phone Number (402) 984-9005 (402) 984-8934 Is the grantee a 501(c)(3) organization? Yes No

Email Address n/a n/a

7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home.

(A) Status (B) Property Type (C) Improved Single Family Industrial Mineral Interests-Nonproducing State Assessed Mobile Home

8 Type of Deed Conservator Distribution Land Contract/Memo Partition Sheriff Other Bill of Sale Corrective Easement Lease Personal Rep. Trust/Trustee Cemetery Death Certificate - Transfer on Death Executor Mineral Quit Claim Warranty

9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? 10 Type of Transfer Distribution Foreclosure Irrevocable Trust Revocable Trust Transfer on Death

11 Was ownership transferred in full? (If No, explain the division.) 12 Was real estate purchased for same use? (If No, state the intended use.)

13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.)

14 What is the current market value of the real property? 4,000.00 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)

16 Does this conveyance divide a current parcel of land? 17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.)

18 Address of Property 19 Name and Address of Person to Whom the Tax Statement Should be Sent (Same as Grantee)

18a No address assigned 18b Vacant land 20 Legal Description (Attach additional pages, if needed.) (See legal description attached)

21 If agricultural, list total number of acres transferred in this transaction 4.15

22 Total purchase price, including any liabilities assumed. 22 \$ 0:00 23 Was non-real property included in the purchase? 23 \$ 0:00

24 Adjusted purchase price paid for real estate (line 22 minus line 23) 24 \$ 0:00 25 If this transfer is exempt from the documentary stamp tax, list the exemption number n/a

26 Is an affidavit as described in Neb. Rev. Stat. § 76-2,141 required because the property is located within a county or other geographic area with an active air force ballistic missile field? (See Instructions) 27 If yes, is the required affidavit attached to this filing? Yes No

Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement.

David B. Garwood (402) 746-3613

sign here Print or Type Name of Grantee or Authorized Representative Signature of Grantee or Authorized Representative Attorney Title Date

Register of Deed's Use Only For Dept. Use Only

28 Date Deed Recorded Mo. 12 Day 30 Yr. 24 29 Value of Stamp or Exempt Number \$ 9.00 30 Recording Data BK 2024, Pg 2422

Grantee—Retain a copy of this document for your records.

A TRACT OF LAND LOCATED IN THE NORTHWEST QUARTER (NW¼) OF SECTION THIRTY-ONE (31), TOWNSHIP FOUR (4) NORTH, RANGE NINE (9) WEST OF THE 6TH P.M., WEBSTER COUNTY, NEBRASKA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER (WEST 1/4 CORNER) THENCE N00°10'50"W (ASSUMED BEARING) ON THE WEST LINE OF SAID NORTHWEST QUARTER A DISTANCE OF 1009.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING N00°10'50"W ON SAID WEST LINE A DISTANCE OF 296.00 FEET; THENCE N89°09'01"E A DISTANCE OF 254.71 FEET; THENCE S54°46'32"E A DISTANCE OF 336.43 FEET; THENCE S02°21'43"E A DISTANCE OF 270.03 FEET; THENCE N88°51'07"W A DISTANCE OF 309.25 FEET; THENCE N03°32'33"E A DISTANCE OF 151.83 FEET; THENCE N88°29'17"W A DISTANCE OF 239.98 FEET TO THE POINT OF BEGINNING; CONTAINING 4.15 ACRES MORE OR LESS; OF WHICH 0.22 ACRES IS CURRENTLY BEING OCCUPIED AS PUBLIC ROAD RIGHT OF WAY.

State of Nebraska } ss.  
County of Webster }

Entered on the numerical index and filed for record in the Clerk's office of said county this 30 day of Dec A.D., 2024, at 10:47 o'clock AM. Recorded in Book 2024 on Page 2422.  
Onbey Hrnig County Clerk  
10,000 Deputy  
Ind \_\_\_ Comp \_\_\_ Assessor \_\_\_ Carded \_\_\_

NEBRASKA DOCUMENTARY  
STAMP TAX  
Date 12-30-24  
\$ 9.00 By dh

**JOINT TENANCY WARRANTY DEED**

Keith J. Kohmetscher and Carolyn Kohmetscher, husband and wife; and Randall R. Kohmetscher and Peggy Kohmetscher, husband and wife, GRANTORS, in consideration of ONE AND NO/100 DOLLARS (\$1.00) receipt of which is hereby acknowledged, convey to Trent J. Kohmetscher and Claire Kohmetscher, husband and wife as joint tenants, GRANTEES, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

A TRACT OF LAND LOCATED IN THE NORTHWEST QUARTER (NW¼) OF SECTION THIRTY-ONE (31), TOWNSHIP FOUR (4) NORTH, RANGE NINE (9) WEST OF THE 6TH P.M., WEBSTER COUNTY, NEBRASKA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER (WEST 1/4 CORNER) THENCE N00°10'50"W (ASSUMED BEARING) ON THE WEST LINE OF SAID NORTHWEST QUARTER A DISTANCE OF 1009.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING N00°10'50"W ON SAID WEST LINE A DISTANCE OF 296.00 FEET; THENCE N89°09'01"E A DISTANCE OF 254.71 FEET; THENCE S54°46'32"E A DISTANCE OF 336.43 FEET; THENCE S02°21'43"E A DISTANCE OF 270.03 FEET; THENCE N88°51'07"W A DISTANCE OF 309.25 FEET; THENCE N03°32'33"E A DISTANCE OF 151.83 FEET; THENCE N88°29'17"W A DISTANCE OF 239.98 FEET TO THE POINT OF BEGINNING; CONTAINING 4.15 ACRES MORE OR LESS; OF WHICH 0.22 ACRES IS CURRENTLY BEING OCCUPIED AS PUBLIC ROAD RIGHT OF WAY.

GRANTOR covenants (jointly and severally, if more than one) with the GRANTEES that GRANTOR: (1) is lawfully seized of such real estate and that it is free from encumbrances, except roads and highways, easements and restrictions of record; (2) has legal power and lawful authority to convey the same; (3) warrants and will defend title to the real estate against the lawful claims of all persons.

Executed December 20, 2024.

Keith J. Kohmetscher  
Keith J. Kohmetscher

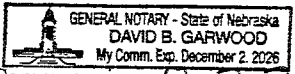
Carolyn Kohmetscher  
Carolyn Kohmetscher

Randall R. Kohmetscher  
Randall R. Kohmetscher

Peggy Kohmetscher  
Peggy Kohmetscher

STATE OF NEBRASKA, COUNTY OF WEBSTER ) ss.

The foregoing instrument was acknowledged before me on December 20, 2024, by Keith J. Kohmetscher and Carolyn Kohmetscher, husband and wife; and by Randall R. Kohmetscher and Peggy Kohmetscher, husband and wife.

  
Comm. expires 12-2-26

David B. Garwood  
Notary Public

# Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2024	2425	12/30/2024	Base: 91-0002			Affiliated:		Unified:					
Location ID		Sale Number		Useability & Code #		Parcel Number								
001904901		235		1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value						0000	2	11	4	0	00000	1	000	0000
Land		Improvements		Total		Date of Sale Property Classification Code								
263,980				263,980		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type:						A) 2	B) 05	C) 5	D) 3	E) 0	F) 9			
LCG		ACRES:		VALUE:		LCG		ACRES:		VALUE:				
IRRIGATED	1A1	0.510		2,940		GRASSLAND	1G1	1.380		2,140				
	1A	34.760		200,390			1G	12.430		19,265				
	2A1						2G1	3.280		4,755				
	2A	4.340		24,065			2G							
	3A1	1.250		6,615			3G1							
	3A						3G							
	4A1						4G1							
	4A	0.720		3,810			4G							
DRYLAND	1D1					Shelterbelt/Timber								
	1D					Accretion								
	2D1					Waste								
	2D					Other								
	3D1					<b>AG LAND TOTAL</b>		58.670		263,980				
	3D					Roads		0.410						
	4D1					Farm Sites								
	4D					Home Sites								
						Recreation								
	Dwellings					Other								
	Outbuildings					<b>Non-AG TOTAL</b>		0.410						

<b>Assessor's Adjustment to Sale Price (+ or -):</b>	<b>Total Recapture Value:</b>
<b>Assessor Comments and Reason for Adjustment:</b>	
PERSONAL REP DEED	
<b>Comments from</b>	<b>Comments:</b>
001904901	
(Continue on back)	



# Real Estate Transfer Statement

235

FORM  
521

• To be filed with the Register of Deeds. • Read instructions on reverse side.  
• If additional space is needed, add an attachment and identify the applicable item number.

The deed will not be recorded unless this statement is signed and items 1-27 are accurately completed.

1 County Name <b>Webster - 91</b>	2 County Number <input checked="" type="checkbox"/>	3 Date of Sale/Transfer Mo. <u>12</u> Day <u>30</u> Yr. <u>2024</u>	4 Date of Deed Mo. <u>12</u> Day <u>30</u> Yr. <u>2024</u>
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) <b>Willie J. Mohlman, Pers Rep Est Thomas L. Mohlman</b> Street or Other Mailing Address <b>341 E 7th Avenue</b> City State Zip Code <b>Red Cloud NE 68970</b> Phone Number Email Address <b>n/a</b>		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) <b>Armstrong Family Farms, LLC</b> Street or Other Mailing Address <b>1207 Road 1100</b> City State Zip Code <b>Red Cloud NE 68970</b> Phone Number <b>(402) 746-3963</b> Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address <b>n/a</b>	

7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home.

(A) Status	(B) Property Type	(C)
<input type="checkbox"/> Improved <input checked="" type="checkbox"/> Unimproved <input type="checkbox"/> IOLL	<input type="checkbox"/> Single Family <input type="checkbox"/> Multi-Family <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Agricultural <input type="checkbox"/> Recreational <input type="checkbox"/> Mineral Interests-Nonproducing <input type="checkbox"/> Mineral Interests-Producing	<input type="checkbox"/> Mobile Home <input type="checkbox"/> State Assessed <input type="checkbox"/> Exempt

8 Type of Deed

<input type="checkbox"/> Conservator	<input type="checkbox"/> Distribution	<input type="checkbox"/> Land Contract/Memo	<input type="checkbox"/> Partition	<input type="checkbox"/> Sheriff	<input type="checkbox"/> Other _____
<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Corrective	<input type="checkbox"/> Easement	<input type="checkbox"/> Lease	<input checked="" type="checkbox"/> Personal Rep.	<input type="checkbox"/> Trust/Trustee
<input type="checkbox"/> Cemetery	<input type="checkbox"/> Death Certificate - Transfer on Death	<input type="checkbox"/> Executor	<input type="checkbox"/> Mineral	<input type="checkbox"/> Quit Claim	<input type="checkbox"/> Warranty

9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller?  
 Buyer  Seller  No

10 Type of Transfer

<input type="checkbox"/> Distribution	<input type="checkbox"/> Foreclosure	<input type="checkbox"/> Irrevocable Trust	<input type="checkbox"/> Revocable Trust	<input type="checkbox"/> Transfer on Death
<input type="checkbox"/> Auction	<input type="checkbox"/> Easement	<input type="checkbox"/> Gift	<input checked="" type="checkbox"/> Sale	<input type="checkbox"/> Trustee to Beneficiary
<input type="checkbox"/> Court Decree	<input type="checkbox"/> Exchange	<input type="checkbox"/> Grantor Trust	<input type="checkbox"/> Partition	<input type="checkbox"/> Satisfaction of Contract

Other (Explain) \_\_\_\_\_

11 Was ownership transferred in full? (If No, explain the division.)  
 Yes  No \_\_\_\_\_

12 Was real estate purchased for same use? (If No, state the intended use.)  
 Yes  No \_\_\_\_\_

13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.)

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Aunt or Uncle to Niece or Nephew	<input type="checkbox"/> Family Corp., Partnership, or LLC	<input type="checkbox"/> Self	<input type="checkbox"/> Other _____
	<input type="checkbox"/> Brothers and Sisters	<input type="checkbox"/> Grandparents and Grandchild	<input type="checkbox"/> Spouse		
	<input type="checkbox"/> Ex-spouse	<input type="checkbox"/> Parents and Child	<input type="checkbox"/> Step-parent and Step-child		

14 What is the current market value of the real property?  
**450,000.00**

15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)  
 Yes  No \$ \_\_\_\_\_ %

16 Does this conveyance divide a current parcel of land?  
 Yes  No

17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.)  
 Yes **SouthernTitle, LLC**  No

18 Address of Property  
**Ag Land**

19 Name and Address of Person to Whom the Tax Statement Should be Sent  
**Grantee**

18a  No address assigned    18b  Vacant land

20 Legal Description (Attach additional pages, if needed.)  
**See Attached**

21 If agricultural, list total number of acres transferred in this transaction **55+**

22 Total purchase price, including any liabilities assumed. ....	22	\$	<b>450,000.00</b>
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions) .....	23	\$	
24 Adjusted purchase price paid for real estate (line 22 minus line 23) .....	24	\$	<b>450,000.00</b>

25 If this transfer is exempt from the documentary stamp tax, list the exemption number \_\_\_\_\_

26 Is an affidavit as described in Neb. Rev. Stat. § 76-2,141 required because the property is located within a county or other geographic area with an active air force ballistic missile field? (See Instructions)  
 Yes  No

27 If yes, is the required affidavit attached to this filing?  Yes  No

Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement.

**Justin; Armstrong, Member, Armstrong Family Farms, LLC** (402) 746-3963  
 Print or Type Name of Grantee or Authorized Representative Phone Number

**[Signature]** Grantee  
 Signature of Grantee or Authorized Representative Title

**12/30/2024**  
 Date

Register of Deed's Use Only		For Dept. Use Only
28 Date Deed Recorded Mo. <u>12</u> Day <u>30</u> Yr. <u>24</u>	29 Value of Stamp or Exempt Number \$ <u>1012.50</u>	30 Recording Data <b>BK 2024, Pg 2425</b>

Grantee—Retain a copy of this document for your records.

sign here

The East Half of the Southeast Quarter (E1/2SE1/4) of Section Four (4), Township Two (2) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska, EXCEPT a tract of land located in the Southeast Quarter of Section 4, Township 2 North, Range 11 West of the 6<sup>th</sup> P.M., Webster County, Nebraska, being described as follows: Commencing at the Southeast corner of said Section 4, this being the point of beginning; thence N01°16'52"W, (assumed bearing) on the East line of said Southeast Quarter, a distance of 2135.00 feet; thence S88°43'08"W, perpendicular to said East line, a distance of 505.00 feet; thence S01°16'52"E, parallel with said East line, a distance of 2131.67 feet to the South line of said Southeast Quarter; thence N89°05'49"E, on said South line, a distance of 505.00 feet to the point of beginning, subject to County Road right-of-way.



State of Nebraska } ss.  
County of Webster }

BOOK 2024 PAGE 2425

Entered on the numerical index and filed for record in the Clerk's office of said county this 30 day of Dec A.D., 2024, at 1:07 o'clock PM. Recorded in Book 2024 on Page 2425  
Abney Hays County Clerk  
16.00 Deputy  
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY  
STAMP TAX  
Date 12-30-24  
\$ 1012.50 By AD

Return to:  
Southern Title, LLC  
P O Box 221  
Red Cloud, NE 68970

**PERSONAL REPRESENTATIVE'S DEED**


Willie J. Mohlman, Personal Representative of the Estate of Thomas L. Mohlman, Deceased, Grantor, in consideration of ONE DOLLAR (\$1.00) and other valuable consideration received from GRANTEE, Armstrong Family Farms, LLC, a Nebraska limited liability company, conveys to GRANTEE, the following described real estate (as defined in Neb. Rev. Stat., § 76-201):

The East Half of the Southeast Quarter (E1/2SE1/4) of Section Four (4), Township Two (2) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska, EXCEPT a tract of land located in the Southeast Quarter of Section 4, Township 2 North, Range 11 West of the 6th P.M., Webster County, Nebraska, being described as follows: Commencing at the Southeast corner of said Section 4, this being the point of beginning; thence N01°16'52"W, (assumed bearing) on the East line of said Southeast Quarter, a distance of 2135.00 feet; thence S88°43'08"W, perpendicular to said East line, a distance of 505.00 feet; thence S01°16'52"E, parallel with said East line, a distance of 2131.67 feet to the South line of said Southeast Quarter; thence N89°05'49"E, on said South line, a distance of 505.00 feet to the point of beginning, subject to County Road right-of-way.

Subject to easements, reservations, covenants and restrictions of record;

GRANTOR covenants with GRANTEES that GRANTOR has legal power and lawful authority to convey the same.

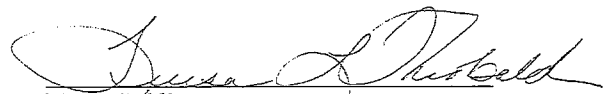
Executed December 30, 2024.

  
Willie J. Mohlman, Personal Representative  
of the Estate of Thomas L. Mohlman, Deceased

STATE OF NEBRASKA )  
 )ss.  
COUNTY OF WEBSTER )

The foregoing instrument was acknowledged before me on December 30, 2024, Willie J. Mohlman, Personal Representatives of the Estate of Thomas J. Mohlman, Deceased.

GENERAL NOTARY - State of Nebraska  
TERESA L. THEOBALD  
My Comm. Exp. August 27, 2025

  
Notary Public

# Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2024	2426	12/30/2024	Base: 91-0002		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
001904801		236		1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value						4371			04	0	00000	1	000	0000
Land		Improvements		Total		Date of Sale Property Classification Code								
394,275		62,845		457,120		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type: PIVOT / WELL						A) 1	B) 05	C) 5	D) 3	E) 0	F) 10			
LCG		ACRES:		VALUE:		LCG		ACRES:		VALUE:				
IRRIGATED	1A1	0.510	2,940	GRASSLAND	1G1	3.630	5,625							
	1A	1.530	8,820		1G	2.820	4,370							
	2A1	24.800	142,970		2G1	0.560	810							
	2A	20.480	113,565		2G									
	3A1				3G1									
	3A				3G	2.460	4,440							
	4A1				4G1									
	4A	13.700	72,475		4G	0.180	315							
DRYLAND	1D1			Shelterbelt/Timber										
	1D	2.180	5,995	Accretion										
	2D1	0.230	635	Waste		0.020	10							
	2D	2.250	6,190	Other										
	3D1			<b>AG LAND TOTAL</b>		<b>79.450</b>	<b>380,435</b>							
	3D			Roads										
	4D1			Farm Sites		1.000	13,840							
	4D	4.100	11,275	Home Sites										
				Recreation										
	Dwellings			Other										
	Outbuildings		62,845	<b>Non-AG TOTAL</b>		<b>1.000</b>	<b>13,840</b>							

<b>Assessor's Adjustment to Sale Price (+ or -):</b>	<b>Total Recapture Value:</b>
<b>Assessor Comments and Reason for Adjustment:</b>	
WD	
<b>Comments from</b>	<b>Comments:</b>
001904801	

(Continue on back)

# Real Estate Transfer Statement

234

FORM  
521

• To be filed with the Register of Deeds. • Read instructions on reverse side.  
• If additional space is needed, add an attachment and identify the applicable item number.

The deed will not be recorded unless this statement is signed and items 1-27 are accurately completed.

1 County Name <b>Webster - 91</b>		2 County Number <input checked="" type="checkbox"/>	3 Date of Sale/Transfer Mo. <u>12</u> Day <u>30</u> Yr. <u>2024</u>	4 Date of Deed Mo. <u>12</u> Day <u>30</u> Yr. <u>2024</u>
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) <b>Andrew C. Mohlman and Marla S. Mohlman</b> Street or Other Mailing Address <b>1058 Road 1000</b> City <b>Red Cloud</b> State <b>NE</b> Zip Code <b>68970</b> Phone Number			6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) <b>Armstrong Family Farms, LLC</b> Street or Other Mailing Address <b>1207 Road 1100</b> City <b>Red Cloud</b> State <b>NE</b> Zip Code <b>68970</b> Phone Number <b>(402) 746-3963</b>	
Email Address n/a			Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Email Address n/a			Email Address n/a	

7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home.

(A) Status	(B) Property Type		(C)
<input checked="" type="checkbox"/> Improved	<input type="checkbox"/> Single Family	<input type="checkbox"/> Industrial	<input type="checkbox"/> Mobile Home
<input checked="" type="checkbox"/> Unimproved	<input type="checkbox"/> Multi-Family	<input checked="" type="checkbox"/> Agricultural	
<input type="checkbox"/> IOLL	<input type="checkbox"/> Commercial	<input type="checkbox"/> Recreational	
	<input type="checkbox"/> Mineral Interests-Nonproducing	<input type="checkbox"/> State Assessed	
	<input type="checkbox"/> Mineral Interests-Producing	<input type="checkbox"/> Exempt	

8 Type of Deed

<input type="checkbox"/> Conservator	<input type="checkbox"/> Distribution	<input type="checkbox"/> Land Contract/Memo	<input type="checkbox"/> Partition	<input type="checkbox"/> Sheriff	<input type="checkbox"/> Other _____
<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Corrective	<input type="checkbox"/> Easement	<input type="checkbox"/> Lease	<input type="checkbox"/> Personal Rep.	<input type="checkbox"/> Trust/Trustee
<input type="checkbox"/> Cemetery	<input type="checkbox"/> Death Certificate - Transfer on Death	<input type="checkbox"/> Executor	<input type="checkbox"/> Mineral	<input type="checkbox"/> Quit Claim	<input checked="" type="checkbox"/> Warranty

9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller?  
 Buyer  Seller  No

10 Type of Transfer

<input type="checkbox"/> Distribution	<input type="checkbox"/> Foreclosure	<input type="checkbox"/> Irrevocable Trust	<input type="checkbox"/> Revocable Trust	<input type="checkbox"/> Transfer on Death
<input type="checkbox"/> Auction	<input type="checkbox"/> Easement	<input type="checkbox"/> Gift	<input type="checkbox"/> Life Estate	<input checked="" type="checkbox"/> Sale
<input type="checkbox"/> Court Decree	<input type="checkbox"/> Exchange	<input type="checkbox"/> Grantor Trust	<input type="checkbox"/> Partition	<input type="checkbox"/> Satisfaction of Contract
				<input type="checkbox"/> Other (Explain) _____

11 Was ownership transferred in full? (If No, explain the division.)  
 Yes  No

12 Was real estate purchased for same use? (If No, state the intended use.)  
 Yes  No

13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.)

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Aunt or Uncle to Niece or Nephew	<input type="checkbox"/> Family Corp., Partnership, or LLC	<input type="checkbox"/> Self	<input type="checkbox"/> Other _____
		<input type="checkbox"/> Brothers and Sisters	<input type="checkbox"/> Grandparents and Grandchild	<input type="checkbox"/> Spouse	
		<input type="checkbox"/> Ex-spouse	<input type="checkbox"/> Parents and Child	<input type="checkbox"/> Step-parent and Step-child	

14 What is the current market value of the real property?  
**550,000.00**

15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)  
 Yes  No \$ \_\_\_\_\_ %

16 Does this conveyance divide a current parcel of land?  
 Yes  No

17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.)  
 Yes **Southern Title, LLC**  No

18 Address of Property  
**Ag Land**

19 Name and Address of Person to Whom the Tax Statement Should be Sent  
**Grantee**

18a  No address assigned      18b  Vacant land

20 Legal Description (Attach additional pages, if needed.)  
**The E1/2SW1/4 of Section Four (4), Township Two (2) North, Range Eleven 911) West of the 6th P.M., Webster County, Nebraska**

21 If agricultural, list total number of acres transferred in this transaction **80+-**

22 Total purchase price, including any liabilities assumed.	22	\$	<b>550,000.00</b>
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	23	\$	
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$	<b>550,000.00</b>

25 If this transfer is exempt from the documentary stamp tax, list the exemption number \_\_\_\_\_

26 Is an affidavit as described in Neb. Rev. Stat. § 76-2,141 required because the property is located within a county or other geographic area with an active air force ballistic missile field? (See Instructions)  
 Yes  No

27 If yes, is the required affidavit attached to this filing?  Yes  No

Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement.

**Justing Armstrong, Member, Armstrong Family Farms, LLC** (402) 746-3963  
Print or Type Name of Grantee or Authorized Representative Phone Number

**Grantee** 12/30/2024  
Signature of Grantee or Authorized Representative Title Date

Register of Deed's Use Only			For Dept. Use Only
28 Date Deed Recorded Mo. <u>12</u> Day <u>30</u> Yr. <u>24</u>	29 Value of Stamp or Exempt Number \$ <u>1237.50</u>	30 Recording Data <b>BK 2024, Pg 2426</b>	

State of Nebraska } ss.  
County of Webster }

Entered on the numerical index and filed for record in the Clerk's office of said county this 30 day of Dec A.D., 2024, at 1:10 o'clock P.M. Recorded in Book 2024 on Page 2426  
Abbey Haig County Clerk  
10.00 Deputy  
Ind    Comp    Assessor    Carded   

NEBRASKA DOCUMENTAL  
STAMP TAX  
Date 12-30-24  
\$ 1237.50 By AS

Return to:  
Southern Title, LLC  
P O Box 221  
Red Cloud, NE 68970

WARRANTY DEED


Andrew C. Mohlman and Marla S. Mohlman, husband and wife, Grantors, in consideration of ONE DOLLAR (\$1.00) and other valuable consideration received from Grantee, Armstrong Family Farms, LLC, a Nebraska limited liability company, convey to Grantee, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

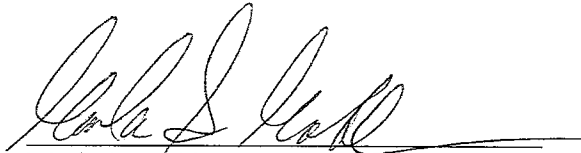
The East Half of the Southwest Quarter (E1/2SW1/4) of Section Four (4), Township Two (2) North, Range Eleven (11) West of the 6<sup>th</sup> P.M., Webster County, Nebraska

Grantors covenant, jointly and severally, with Grantee that Grantors:

- (1) are lawfully seised of such real estate and that it is free from encumbrances;
- (2) have legal power and lawful authority to convey the same;
- (3) warrant and will defend title to the real estate against the lawful claims of all persons.

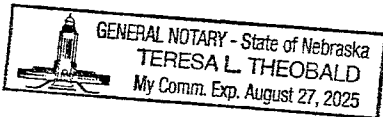
Executed December 30, 2024.

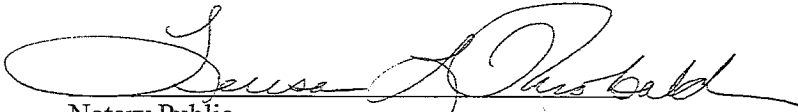
  
\_\_\_\_\_  
Andrew C. Mohlman

  
\_\_\_\_\_  
Marla S. Mohlman

STATE OF NEBRASKA       )  
  ) ss.  
COUNTY OF WEBSTER     )

The foregoing instrument was acknowledged before me on December 30, 2024 by Andrew C. Mohlman and Marla S. Mohlman, husband and wife.

  
GENERAL NOTARY - State of Nebraska  
TERESA L. THEOBALD  
My Comm. Exp. August 27, 2025

  
\_\_\_\_\_  
Notary Public

# Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2024	2427	12/30/2024	Base: 91-0002			Affiliated:		Unified:					
Location ID		Sale Number		Useability & Code #		Parcel Number								
001506100		237		1		GeoCde	Twn	Rng	Sect	Qrt	Subdlv	Area	Blk	Parcel
Date of Sale Assessed Value						4373	2	10	35	2	00000	1	000	0000
Land		Improvements		Total		Date of Sale Property Classification Code								
647,060				647,060		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type:						A) 2	B) 05	C) 5	D) 3	E) 0	F) 9			
LCG		ACRES:		VALUE:		LCG		ACRES:		VALUE:				
IRRIGATED	1A1					GRASSLAND	1G1	38.740		60,050				
	1A	62.030		357,605			1G							
	2A1						2G1	16.840		24,420				
	2A	17.410		96,540			2G							
	3A1						3G1							
	3A						3G							
	4A1						4G1							
	4A	20.500		108,445			4G							
DRYLAND	1D1					Shelterbelt/Timber								
	1D					Accretion								
	2D1					Waste								
	2D					Other								
	3D1					<b>AG LAND TOTAL</b>		155.520		647,060				
	3D					Roads		3.960						
	4D1					Farm Sites								
	4D					Home Sites								
						Recreation								
	Dwellings					Other								
	Outbuildings					<b>Non-AG TOTAL</b>		3.960						

<b>Assessor's Adjustment to Sale Price (+ or -):</b>	<b>Total Recapture Value:</b>
<b>Assessor Comments and Reason for Adjustment:</b>	
WD	
<b>Comments from</b>	<b>Comments:</b>
001506100	

(Continue on back)

65520

237

# Real Estate Transfer Statement

• To be filed with the Register of Deeds. • Read instructions on reverse side.  
• If additional space is needed, add an attachment and identify the applicable item number.

The deed will not be recorded unless this statement is signed and items 1-27 are accurately completed.

1 County Name <b>Webster - 91</b>	2 County Number	3 Date of Sale/Transfer Mo. <u>12</u> Day <u>30</u> Yr. <u>2024</u>	4 Date of Deed Mo. <u>12</u> Day <u>26</u> Yr. <u>2024</u>
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5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) <b>Robb Rutt &amp; Tonya Rutt; and Ben Pavelka</b> Street or Other Mailing Address <b>P.O. Box 253 / 3532 Laredo Ln</b> City <b>Kenesaw/Hastings</b> State <b>NE</b> Zip Code <b>68956 / 68901</b>		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) <b>See Attached</b> Street or Other Mailing Address City State Zip Code Phone Number Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address <b>N.A.</b>	
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7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home.

(A) Status	(B) Property Type	(C)
<input type="checkbox"/> Improved <input checked="" type="checkbox"/> Unimproved <input type="checkbox"/> IOLL	<input type="checkbox"/> Single Family <input type="checkbox"/> Multi-Family <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Agricultural <input type="checkbox"/> Recreational <input type="checkbox"/> Mineral Interests-Nonproducing <input type="checkbox"/> Mineral Interests-Producing <input type="checkbox"/> State Assessed <input type="checkbox"/> Exempt	<input type="checkbox"/> Mobile Home

8 Type of Deed

<input type="checkbox"/> Conservator	<input type="checkbox"/> Distribution	<input type="checkbox"/> Land Contract/Memo	<input type="checkbox"/> Partition	<input type="checkbox"/> Sheriff	<input type="checkbox"/> Other _____
<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Easement	<input type="checkbox"/> Lease	<input type="checkbox"/> Personal Rep.	<input type="checkbox"/> Trust/Trustee	
<input type="checkbox"/> Cemetery	<input type="checkbox"/> Death Certificate - Transfer on Death	<input type="checkbox"/> Executor	<input type="checkbox"/> Mineral	<input type="checkbox"/> Quit Claim	<input checked="" type="checkbox"/> Warranty

9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller?  
 Buyer  Seller  No

10 Type of Transfer

<input type="checkbox"/> Distribution	<input type="checkbox"/> Foreclosure	<input type="checkbox"/> Irrevocable Trust	<input type="checkbox"/> Revocable Trust	<input type="checkbox"/> Transfer on Death
<input type="checkbox"/> Auction	<input type="checkbox"/> Easement	<input type="checkbox"/> Gift	<input type="checkbox"/> Life Estate	<input checked="" type="checkbox"/> Sale
<input type="checkbox"/> Court Decree	<input type="checkbox"/> Exchange	<input type="checkbox"/> Grantor Trust	<input type="checkbox"/> Partition	<input type="checkbox"/> Satisfaction of Contract
				<input type="checkbox"/> Other (Explain) _____

11 Was ownership transferred in full? (If No, explain the division.)  
 Yes  No

12 Was real estate purchased for same use? (If No, state the intended use.)  
 Yes  No

13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.)

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Aunt or Uncle to Niece or Nephew	<input type="checkbox"/> Family Corp., Partnership, or LLC	<input type="checkbox"/> Self	<input type="checkbox"/> Other _____
		<input type="checkbox"/> Brothers and Sisters	<input type="checkbox"/> Grandparents and Grandchild	<input type="checkbox"/> Spouse	
		<input type="checkbox"/> Ex-spouse	<input type="checkbox"/> Parents and Child	<input type="checkbox"/> Step-parent and Step-child	

14 What is the current market value of the real property?  
**1,080,000.00**

15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)  
 Yes  No \$ \_\_\_\_\_ %

16 Does this conveyance divide a current parcel of land?  
 Yes  No

17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.)  Yes **Adams Land Title Co.**  No

18 Address of Property

19 Name and Address of Person to Whom the Tax Statement Should be Sent  
**See Grantee**

18a  No address assigned    18b  Vacant land

20 Legal Description (Attach additional pages, if needed.)  
**The Northwest Quarter (NW¼) of Section Thirty-Five (35), Township Two (2) North, Range Ten (10) West of the 6th P.M., Webster County, Nebraska.**

21 If agricultural, list total number of acres transferred in this transaction \_\_\_\_\_

22 Total purchase price, including any liabilities assumed. ....	22	\$	<b>1,080,000.00</b>
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions) .....	23	\$	
24 Adjusted purchase price paid for real estate (line 22 minus line 23) .....	24	\$	<b>1,080,000.00</b>

25 If this transfer is exempt from the documentary stamp tax, list the exemption number \_\_\_\_\_

26 Is an affidavit as described in Neb. Rev. Stat. § 76-2.141 required because the property is located within a county or other geographic area with an active air force ballistic missile field? (See Instructions)  
 Yes  No

27 If yes, is the required affidavit attached to this filing?  Yes  No

Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement.

**sign here** Danielle L. Kelley  
Print or Type Name of Grantee or Authorized Representative  
*Danielle L. Kelley*  
Signature of Grantee or Authorized Representative

**Closing Department Manager**  
Title

(402) 463-4198  
Phone Number

\_\_\_\_\_ Date

Register of Deed's Use Only		For Dept. Use Only
28 Date Deed Recorded Mo. <u>12</u> Day <u>30</u> Yr. <u>24</u>	29 Value of Stamp or Exempt Number \$ <u>2430.00</u>	30 Recording Data <b>BK2024, Pg 2427</b>

Grantee—Retain a copy of this document for your records.

Grantee's

Steven K. Gebers and Diane K. Gebers, Trustees of the Steven K. Gebers and Diane K. Gebers Revocable Trust, an undivided ½ Interest

4061 Road M, Nora, NE 68961

402-621-0172

[sgebers@hotmail.com](mailto:sgebers@hotmail.com)

David L. Gebers and Sherry Gebers, Trustees of the David L. Gebers and Sherry Gebers Revocable Trust, an undivided ½ Interest

398 Lincoln St, Nora, NE 68961

402-621-0174

N.A.



Index \_\_\_\_\_  
Computer \_\_\_\_\_  
Assessor \_\_\_\_\_  
Carded \_\_\_\_\_

NEBRASKA DOCUMENTARY  
STAMP TAX  
Date: 12/30/24  
\$2430.00 By AS

**Bk 2024, Pg 2427**

State of Nebraska }  
County of Webster } ss.

Entered on the  
numerical index and filed for record in the  
Clerk's office of said county this 30 day  
of December A.D., 2024, at 03:06  
o'clock PM. Recorded in Book 2024  
on Pages 2427-2428

*Abbey King*

County Clerk

Fee: \$16.00 By: AS Deputy  
Electronically Recorded

Return To: Adams Land Title Company, P.O. Box 1347, Hastings, NE 68902

## Warranty Deed

The Grantors, **ROBB RUTT AND TONYA RUTT, HUSBAND AND WIFE; AND BEN PAVELKA, A SINGLE PERSON**, in consideration of One Dollar and other valuable consideration, the receipt of which is hereby acknowledged, conveys to **STEVEN K. GEBERS AND DIANE K. GEBERS, TRUSTEES OF THE STEVEN K. GEBERS AND DIANE K. GEBERS REVOCABLE TRUST, an undivided one-half (½) interest; and DAVID L. GEBERS AND SHERRY GEBERS, TRUSTEES OF THE DAVID L. GEBERS AND SHERRY GEBERS REVOCABLE TRUST, an undivided one-half (½) interest**, whether one or more, the following described real estate (as described in Neb. Stat. 76-201):

**The Northwest Quarter (NW¼) of Section Thirty-Five (35), Township Two (2) North, Range Ten (10) West of the 6<sup>th</sup> P.M., Webster County, Nebraska.**

**Together with a water right and access easement for irrigation well and underground pipe and the maintenance, repair and replacement thereof, located in the Northeast Quarter (NE¼) of said Section to serve the said Northwest Quarter (NW¼) of this Section, contained in Trustee's Warranty Deed recorded September 5, 2014, in Book 2014, Page 1936**

GRANTORS covenant with GRANTEES that GRANTORS:

- (1) are lawfully seized of such real estate and that it is free from all encumbrances subject to easements, reservations, covenants and restrictions of record and subject to all regular taxes and special assessments;
- (2) have legal power and lawful authority to convey the same;
- (3) warrant and will defend title to the real estate against the lawful claims of all persons.

Executed December 26, 2024.

*Robb Rutt*

Robb Rutt

*Tonya Rutt*

Tonya Rutt

STATE OF NEBRASKA }  
COUNTY OF Adams } ss

On this 20th day of December, 2024, before me personally appeared **Robb Rutt and Tonya Rutt**.



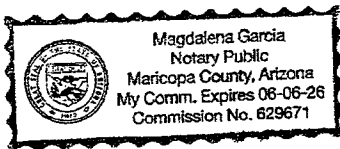
*Danielle L. Kelley*  
Notary Public - *Danielle L. Kelley*

*Ben Pavelka*

Ben Pavelka

Arizona (19)  
STATE OF ~~NEBRASKA~~ }  
COUNTY OF Maricopa } ss

On this 24 day of Dec, 2024, before me personally appeared **Ben Pavelka**.



*Magdalena Garcia*  
Notary Public -  
*Magdalena Garcia*

# Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2024	2429	7/24/2024	Base: 91-0002		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
001913502		238		4	05	GeoCde	Twn	Rng	Sect	Qrt	Subdlv	Area	Blk	Parcel
Date of Sale Assessed Value						4371	2	11	35	1	00000	1	000	0000
Land		Improvements		Total		Date of Sale Property Classification Code								
164,935		7,540		172,475		Status	Property Type		Zoning	Location	City Size	Parcel Size		
Irrigation Type:						A) 1	B) 05		C) 5	D) 3	E) 0	F) 9		
LCG		ACRES:		VALUE:		LCG		ACRES:		VALUE:				
IRRIGATED 1A1						GRASSLAND 1G1		28.010		43,420				
1A						1G		7.400		11,470				
2A1						2G1		27.170		39,395				
2A						2G		14.250		20,665				
3A1						3G1		23.260		33,725				
3A						3G								
4A1						4G1								
4A						4G								
DRYLAND 1D1						Shelterbelt/Timber								
1D						Accretion								
2D1						Waste								
2D						Other								
3D1						<b>AG LAND TOTAL</b>		<b>100.090</b>		<b>148,675</b>				
3D						Roads		3.470						
4D1						Farm Sites		1.000		13,840				
4D						Home Sites								
						Recreation								
Dwellings						Other								
Outbuildings				7,540		<b>Non-AG TOTAL</b>		<b>4.470</b>		<b>13,840</b>				

<b>Assessor's Adjustment to Sale Price (+ or -):</b>	<b>Total Recapture Value:</b>
<b>Assessor Comments and Reason for Adjustment:</b>	
JTWD; TRANSFER BETWEEN PARENT & CHILD WITH LIFE ESTATE	
<b>Comments from</b>	<b>Comments:</b>
001913502 001913600	

(Continue on back)

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# Real Estate Transfer Statement

• To be filed with the Register of Deeds. • Read instructions on reverse side.  
• If additional space is needed, add an attachment and identify the applicable item number.

The deed will not be recorded unless this statement is signed and items 1-27 are accurately completed.

1 County Name <b>Webster</b>	2 County Number <b>91</b>	3 Date of Sale/Transfer Mo. <u>07</u> Day <u>24</u> Yr. <u>2024</u>	4 Date of Deed Mo. <u>07</u> Day <u>24</u> Yr. <u>2024</u>
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) <b>CRAIG C. LOCKHART</b> Street or Other Mailing Address <b>426 N Elm Street</b> City <b>Red Cloud</b> State <b>NE</b> Zip Code <b>68970</b> Phone Number <b>402.746.2413</b> Email Address <b>NA</b>		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) <b>ADRIAN J &amp; NICOLE L LOCKHART</b> Street or Other Mailing Address <b>341 N SEWARD ST</b> City <b>Red Cloud</b> State <b>NE</b> Zip Code <b>68970</b> Phone Number <b>402.746.3491</b> Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation? Yes <input checked="" type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input checked="" type="checkbox"/> Email Address <b>N/A</b>	

7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home.

(A) Status	(B) Property Type	(C)
<input checked="" type="checkbox"/> Improved <input type="checkbox"/> Unimproved <input type="checkbox"/> IOLL	<input type="checkbox"/> Single Family <input type="checkbox"/> Multi-Family <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Agricultural <input type="checkbox"/> Recreational	<input type="checkbox"/> Mineral Interests-Nonproducing <input type="checkbox"/> Mineral Interests-Producing <input type="checkbox"/> State Assessed <input type="checkbox"/> Exempt <input type="checkbox"/> Mobile Home

8 Type of Deed

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Corrective	<input type="checkbox"/> Cemetery	<input type="checkbox"/> Conservator	<input type="checkbox"/> Death Certificate - Transfer on Death	<input type="checkbox"/> Distribution	<input type="checkbox"/> Easement	<input type="checkbox"/> Executor	<input type="checkbox"/> Land Contract/Memo	<input type="checkbox"/> Lease	<input type="checkbox"/> Mineral	<input type="checkbox"/> Partition	<input type="checkbox"/> Personal Rep.	<input type="checkbox"/> Quit Claim	<input checked="" type="checkbox"/> Warranty	<input type="checkbox"/> Sheriff	<input type="checkbox"/> Trust/Trustee	<input type="checkbox"/> Other _____
---------------------------------------	-------------------------------------	-----------------------------------	--------------------------------------	--	---------------------------------------	-----------------------------------	-----------------------------------	---	--------------------------------	----------------------------------	------------------------------------	--	-------------------------------------	--	----------------------------------	--	--------------------------------------

9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller?  
 Buyer  Seller  No

10 Type of Transfer

<input type="checkbox"/> Auction	<input type="checkbox"/> Court Decree	<input type="checkbox"/> Exchange	<input type="checkbox"/> Distribution	<input type="checkbox"/> Foreclosure	<input type="checkbox"/> Irrevocable Trust	<input type="checkbox"/> Revocable Trust	<input type="checkbox"/> Transfer on Death
<input type="checkbox"/> Buyer	<input type="checkbox"/> Seller	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Easement	<input checked="" type="checkbox"/> Gift	<input type="checkbox"/> Life Estate	<input type="checkbox"/> Sale	<input type="checkbox"/> Trustee to Beneficiary
<input type="checkbox"/> Court Decree	<input type="checkbox"/> Exchange	<input type="checkbox"/> Grantor Trust	<input type="checkbox"/> Partition	<input type="checkbox"/> Satisfaction of Contract	<input type="checkbox"/> Other (Explain) _____		

11 Was ownership transferred in full? (If No, explain the division.)  
 Yes  No GRANTOR RETAINED LIFE ESTATE

12 Was real estate purchased for same use? (If No, state the intended use.)  
 Yes  No \_\_\_\_\_

13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.)

<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Aunt or Uncle to Niece or Nephew	<input type="checkbox"/> Family Corp., Partnership, or LLC	<input type="checkbox"/> Self	<input type="checkbox"/> Other _____
<input type="checkbox"/> Brothers and Sisters	<input type="checkbox"/> Ex-spouse	<input checked="" type="checkbox"/> Parents and Child	<input type="checkbox"/> Grandparents and Grandchild	<input type="checkbox"/> Spouse	<input type="checkbox"/> Step-parent and Step-child

14 What is the current market value of the real property?  
**170,000.00**

15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)  
 Yes  No \$ \_\_\_\_\_ %

16 Does this conveyance divide a current parcel of land?  
 Yes  No

17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.)  
 Yes \_\_\_\_\_  No

18 Address of Property  
**RURAL WEBSTER COUNTY, NE**

19 Name and Address of Person to Whom the Tax Statement Should be Sent  
**(Same as Grantor)**

18a  No address assigned 18b  Vacant land

20 Legal Description (Attach additional pages, if needed.)  
**See legal description attached.**

21 If agricultural, list total number of acres transferred in this transaction \_\_\_\_\_

22 Total purchase price, including any liabilities assumed. ....	22	\$	<b>0.00</b>
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions) .....	23	\$	<b>0.00</b>
24 Adjusted purchase price paid for real estate (line 22 minus line 23) .....	24	\$	<b>0.00</b>

25 If this transfer is exempt from the documentary stamp tax, list the exemption number 5a.

26 Is an affidavit as described in Neb. Rev. Stat. § 76-2.141 required because the property is located within a county or other geographic area with an active air force ballistic missile field? (See Instructions)  
 Yes  No

27 If yes, is the required affidavit attached to this filing?  Yes  No

Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement.

**sign here** **David B. Garwood** **402.746.3613**  
 Print or Type Name of Grantee or Authorized Representative Phone Number  
 **Attorney**  
 Signature of Grantee or Authorized Representative Title **12/30/24**  
 Date

Register of Deed's Use Only			For Dept. Use Only
28 Date Deed Recorded Mo. <u>12</u> Day <u>30</u> Yr. <u>24</u>	29 Value of Stamp or Exempt Number \$ <u>Exempt # 5a</u>	30 Recording Data <u>BK2024, Pg 2429</u>	

Grantee—Retain a copy of this document for your records.

County Surveyor's Lot Twenty-eight (28) in the Northeast Quarter (NE $\frac{1}{4}$ ) of Section Thirty-five (35), Township Two (2) North, Range Eleven (11), West of the 6th P.M., Webster County, Nebraska, more particularly described as beginning at a point 40.52 chains East of the Southwest corner of the Northwest Quarter (NW $\frac{1}{4}$ ) of said Section Thirty-five (35), thence East 12.67 chains to a cement post at the Southwest corner of Mary A. Smith tract, thence North 40.13 chains to cement post on the Section Line, thence West in said North Section Line 12.705 chains; thence South 40.05 chains to the place of beginning, containing 41.278 acres, more or less; EXCEPT 9.573 acres known as Yeiser's Addition to Red Cloud, Nebraska;

=AND=

County Surveyor's Lot 23A1 and County Surveyors Lot 35 in the Northeast Quarter (NE $\frac{1}{4}$ ) of Section Thirty-five (35), Township Two (2) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska:

EXCEPT a tract described as beginning at the Southeast corner of County Surveyor's Lot 25A, running thence North 150 feet, thence East 8 feet, thence North 158 feet, thence East 110 feet, thence South 308 feet, thence West 118 feet to the point of beginning;

EXCEPT a tract described as commencing at the Southwest corner of lot 25, extending West 80 feet, more or less to the East line of Lot 26, thence North to the northeast corner of Lot 26, thence East to the West line of lot 25, thence south to point of beginning;

EXCEPT a tract described as beginning at the Southwest corner of County Surveyor's Lot 23A2, running thence West 10 feet, thence South 30 feet, thence East 177 feet to the West boundary of Highway 281, thence North 30 feet to the Southeast corner of said Lot 23 A2, thence West approximately 167 feet to the place of beginning. All of said land being in the Northeast Quarter (NE $\frac{1}{4}$ ) of section Thirty-five (35), Township Two (2) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska;

EXCEPT a tract conveyed to Red Cloud Industrial Development Corporation by Deed recorded in Book 34 Page 651A, described as follows: Commencing at a point Ten (10) feet West and Thirty (30) feet South of the Southwest corner of County Surveyor's Lot 23A2, thence South parallel with the East line of said Northeast Quarter (NE $\frac{1}{4}$ ) a distance of 350 feet, thence East parallel with the South line of said Northeast Quarter (NE $\frac{1}{4}$ ) to the West boundary of Highway 281, thence Northerly along the West boundary of Highway 281 to a point Thirty (30) feet South of the South boundary line of County Surveyor's Lot 23A2, thence West to the point of beginning; including a perpetual easement to use a twenty foot roadway to be constructed along the West side of said tract and a further easement to construct, operate and maintain a sewer line from said tract to Crooked Creek; and an easement across adjoining land to the nearest gas and water lines with right of ingress and egress for purpose of installation and maintenance;

EXCEPT tract conveyed to The City of Red Cloud, Nebraska by Deed recorded in Book 65 Page 178, described as follows: Commencing at the Northwest corner of County Surveyor's Lot 23A2; thence West 100 feet, thence South parallel with the West line of said Lot 23A2, a distance of 342.8 feet, thence East 100 feet to the Southwest corner of said Lot 23 A2, thence North on the West line of said Lot 23A2 a distance of 342.8 feet to the point of commencing;

EXCEPT a tract conveyed to Earl R. Richards by Deed recorded in Book 64, page 835, described as follows: Part of County Surveyor's Lot 23A1 in the Northeast Quarter (NE¼) of Section Thirty-five (35). Township Two (2) North. Range Eleven (11), West of the 6th P.H., Webster County, Nebraska, bounded as follows: Beginning at the Northeast corner of said county Surveyor's Lot 23A1, thence West in the North line of said lot to the West right of way line of Highway No. 281 to the point of commencing; thence West along the North line of said Lot 23A1 to the power pole line of the City of Red Cloud, Nebraska, thence South in said power pole line of the City of Red Cloud, Nebraska, to the center of Crooked Creek, thence Easterly in the center line of Crooked Creek as now located, to the West right of way line of Highway No. 281, thence Northerly in said right of way line to the point of beginning;

EXCEPT tract conveyed to Continental Cheese. Inc., by Deed recorded in Book 66. Page 199, described as follows: Commencing at a point 100 feet West of the Northwest corner of County Surveyor's Lot 23A2 in said Northeast Quarter, extending thence West parallel with the South line of said Northeast Quarter to the power pole line of the city of Red Cloud, Nebraska, as now located; thence North in said power pole line to the center of Crooked Creek, thence Easterly in the center line of Crooked Creek as now located, to the West right of way line of Highway 281; thence Southerly on the West line of said Highway 281 to the Northeast corner of County Surveyor's Lot 23A2, thence West to the point of commencing; including a perpetual easement to maintain a sewer line from a point near the Southwest corner of the above described tract Southeasterly to a point at or near the Northwest corner of a tract heretofore conveyed to Red Cloud Industrial Development Corporation by Warranty Deed recorded in Book 34, at page 651A, together with the right of ingress and egress to maintain, repair, remove, or replace said sewer line;

EXCEPT a tract conveyed to The State of Nebraska by Deed recorded in Book 71, Page 650, described as follows: Referring to the Southeast corner of the Northeast Quarter of said Section 35; thence Westerly a distance of 164.80 feet along the South line of said quarter section, thence northerly on a 1949.86 foot radius curve to the right, deflection to the initial tangent being 101 degrees 50 minutes right, a distance of 30.70 feet, subtending a central angle of 000 degrees, 54 minutes along the westerly existing highway right of way line to the point of beginning; thence northerly on a 1949.86 foot radius curve to the right, deflection to the initial tangent being 00 degrees, 00 minutes a distance of 26.97 feet, subtending a central angle of 00 degrees, 48 minutes along said right of way line; thence



southwesterly deflecting 135 degrees, 00 minutes left, a distance of 50.31 feet to a point on the northerly existing county road right of way line; thence easterly deflecting 148 degrees, 32 minutes left, a distance of 36.78 feet along said right of way line to the point of beginning, containing 0.01 acres, more or less;

EXCEPT a tract conveyed to Pamela G. O'Connor by Deed recorded in Book 2000, page 1471, and being part of County Surveyor's Lot Twenty-three A-1 (23A-1) in the Northeast Quarter (NE $\frac{1}{4}$ ) of Section Thirty-five (35), Township Two (2) North, Range Eleven (11), West of the 6th P.M., Webster County, Nebraska, described as follows: Commencing at a point 118 feet East of the Southeast corner of County Surveyor's Lot 25A In said Northeast Quarter (NE $\frac{1}{4}$ ) of Section Thirty-five (35), Township Two (2) North, Range Eleven (11), West of the 6th P.M., Webster County, Nebraska, thence East 180 feet, thence North 100 feet, thence West 180 feet, thence South 100 feet to the point of beginning;

EXCEPT a tract conveyed to Craig C. Lockhart and Kathryn E. Lockhart by Deed recorded in Book 88, Page 426, described as follows: Commencing at the Southeast corner of said Northeast Quarter of said Section 35; thence N90°00'00"W, along the south line of said Northeast Quarter, 267.30 feet; thence N00°22'19"E, 33.00 feet to the north right-of-way line of 11th Avenue and the True Point of Beginning; thence continuing N00°22'19"E, 100.48 feet; thence S81°35'21"E, 131.54 feet, more or less to the Highway 281 right-of-way; thence southwesterly along the highway right-of-way, 60 feet more or less to a point; thence west southwest along the Highway right-of-way, 50 feet more or less to a point; thence N90°00'00"W along the North right-of-way of 11th Avenue, 67 feet more or less to the point of beginning.

**GRANTOR HEREBY RESERVES A LIFE ESTATE IN ALL OF THE ABOVE DESCRIBED REAL PROPERTY.**

Entered on the numerical index and filed for record in the Clerk's office of said county this 30 day of Dec A.D., 2024, at 3:32 o'clock P.M. Recorded in Book 2024 on Page 2429-2431  
Urbow Haring County Clerk  
22.00 Deputy  
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY  
STAMP TAX  
Date 12-30-24  
\$ Exempt # a By AD

**JOINT TENANCY WARRANTY DEED  
(WITH RETAINED LIFE ESTATE)**

Craig C. Lockhart, a single person, GRANTOR, in consideration of ONE AND NO/100 DOLLARS (\$1.00), love and affection, conveys to Adrian J. Lockhart and Nicole L. Lockhart, husband and wife as joint tenants, GRANTEES, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

County Surveyor's Lot Twenty-eight (28) in the Northeast Quarter (NE¼) of Section Thirty-five (35), Township Two (2) North, Range Eleven (11), West of the 6th P.M., Webster County, Nebraska, more particularly described as beginning at a point 40.52 chains East of the Southwest corner of the Northwest Quarter (NW¼) of said Section Thirty-five (35), thence East 12.67 chains to a cement post at the Southwest corner of Mary A. Smith tract, thence North 40.13 chains to cement post on the Section Line, thence West in said North Section Line 12.705 chains; thence South 40.05 chains to the place of beginning, containing 41.278 acres, more or less; EXCEPT 9.573 acres known as Yeiser's Addition to Red Cloud, Nebraska;

=AND=

County Surveyor's Lot 23A1 and County Surveyors Lot 35 in the Northeast Quarter (NE¼) of Section Thirty-five (35), Township Two (2) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska:

EXCEPT a tract described as beginning at the Southeast corner of County Surveyor's Lot 25A, running thence North 150 feet, thence East 8 feet, thence North 158 feet, thence East 110 feet, thence South 308 feet, thence West 118 feet to the point of beginning;

EXCEPT a tract described as commencing at the Southwest corner of lot 25, extending West 80 feet, more or less to the East line of Lot 26, thence North to the northeast corner of Lot 26, thence East to the West line of lot 25, thence south to point of beginning;

EXCEPT a tract described as beginning at the Southwest corner of County Surveyor's Lot 23A2, running thence West 10 feet, thence South 30 feet, thence East 177 feet to the West boundary of Highway 281, thence North 30 feet to the Southeast corner of said Lot 23 A2, thence West approximately 167 feet to the place of beginning. All of said land being in the Northeast Quarter (NE¼) of section Thirty-five (35), Township Two (2) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska;

EXCEPT a tract conveyed to Red Cloud Industrial Development Corporation by Deed recorded in Book 34 Page 651A, described as follows: Commencing at a point

Ten (10) feet West and Thirty (30) feet South of the Southwest corner of County Surveyor's Lot 23A2, thence South parallel with the East line of said Northeast Quarter (NE $\frac{1}{4}$ ) a distance of 350 feet, thence East parallel with the South line of said Northeast Quarter (NE $\frac{1}{4}$ ) to the West boundary of Highway 281, thence Northerly along the West boundary of Highway 281 to a point Thirty (30) feet South of the South boundary line of County Surveyor's Lot 23A2, thence West to the point of beginning; including a perpetual easement to use a twenty foot roadway to be constructed along the West side of said tract and a further easement to construct, operate and maintain a sewer line from said tract to Crooked Creek; and an easement across adjoining land to the nearest gas and water lines with right of ingress and egress for purpose of installation and maintenance;

EXCEPT tract conveyed to The City of Red Cloud, Nebraska by Deed recorded in Book 65 Page 178, described as follows: Commencing at the Northwest corner of County Surveyor's Lot 23A2; thence West 100 feet, thence South parallel with the West line of said Lot 23A2, a distance of 342.8 feet, thence East 100 feet to the Southwest corner of said Lot 23 A2, thence North on the West line of said Lot 23A2 a distance of 342.8 feet to the point of commencing;

EXCEPT a tract conveyed to Earl R. Richards by Deed recorded in Book 64, page 835, described as follows: Part of County Surveyor's Lot 23A1 in the Northeast Quarter (NE $\frac{1}{4}$ ) of Section Thirty-five (35). Township Two (2) North. Range Eleven (11), West of the 6th P.H., Webster County, Nebraska, bounded as follows: Beginning at the Northeast corner of said county Surveyor's Lot 23A1, thence West in the North line of said lot to the West right of way line of Highway No. 281 to the point of commencing; thence West along the North line of said Lot 23A1 to the power pole line of the City of Red Cloud, Nebraska, thence South in said power pole line of the City of Red Cloud, Nebraska, to the center of Crooked Creek, thence Easterly in the center line of Crooked Creek as now located, to the West right of way line of Highway No. 281, thence Northerly in said right of way line to the point of beginning;

EXCEPT tract conveyed to Continental Cheese. Inc., by Deed recorded in Book 66. Page 199, described as follows: Commencing at a point 100 feet West of the Northwest corner of County Surveyor's Lot 23A2 in said Northeast Quarter, extending thence West parallel with the South line of said Northeast Quarter to the power pole line of the city of Red Cloud, Nebraska, as now located; thence North in said power pole line to the center of Crooked Creek, thence Easterly in the center line of Crooked Creek as now located, to the West right of way line of Highway 281; thence Southerly on the West line of said Highway 281 to the Northeast corner of County Surveyor's Lot 23A2, thence West to the point of commencing; including a perpetual easement to maintain a sewer line from a point near the Southwest corner of the above described tract Southeasterly to a point at or near the Northwest corner of a tract heretofore conveyed to Red Cloud Industrial Development Corporation by Warranty Deed recorded in Book 34, at page 651A, together with the right of ingress and egress to maintain, repair, remove, or replace said sewer line;

EXCEPT a tract conveyed to The State of Nebraska by Deed recorded in Book 71, Page 650, described as follows: Referring to the Southeast corner of the Northeast Quarter of said Section 35; thence Westerly a distance of 164.80 feet along the South line of said quarter section, thence northerly on a 1949.86 foot radius curve to the right, deflection to the initial tangent being 101 degrees 50 minutes right, a distance of 30.70 feet, subtending a central angle of 000 degrees, 54 minutes along

the westerly existing highway right of way line to the point of beginning; thence northerly on a 1949.86 foot radius curve to the right, deflection to the initial tangent being 00 degrees, 00 minutes a distance of 26.97 feet, subtending a central angle of 00 degrees, 48 minutes along said right of way line; thence southwesterly deflecting 135 degrees, 00 minutes left, a distance of 50.31 feet to a point on the northerly existing county road right of way line; thence easterly deflecting 148 degrees, 32 minutes left, a distance of 36.78 feet along said right of way line to the point of beginning, containing 0.01 acres, more or less;

EXCEPT a tract conveyed to Pamela G. O'Connor by Deed recorded in Book 2000, page 1471, and being part of County Surveyor's Lot Twenty-three A-1 (23A-1) in the Northeast Quarter (NE¼) of Section Thirty-five (35), Township Two (2) North, Range Eleven (11), West of the 6th P.M., Webster County, Nebraska, described as follows: Commencing at a point 118 feet East of the Southeast corner of County Surveyor's Lot 25A In said Northeast Quarter (NE¼) of Section Thirty-five (35), Township Two (2) North, Range Eleven (11), West of the 6th P.M., Webster County, Nebraska, thence East 180 feet, thence North 100 feet, thence West 180 feet, thence South 100 feet to the point of beginning;


EXCEPT a tract conveyed to Craig C. Lockhart and Kathryn E. Lockhart by Deed recorded in Book 88, Page 426, described as follows: Commencing at the Southeast corner of said Northeast Quarter of said Section 35; thence N90°00'00"W, along the south line of said Northeast Quarter, 267.30 feet; thence N00°22'19"E, 33.00 feet to the north right-of-way line of 11th Avenue and the True Point of Beginning; thence continuing N00°22'19"E, 100.48 feet; thence S81°35'21"E, 131.54 feet, more or less to the Highway 281 right-of-way; thence southwesterly along the highway right-of-way, 60 feet more or less to a point; thence west southwest along the Highway right-of-way, 50 feet more or less to a point; thence N90°00'00"W along the North right-of-way of 11th Avenue, 67 feet more or less to the point of beginning.

**GRANTOR HEREBY RESERVES A LIFE ESTATE IN ALL OF THE ABOVE DESCRIBED REAL PROPERTY.**

GRANTOR covenants (jointly and severally, if more than one) with the GRANTEEES that GRANTOR:

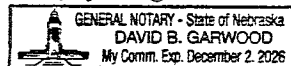
- (1) is lawfully seized of such real estate and that it is free from encumbrances, except roads and highways, easements and restrictions of record; (2) has legal power and lawful authority to convey the same; (3) warrants and will defend title to the real estate against the lawful claims of all persons.

Executed December 20, 2024


  
Craig C. Lockhart

STATE OF NEBRASKA, COUNTY OF WEBSTER ) ss.

The foregoing instrument was acknowledged before me on December 20, 2024, by Craig C. Lockhart, a single person.



Comm. expires 12-2-26

  
Notary Public

# Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code								
91	2024	2432	12/30/2024	Base: 65-0011		Affiliated:		Unified:				
Location ID	Sale Number	Useability & Code #		Parcel Number								
001107400	239	1		GeoCde	Twn	Rng	Sect	Qrt	Subdty	Area	Blk	Parcel
Date of Sale Assessed Value				4375	2	9	15	3	00000	1	000	1285
Land	Improvements	Total		Date of Sale Property Classification Code								
203,500		203,500		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type:				A) 2	B) 05	C) 5	D) 3	E) 0	F) 9			
LCG	ACRES:	VALUE:		LCG	ACRES:	VALUE:						
IRRIGATED 1A1				GRASSLAND 1G1								
1A				1G								
2A1				2G1								
2A				2G								
3A1				3G1								
3A				3G								
4A1				4G1								
4A				4G								
DRYLAND 1D1				Shelterbelt/Timber								
1D	23.000	63,250		Accretion								
2D1				Waste								
2D	25.000	68,750		Other								
3D1				<b>AG LAND TOTAL</b>								
3D				Roads	74.000	203,500						
4D1				Farm Sites	4.000							
4D	26.000	71,500		Home Sites								
Dwellings				Recreation								
Outbuildings				Other								
				<b>Non-AG TOTAL</b>	4.000							

<b>Assessor's Adjustment to Sale Price (+ or -):</b>	<b>Total Recapture Value:</b>
<b>Assessor Comments and Reason for Adjustment:</b>	
J'TWD	
<b>Comments from</b>	<b>Comments:</b>
001107400	

(Continue on back)

61285

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# Real Estate Transfer Statement

• To be filed with the Register of Deeds. • Read instructions on reverse side.  
• If additional space is needed, add an attachment and identify the applicable item number.

The deed will not be recorded unless this statement is signed and items 1-27 are accurately completed.

1 County Name <b>Webster - 91</b>	2 County Number <input checked="" type="checkbox"/>	3 Date of Sale/Transfer Mo. <u>12</u> Day <u>30</u> Yr. <u>2024</u>	4 Date of Deed Mo. <u>12</u> Day <u>16</u> Yr. <u>2024</u>
--------------------------------------	--	--	---

5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) <b>Jack R. Petsch</b> Street or Other Mailing Address <b>858 Hwy 78</b> City <b>Guide Rock</b> State <b>NE</b> Zip Code <b>68942</b> Phone Number <b>(402) 984-1400</b> Email Address <b>n/a</b>		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) <b>Douglas W. Hubl and Tammy M. Hubl</b> Street or Other Mailing Address <b>2411 Road P</b> City <b>Guide Rock</b> State <b>NE</b> Zip Code <b>68942</b> Phone Number <b>(402) 984-1465</b> Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address <b>n/a</b>	
--	--	---	--

7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home.		
(A) Status <input type="checkbox"/> Improved <input checked="" type="checkbox"/> Unimproved <input type="checkbox"/> IOLL	(B) Property Type <input type="checkbox"/> Single Family <input type="checkbox"/> Multi-Family <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Agricultural <input type="checkbox"/> Recreational <input type="checkbox"/> Mineral Interests-Nonproducing <input type="checkbox"/> Mineral Interests-Producing	(C) <input type="checkbox"/> Mobile Home <input type="checkbox"/> State Assessed <input type="checkbox"/> Exempt

8 Type of Deed <input type="checkbox"/> Conservator <input type="checkbox"/> Bill of Sale <input type="checkbox"/> Cemetery <input type="checkbox"/> Corrective <input type="checkbox"/> Death Certificate - Transfer on Death	<input type="checkbox"/> Distribution <input type="checkbox"/> Easement <input type="checkbox"/> Executor <input type="checkbox"/> Land Contract/Memo <input type="checkbox"/> Lease <input type="checkbox"/> Mineral <input type="checkbox"/> Partition <input type="checkbox"/> Personal Rep. <input type="checkbox"/> Quit Claim <input type="checkbox"/> Sheriff <input type="checkbox"/> Trust/Trustee <input checked="" type="checkbox"/> Warranty <input type="checkbox"/> Other _____
---	---

9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? <input type="checkbox"/> Buyer <input type="checkbox"/> Seller <input checked="" type="checkbox"/> No	10 Type of Transfer <input checked="" type="checkbox"/> Auction <input type="checkbox"/> Court Decree <input type="checkbox"/> Exchange <input type="checkbox"/> Easement <input type="checkbox"/> Gift <input type="checkbox"/> Grantor Trust <input type="checkbox"/> Irrevocable Trust <input type="checkbox"/> Foreclosure <input type="checkbox"/> Life Estate <input type="checkbox"/> Partition <input type="checkbox"/> Revocable Trust <input type="checkbox"/> Sale <input type="checkbox"/> Satisfaction of Contract <input type="checkbox"/> Transfer on Death <input type="checkbox"/> Trustee to Beneficiary <input type="checkbox"/> Other (Explain) _____
---	---

11 Was ownership transferred in full? (If No, explain the division.) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	12 Was real estate purchased for same use? (If No, state the intended use.) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
---	--

13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Aunt or Uncle to Niece or Nephew <input type="checkbox"/> Brothers and Sisters <input type="checkbox"/> Ex-spouse <input type="checkbox"/> Family Corp., Partnership, or LLC <input type="checkbox"/> Grandparents and Grandchild <input type="checkbox"/> Parents and Child <input type="checkbox"/> Self <input type="checkbox"/> Spouse <input type="checkbox"/> Step-parent and Step-child <input type="checkbox"/> Other _____	
--	--

14 What is the current market value of the real property? <b>392,025.00</b>	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No \$ _____ %
--	--

16 Does this conveyance divide a current parcel of land? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) <input checked="" type="checkbox"/> Yes <b>Montgomery</b> <input type="checkbox"/> No
---	---

18 Address of Property <b>Ag Land</b>	19 Name and Address of Person to Whom the Tax Statement Should be Sent <b>Grantees</b>
18a <input checked="" type="checkbox"/> No address assigned	18b <input checked="" type="checkbox"/> Vacant land

20 Legal Description (Attach additional pages, if needed.)  
**The South Half of the Southwest Quarter (S1/2SW1/4) of Section Fifteen (15), Township Two (2) North, Range Nine (9) West of the 6th P.M., Webster County, Nebraska, EXCEPT tract conveyed to State of Nebraska in Deed Book 32, Page 253**

21 If agricultural, list total number of acres transferred in this transaction **80+-**

22 Total purchase price, including any liabilities assumed.	22	\$	<b>392,025.00</b>
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	23	\$	
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$	<b>392,025.00</b>

25 If this transfer is exempt from the documentary stamp tax, list the exemption number \_\_\_\_\_

26 Is an affidavit as described in Neb. Rev. Stat. § 76-2,141 required because the property is located within a county or other geographic area with an active air force ballistic missile field? (See Instructions)  
 Yes  No

27 If yes, is the required affidavit attached to this filing?  Yes  No

Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement.

**Douglas W. Hubl** (402) 984-1465  
Print or Type Name of Grantee or Authorized Representative Phone Number

*Douglas W. Hubl* Grantee  
Signature of Grantee or Authorized Representative Title

12/22/2024  
Date

Register of Deed's Use Only		For Dept. Use Only
28 Date Deed Recorded Mo. <u>12</u> Day <u>31</u> Yr. <u>24</u>	29 Value of Stamp or Exempt Number \$ <u>884.25</u>	30 Recording Data <b>BK 2024, Pg 2432</b>

sign here



State of Nebraska }  
County of Webster } ss.

Entered on the numerical index and filed for record in the Clerk's office of said county this 31 day of Dec A.D., 2024, at 8:29 o'clock a.M. Recorded in Book 2024 on Page 2432

Abbey Harig County Clerk  
D. 008 Deputy  
Ind      Comp      Assessor      Carded     

NEBRASKA DOCUMENTARY  
STAMP TAX  
Date 12-31-24  
\$ 884.25 By AD

Return to:  
Southern Title, LLC  
P O Box 221  
Red Cloud, NE 68970

JOINT TENANCY WARRANTY DEED

Jack R. Petsch, a single person, Grantor, in consideration of ONE DOLLAR (\$1.00) and other valuable consideration received from Grantees, Douglas W. Hubl and Tammy M. Hubl, husband and wife, conveys to Grantees, as joint tenants and not as tenants in common, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

The South Half of the Southwest Quarter (S1/2SW1/4) of Section Fifteen (15), Township Two (2) North, Range Nine (9) West of the 6<sup>th</sup> P.M., Webster County, Nebraska, EXCEPT tract conveyed to State of Nebraska in Deed Book 32, Page 253

Grantor covenants, jointly and severally, if more than one, with Grantees that Grantor:

- (1) is lawfully seised of such real estate and that it is free from encumbrances;
- (2) has legal power and lawful authority to convey the same;
- (3) warrants and will defend title to the real estate against the lawful claims of all persons.

Executed December 26, 2024.

Jack R. Petsch  
Jack R. Petsch

STATE OF NEBRASKA     )  
  ) ss.  
COUNTY OF WEBSTER    )

The foregoing instrument was acknowledged before me on December 26, 2024 by Jack R. Petsch, a single person.

GENERAL NOTARY - State of Nebraska  
TERESA L. THEOBALD  
My Comm. Exp. August 27, 2025

Teresa L. Theobald  
Notary Public

# Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2024	2446	12/9/2024	Base: 91-0002		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
000149900		240		4	04	GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value						4371			00	0	10045		003	0000
Land		Improvements		Total		Date of Sale Property Classification Code								
1,640		14,755		16,395		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: RED CLOUD (RC)						A) 1	B) 01	C) 1	D) 1	E) 6	F) 2			

	Residential	Commercial
<b>Multiple Improvements:</b>	Multiple Improvements : _____	Multiple Improvements : _____
<b>Construction Date:</b>	Construction Date : <b>1920</b>	Construction Date : _____
<b>Floor:</b>	Floor Sq. Ft. : <b>1,564</b>	Floor Sq. Ft. : _____
<b>Building Cost New:</b>	Cost : <b>162,975</b>	Cost : _____
<b>Single Family Style: 102</b>	<b>Residential Condition: 15</b>	<b>Commercial Occupancy Code:</b>
(100) <input type="checkbox"/> Mobile Home	(10) <input checked="" type="checkbox"/> Worn Out	Primary: _____ Other1: _____ Other2: _____
(101) <input type="checkbox"/> One Story	(20) <input checked="" type="checkbox"/> Badly Worn	<b>Commercial Construction Class:</b>
(102) <input checked="" type="checkbox"/> Two Story	(30) <input type="checkbox"/> Average	(1) <input type="checkbox"/> Fireproof Structural Steel Frame
(103) <input type="checkbox"/> Split Level	(40) <input type="checkbox"/> Good	(2) <input type="checkbox"/> Reinforced Concrete Frame
(104) <input type="checkbox"/> 1 1/2 Story	(50) <input type="checkbox"/> Very Good	(3) <input type="checkbox"/> Masonry Bearing Walls
(111) <input type="checkbox"/> Bi-Level	(60) <input type="checkbox"/> Excellent	(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls
(106) <input type="checkbox"/> Other		(5) <input type="checkbox"/> Metal Frame and Walls
<b>Townhouse or Duplex Style:</b>	<b>Residential Quality: 30</b>	(6) <input type="checkbox"/> Pole Frame
(301) <input type="checkbox"/> One Story	(10) <input type="checkbox"/> Low	<b>Cost Rank:</b> _____ <b>Condition:</b> _____
(302) <input type="checkbox"/> Two Story	(20) <input type="checkbox"/> Fair	(10) <input type="checkbox"/> Low (10) <input type="checkbox"/> Worn Out
(307) <input type="checkbox"/> 1 1/2 Story	(30) <input checked="" type="checkbox"/> Average	(20) <input type="checkbox"/> Average (20) <input type="checkbox"/> Badly Worn
(308) <input type="checkbox"/> Split Level	(40) <input type="checkbox"/> Good	(30) <input type="checkbox"/> Above Average (30) <input type="checkbox"/> Average
(309) <input type="checkbox"/> 2 1/2 Story	(50) <input type="checkbox"/> Very Good	(40) <input type="checkbox"/> High (40) <input type="checkbox"/> Good
(304) <input type="checkbox"/> One Story Duplex	(60) <input type="checkbox"/> Excellent	(50) <input type="checkbox"/> Very Good
(305) <input type="checkbox"/> Two Story Duplex		(60) <input type="checkbox"/> Excellent

<b>Assessor's Adjustment to Sale Price (+ or -):</b>	
<b>Assessor Comments and Reason for Adjustment:</b>	
TRUSTEE'S DEED; FORECLOSURE	
<b>Comments from</b>	<b>Comments:</b>
000149900	
(Continue on back)	

Real Estate Transfer Statement

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To be filed with the Register of Deeds. Read instructions on reverse side. If additional space is needed, add an attachment and identify the applicable item number.

The deed will not be recorded unless this statement is signed and items 1-27 are accurately completed.

1 County Name Webster - 91 2 County Number 3 Date of Sale/Transfer Mo. 12 Day 09 Yr. 2024 4 Date of Deed Mo. 12 Day 31 Yr. 2024

5 Grantor's Name, Address, and Telephone (Please Print) 6 Grantee's Name, Address, and Telephone (Please Print)

Grantor's Name (Seller) Kory J McCracken, Trustee 6 Grantee's Name (Buyer) Andrew C. Mohlman and Marla S. Mohlman

Street or Other Mailing Address 401 N Webster St 1158 Rd 1100

City State Zip Code Red Cloud NE 68970 City State Zip Code Red Cloud NE 68970

Phone Number (402) 746-3613 460-9753 Is the grantee a 501(c)(3) organization? Yes No

Email Address n/a n/a

7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home.

(A) Status (B) Property Type (C) Improved Single Family Industrial Mineral Interests-Nonproducing State Assessed Mobile Home

8 Type of Deed Conservator Distribution Land Contract/Memo Partition Sheriff Other

9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? 10 Type of Transfer Distribution Foreclosure Irrevocable Trust Revocable Trust Transfer on Death

11 Was ownership transferred in full? (If No, explain the division.) 12 Was real estate purchased for same use? (If No, state the intended use.)

13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.)

14 What is the current market value of the real property? 16,395.00 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)

16 Does this conveyance divide a current parcel of land? 17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.)

18 Address of Property 641 W 5th Ave Red Cloud, NE 68970 19 Name and Address of Person to Whom the Tax Statement Should be Sent Same as Grantee

20 Legal Description (Attach additional pages, if needed.) See attached

21 If agricultural, list total number of acres transferred in this transaction

22 Total purchase price, including any liabilities assumed. 22 \$ 10,361.09 23 Was non-real property included in the purchase? 23 \$ 0.00 24 Adjusted purchase price paid for real estate (line 22 minus line 23) 24 \$ 10,361.09

25 If this transfer is exempt from the documentary stamp tax, list the exemption number 3 26 Is an affidavit as described in Neb. Rev. Stat. § 76-2,141 required because the property is located within a county or other geographic area with an active air force ballistic missile field? (See Instructions)

27 If yes, is the required affidavit attached to this filing? Yes No

Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement. Kory McCracken (402) 746-3613 Print or Type Name of Grantee or Authorized Representative Phone Number

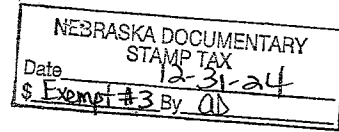
sign here Signature of Grantee or Authorized Representative Attorney Title 12/31/2024 Date

Register of Deed's Use Only For Dept. Use Only 28 Date Deed Recorded Mo. 12 Day 31 Yr. 24 29 Value of Stamp or Exempt Number \$ Exempt #3 30 Recording Data BK 2024, Pg 2446

Lots Twenty-two (22), twenty-three (23) and twenty-four (24), Block Three (3), Radcliff's Addition, Red Cloud, Nebraska.

State of Nebraska } ss.  
County of Webster }

Entered on the numerical index and filed for record in the Clerk's office of said county this 31 day of Dec A.D., 20 24, at 1:23 o'clock P.M. Recorded in Book 2024 on Page 2446-2449  
Abbey Haring County Clerk  
25.00 Deputy  
Ind Comp Assessor Carded



**TRUSTEE'S DEED PURSUANT TO  
POWER OF SALE IN DEED OF TRUST**

Kory J. McCracken, attorney at law, of 401 North Webster St, in the City of Red Cloud, County of Webster and State of Nebraska 68970, Grantor, as Trustee under the Deed of Trust described below, hereby grants and conveys to Andrew C. Mohlman and Marla S. Mohlman, husband and wife, as joint tenants, Grantee, without any covenant or warranty express or implied, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Lots Twenty-two (22), Twenty-three (23) and Twenty-four (24), Block Three (3), Radcliff's Addition, Red Cloud, Webster County, Nebraska.

This conveyance is made pursuant to the powers conferred on Grantor by that certain Deed of Trust dated July 20, 2022 and recorded on July 21, 2022, in the office of the Register of Deeds of Webster County, State of Nebraska, in Book 2022, page 1886, between Shelby Dennard, a single person, as Trustor, Kory J. McCracken as Trustee, and Andrew C. Mohlman and Marla S. Mohlman, husband and wife, as joint tenants, as Beneficiary, wherein the Trustor granted and conveyed to such Trustee, on the trusts expressed therein, the property above described to secure among other obligations payment of that certain promissory note described in the Deed of Trust according to the terms thereof and other sums of money advanced with interest thereon; and after the fulfillment of the conditions specified in the Deed of Trust authorizing this conveyance and in compliance with the laws of the State of Nebraska as follows:

1. BREACH and DEFAULT under the terms of the Deed of Trust occurred as set forth in the notice of default referred to below which default continued until the time of the Trustee's sale and still continues.

2. On August 15, 2024, the then beneficiary of the Deed of Trust and holder of the note secured thereby delivered to the Trustee under the Deed of Trust a declaration of default, election of acceleration of debt, and demand for sale. Thereafter there was filed for record on August 21, 2024, in the office of the Register of Deeds of the above-mentioned county a notice of such default, acceleration of debt, and election to sell the property to satisfy the obligations secured by the Deed of Trust, which Notice of Default was duly recorded in Book 2024 of the records of such county at page 1565.

3. On August 21, 2024, being not later than 10 days after recordation of the Notice of Default, the undersigned Trustee mailed by certified mail with postage prepaid, a copy of the Notice of Default with the recording date shown thereon, addressed to the following named persons:

Shelby Dennard  
2106 E 5th St  
Pueblo, CO 81001

They being the Trustor and others claiming by or through the Trustor, and to:

Andrew and Marla Mohlman  
1158 Rd 1100  
Red Cloud, NE 68970

They being the Beneficiaries under the Deed of Trust. Attached hereto are copies of the Receipts for Certified Mail as record proof of the mailing.

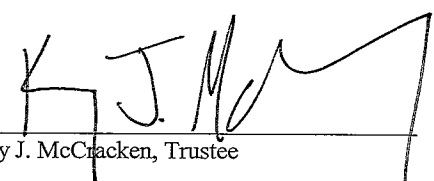
4. The Trustee under such Deed of Trust, as the result of the declaration of default, election, and demand for sale and the lapse of not less than one month after the Notice of Default was recorded and in compliance with the terms of the Deed of Trust, executed his Notice of Trustee's Sale stating that by virtue of the authority granted to him as such Trustee he would sell at public auction to the highest bidder for cash the property above described, and fixing the time and place for sale as Monday, December 9, 2024, at 10:00 o'clock a.m., at the South door of the Webster County Courthouse, in Red Cloud, Nebraska; and caused such notice to be published once a week for 5 consecutive weeks as shown in the Webster County Sun, a legal weekly newspaper printed, published and of general circulation in the County of Webster, Nebraska, the first publication being on October 31, 2024 and the last publication on November 28, 2024.

5. On October 31, 2024, being not later than 20 days before the date of sale, the undersigned Trustee mailed by certified mail with postage prepaid, a copy of the above Notice of Trustee's Sale, addressed to the above listed persons. Attached hereto are copies of the Receipts for Certified Mail as record proof of mailing of the Notice of Trustee's Sale.

6. The undersigned Trustee, at the time and place of sale fixed as stated above, then and there sold, at public auction, to Grantee, who was the highest bidder therefore, the above described property, for the sum of \$10,361.09.

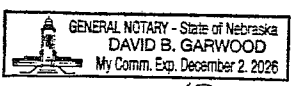
7. All applicable statutory provisions of the State of Nebraska and the United States of America and all provisions of the Deed of Trust have been complied with as to acts required to be performed and notices required to be given.

Witness my hand on December 31, 2024.

  
\_\_\_\_\_  
Kory J. McCracken, Trustee

STATE OF NEBRASKA, COUNTY OF WEBSTER ) ss.

The foregoing instrument was acknowledged before me on December 31, 2024, by Kory J. McCracken, Trustee.

  
Comm. expires 12-2-26

  
\_\_\_\_\_  
Notary Public



GARWOOD & McCRACKEN  
Attorneys at Law  
401 North Webster Street  
Red Cloud, Nebraska 68970



Retail

BOOK 2024 U.S. POSTAGE MAIL PERMIT NO. 118  
RED CLOUD, NE 68970  
AUG 21, 2024



81001

\$9.68

RDC 99

R2804M110830-11

Shelby Dennard  
2106 E 5th St  
Pueblo, CO 81001

NIXIE 808 DE 1 0009/22/24

RETURN TO SENDER  
UNABLE TO FORWARD

UNC  
81001 388805

BC: 63970245601 \*4535-01871-22-42

9-1-24

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
<ul style="list-style-type: none"> <li>Complete items 1, 2, and 3.</li> <li>Print your name and address on the reverse so that we can return the card to you.</li> <li>Attach this card to the back of the mailpiece, or on the front if space permits.</li> </ul> <p>1. Article Addressed to: Andrew/Marla Mohlman 1158 Rd 1000 Red Cloud, NE 68970</p> <p>2. Article Number (Transfer from service label) 9589 0710 5270 0018 5363 52</p> <p>PS Form 3811, July 2020 PSN 7530-02-000-9053</p>	<p>A. Signature: <i>[Signature]</i> <input type="checkbox"/> Agent <input type="checkbox"/> Addressee</p> <p>B. Received by (Printed Name): <i>[Signature]</i> C. Date of Delivery: _____</p> <p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes <input type="checkbox"/> No If YES, enter delivery address below: _____</p> <p>3. Service Type: <input type="checkbox"/> Priority Mail Express® <input type="checkbox"/> Registered Mail™  <input type="checkbox"/> Adult Signature <input type="checkbox"/> Registered Mail Restricted Delivery  <input type="checkbox"/> Adult Signature Restricted Delivery <input type="checkbox"/> Certified Mail®  <input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Signature Confirmation™  <input type="checkbox"/> Collect on Delivery <input type="checkbox"/> Signature Confirmation Restricted Delivery  <input type="checkbox"/> Collect on Delivery Restricted Delivery <input type="checkbox"/> Insured Mail <input type="checkbox"/> Signature Confirmation Restricted Delivery  <input type="checkbox"/> Insured Mail Restricted Delivery (over \$500)</p>

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
<ul style="list-style-type: none"> <li>Complete items 1, 2, and 3.</li> <li>Print your name and address on the reverse so that we can return the card to you.</li> <li>Attach this card to the back of the mailpiece, or on the front if space permits.</li> </ul> <p>1. Article Addressed to: Andrew &amp; Marla Mohlman 1158 Rd 1100 Red Cloud, NE 68970</p> <p>2. Article Number (Transfer from service label) 7020 0640 0000 0107 3527</p> <p>PS Form 3811, July 2020 PSN 7530-02-000-9053</p>	<p>A. Signature: <i>[Signature]</i> <input type="checkbox"/> Agent <input type="checkbox"/> Addressee</p> <p>B. Received by (Printed Name): <i>[Signature]</i> C. Date of Delivery: _____</p> <p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes <input type="checkbox"/> No If YES, enter delivery address below: _____</p> <p>3. Service Type: <input type="checkbox"/> Priority Mail Express® <input type="checkbox"/> Registered Mail™  <input type="checkbox"/> Adult Signature <input type="checkbox"/> Registered Mail Restricted Delivery  <input type="checkbox"/> Adult Signature Restricted Delivery <input type="checkbox"/> Certified Mail®  <input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Signature Confirmation™  <input type="checkbox"/> Collect on Delivery <input type="checkbox"/> Signature Confirmation Restricted Delivery  <input type="checkbox"/> Collect on Delivery Restricted Delivery <input type="checkbox"/> Insured Mail <input type="checkbox"/> Signature Confirmation Restricted Delivery  <input type="checkbox"/> Insured Mail Restricted Delivery (over \$500)</p>

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7020 0640 0000 0107 3510

OFFICIAL USE

Certified Mail Fee \$4.85

Extra Services & Fees (check box, add fee appropriate)  
 Return Receipt (hardcopy) \$0.00  
 Return Receipt (electronic) \$0.00  
 Certified Mail Restricted Delivery \$0.00  
 Adult Signature Required \$0.00  
 Adult Signature Restricted Delivery \$0.00

Postage \$0.73

Total Postage and Fees \$5.58

Postmark Here 08/21/2024

Sort To \_\_\_\_\_  
Street and Apt. No., or PO Box No. \_\_\_\_\_  
City, State, ZIP+4® \_\_\_\_\_

PS Form 3800, April 2015 PSN 7530-02-000-9053 See Reverse for Instructions

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9589 0710 5270 0018 5363 52

OFFICIAL USE

Certified Mail Fee \$4.85

Extra Services & Fees (check box, add fee appropriate)  
 Return Receipt (hardcopy) \$0.00  
 Return Receipt (electronic) \$0.00  
 Certified Mail Restricted Delivery \$0.00  
 Adult Signature Required \$0.00  
 Adult Signature Restricted Delivery \$0.00

Postage \$1.73

Total Postage and Fees \$6.58

Postmark Here

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Certified Mail Fee \$4.85

Extra Services & Fees (check box, add fee appropriate)  
 Return Receipt (hardcopy) \$0.00  
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 Certified Mail Restricted Delivery \$0.00  
 Adult Signature Required \$0.00  
 Adult Signature Restricted Delivery \$0.00

Postage \$0.73

Total Postage and Fees \$5.58

Postmark Here 08/21/2024

Sort To \_\_\_\_\_  
Street and Apt. No., or PO Box No. \_\_\_\_\_  
City, State, ZIP+4® \_\_\_\_\_

PS Form 3800, April 2015 PSN 7530-02-000-9053 See Reverse for Instructions

GARWOOD & McCRACKI  
Attorneys at Law  
401 North Webster Street  
Red Cloud, Nebraska 68970



211  
DENVER CO  
NOV 7 2024



U.S. POSTAGE PAID BOOK PAGE 2449

FCM LETTER  
RED CLOUD, NE 68970  
OCT 31, 2024

81001

\$9.68

R2304Y122427-6

9589 0710 5270 0018 5360 17

LN  
11/20/24

LM  
11/21

Shelby Dennard  
2106 E 5th St  
Pueblo, CO 81001

PIXIE 871 DE 1 0912/24/24

RETURN TO SENDER  
UNCLAIMED  
UNABLE TO FORWARD

BC: 68970246601 \*1535-82647-31-47

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Pueblo, CO 81001

Certified Mail Fee	\$4.85	1283
Basic Services & Fees (check box, add fee as appropriate)	\$4.10	6
<input type="checkbox"/> Return Receipt (hardcopy)	\$3.10	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	Postmark Here
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.73	
Total Postage and Fees	\$7.68	10/31/2024

Sent to:  
Shelby Dennard  
2106 E 5th St  
Pueblo, CO 81001

PS Form 3800, January 2023 PSN 7530-02-000-9000-9000 See Reverse for Instructions