# Residential & Commercial Sales Worksheet

Cnty No.	Bo	ok	Page			Sale Date			School District Code										
91	М	H	5		12/	19/2024	Base: 9	1-	0074		Affilia	ated:		τ	Jnifi	ied:			
Location	<b>D</b>	Sale	Number	Üs	eabil	ity & Code#					. <b>T</b>	arcel I	Number						
0026063	00	M	IH-6		1		GeoCde	Tw	n R	ng	Sect	Qrt	Subdiv	Ai	ea	Blk	Parcel		
100	<b>D</b> :	ate of S	ale Assessed	Valu	1e .		4133				00	0	20055			002	0000		
Land		Imp	rovements		W	Total			Date	of S	Sale P	roperty	Classifi	cati	on C	ode			
			5,850	)		5,850	Status	i	ropert	у Ту	pe	Zoning	City Size . Parcel Si						
Assessor Lo	cation:	BLUE	HILL (E	3H)		_	A) 3	В	) (	1	С	) 1	D) <b>1</b>		E)	6	F) 0		
		en Barre Planta	en market transport		Andrew State	Résidential							Comme	rcia	l 🎉		uanti e		
	. Mul		provements:	Multi	ple. Im	provements.:			Mult	iple.	Improve	ements.:							
Construction Date				Const	ruction	Date: 19'	76		Cons	truct	ion Dat	e :							
			Floor:	Floor	Sq. Ft.	: 9:	24		Floo	Sq.	Ft.:								
		Buildin	g Cost New:	Cost :		46,3	35		Cost										
Single Family Style: 100				Resi	dentia	I Condition: 3	) 		Con	me	rcial O	ccupan	cy Code:		100 to				
(100) 🗷 Mol	bile Hon	ne		(10)		Wom Out			Prin				her1:		-	other2:			
(101) □ One	Story			(20)		Badly Worn			Con	Commercial Construction Class:									
(102) 🗆 Two	Story			(30)	*	Average			(1)										
(103) □ Spli	t Level			(40) □ Good					(2)		Rein	forced C	oncrete F	rame					
(104) 🗆 1 1/2	2 Story			(50) U Very Good					(3)		Maso	nry Bea	ring Walls	3					
(111) 🗆 Bi-L	.evel			(60)   Excellent					(4)		Woo	d or Ste	el Framed	Ext.	Wall	s			
(106) 🗆 Oth	er						4.50		(5)		Meta	l Frame	and Walls						
Townhouse or	Duplex	Style:		Residential Quality: 20					(6)		Pole			W					
(301) 🗆 One	Story			(10)					Cost Rank: Condition:							4 parts			
(302) □ Two	Story			(20)	*	Fair	(10				□ Low					Worn	Out		
(307) 🗆 1 1/2	2 Story			(30)		Average		(20)			Aver	age		(20) 🗆 Bad			Worn		
(308) □ Spli				(40)		Good			(30)		Abov	ge	(30)		Averag	ge			
(309) 🛘 21/2				(50)		Very Good	<u>'i</u>		(40)	(40) ☐ High (40) ☐ Good									
(304) □ One				(60)		Excellent	a see a company	CONT. NO. 64 PM	72.75	(50)						Very C			
(305) □ Two	Story I	Juplex							1 to	eller V				(60)		Excelle	ent		
Assessor's							:				****								
Assessor Co						•													
521 MH-	-6; 1	976 C	HAMPION	HOM	Œ														
											<u> </u>								
Comments f	rom	<u></u>		- N V	······································		(	'amı	ments	•									
0026063										-									
																(Conti	nue 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



### NEBRASKA CERTIFICATE OF

Vehicle Identification Number

Year Make / Model

05771343665

1976 CHAMPION HOME BUILDERS CO. / 3BR 13/4D

**Previous Title** 

Body Style

Color

NE 30F1651

MANUFACTURED

UNKNOWN

HOME

Purchase Date

Issue Date

06-Dec-1976

15-Oct-2024

Residential Address

1002 W GAGE STLOT 4

BLUE HILL NE 68930-5541

Owner Name(s)

JERRY D MCSHANE

OR SHARON E MCSHANE WROS

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

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. Fallure 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.

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

CAUTION READ CAREFULLY

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) Brandon N. Quinten Curry

SIGNATURE OF SELLER

STATE

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

(ONLY ONE PRINTED NAME REQUIRED)

Q.Mr.Shahe

SIGNATURE OF PURCHASER

INVENTORY CONTROL NUMBER

County WEBSTER:

Title Number N0005066579

68930

Witness My Hand And Official Seal The Date Shown

JANET K KNEHANS





NEBRASKA   Manufactured Housi	ng Transfer Statement 🥤	ชีวิทั่. ก่อ FORM
• To be filed with the County Treasurer. • Re	ead instructions on reverse side. hment and identify the applicable item number.	521MH
1 County Name 2 County Number 45	3 Date of Sale  Mo. 2 Day 9 Yr. 24	
5 Seller's Name, Address, and Telephone (Please Print)	6 Buyer's Name, Address, and Telephone (Please Print)	
Jerry D McShane or Sharon L. McShane	Brandon N. Curry	
Current Mailing Address (Number and Street or PO Box)	Current Mailing Address (Number and Street or PO Box)	
_126 Westgate	1002 W. Gage St.	
Blue Hill, State Zip Code 68930		Zip Code 68930
Daytime Phone Email Address 402-984-5752 Sweetheartman @ hotmail.com	Daytime Phone   Email Address   970-556-4975   DCUTY 750@	a mail.com
7 Type of Transfer	, , , , , , , , , , , , , , , , , , , ,	3 11.001
Sale   Auction   Gift   Exchange   Foreclosure   S 8 Was ownership transferred in full? (If No, explain the division.)	Satisfaction of Contract Life Estate Other (Explain.)  9 Was the property purchased as part of an IRS like-kind exchange	e? (IRC § 1031 Exchance)
YES NO	☐ YES X NO	
10 Was the sale between relatives? (If Yes, check the appropriate box.)  YES X NO Spouse Step-parent and	Step-child Aunt or Uncle to Niece or Nephew Far	mily Corp. or Partnership
☐ Grandparents and Grandchild ☐ Brothers and Sis ☐ Parents and Child	sters Self Oth	ier
11 What is the current market value of the manufactured housing?	12 Was the mortgage assumed? (If Yes, state amount and interest	t rate.)
13 Was the sale through an real estate agent or title company?	YES NO S	at
YES NO If Yes, include the name of the agent:	· ·	
14 Length (Without Hitch) 15 Width 16 Make Champion H	ome Manufactured Home	Year 1976
19 Location of the Manufactured Home Before Sale	20 Name and Address of Person to Whom the Tax Statement Sho	
1002 W Gage St; Lot4, Blue Hill, WE 68930	Brandon N. Curry	
19a Location of the Manufactured Home After Sale	1002 W. Gogest, Lot4	
1002 W. Gage St; Lot 4, Blue Hill, NE 68930	Blue Hill, NE. 68930	
21 Name and Address of the Land Owner	22 Legal Description of the Land	
23 Total purchase price, including any liabilities assumed		1
24 Was non-real property included in the purchase? ☐YES and 24c indicating the cost amount of each.)	LINO (IT Yes, complete 24a, 24b,	
and 2 to maistaining and cook amount of outral,		
24a Furnishings	24a	
24b Moving Costs	24b	
24c Set-up Costs	24c	
Under penalties of law, I declare that I have examined this stateme complete, and correct, and that I am duly authorized to sign this statemen	ent and that it is, to the best of my knowledge and belief, true,	
complete, and contect, and that tallfully authorized to sign this statemen	ıL	970
Brandon N. Curry Print or Type Name of Buyer or Authorized Representative		554-4975 Designa Phone
sign		12-19-24
here Signature of British or Authorized Representative	Title	10-17-24

This statement should be filed with the county treasurer in the county where the application for title is made.

Retain a copy for your records.



### NEBRASKA CERTIFICATE OF TITLE

Vehicle Identification Number

Year Make/Model

05771343665

CHAMPION HOME BUILDERS CO. 7:3BR 13/4D

**Previous Title** 

Body Style

Color

NE N0005066579

MANUFACTURED

UNKNOWN

HOME

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

Mail To

BRANDON N CURRY 1002 W GAGE ST LOT 4 BLUE HILL NE 68930-5541 Residential Address

1002 W GAGE STLOT 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

1. The mileage stated is in excess of its mechanical limits.

☐ 2. The odometer reading is not the actual mileage.

PRINTED NAME OF PURCHASER(S)

WARNING - ODOMETER DISCREPANCY.

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

SIGNATURE OF SELLER

STATE ZIP

SIGNATURE OF SELLER

CITY

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

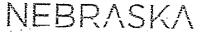
Title Number N0005243913

Witness My Hand And Official Seal The Date Shown

JANET K KNEHANS

\$10.00





DEPARTMENT OF MOTOR VEHICLES

### State of Nebraska

## **Application for Certificate of Title**

Vehicle or Motorboa	t Description			Fee \$10.0
Salvage Previously Sal	lvaged Flood	Non-Transfer	able 🖵 Manufa	cturer Buyback
Vehicle Identification Number 0577134366 S	Year 1976 Cho	impion Home	Model 3BR Manufactures	13/40
Body Style Color GVV	WR Capacity/Propulsion	on Taxi		
2. Owner/Applicant Info	rmation (if more than three	ee (3), please attach a se	cond application)	No
If more than one owner, do you wish clear	rights of survivorship to be tr	ansferred to the survivir	ng owner(s) in the eve	ent of the death o
one owner?  No (probate will be required to trans Yes (ownership will transfer to co-o	sfer ownership - owner name:	s separated with "And")		
Owner name/Last or business name*	First Nam		Middle Name	Or )
Curry	Brandor		Nicholas	>
Nebraska Driver's License Number NE HI4109217	Soc. Sec. Number 524-79-3987	Employer Identificati	on Number	Date of Birth
2 <sup>nd</sup> Owner name/Last or business name	ne First Name		Middle Name	Check here if
Nebraska Driver's License Number	Soc. Sec. Number	Employer Identification	on Number	Date of Birth
3 <sup>rd</sup> Owner name/Last or business nam	ie* First Nam	e	Middle Name	Check here if spouse of owner I or
Nebraska Driver's License Number	Soc. Sec. Number	Employer Identification	on Number	Date of Birth
Transfer On Death Beneficiary(ies), if a	pplicable:			<del></del>
If indicated, upon death of last surviving ow	ner, ownership of the vehicle	will transfer to listed en	ntity(ies).	
1st TOD Quinten W. Curr		TOD		
Owner's Residential Address, City, State, Zip	≪Only first 35 positions will ]	orint on title)	Name*	energia de la composición.
1002 W. Gage Stilot	4; Blue Hill, N	8 68930		
Owner's Mailing Address, City, State, Zip 1062 W. Gage St. Lot L	ti Blue Holl, N	£ 68930		
3 Lien Information (please a	attach a second application for s	econdary lien notations)	Fee \$7.00	
Is there a lien on this vehicle? Yes No If			the lien instrument wit	th this application.
Lien Holder Name:			PLID:	
Street	City	Si	fate	ZIP
	GT SINGTH BEIG			
The undersigned being duly sworn depose or affirm fictitious name, knowingly making a false stateme both and cancellation of your certificate of title.	m and say that the information pent or knowingly concealing a m	rovided on this application aterial fact in this applicati	n is true and complete. ion can result in a fine o	Use of a false or or imprisonment or
Signature	Sign	ature 10 16	7 7/	<del></del>
Signature	Date	12-19-2	54	
All owners listed above shall sign this Application proof he/she is handicapped or disabled or is too your state title when ownership is not changing and office and the proof of the state title when ownership is not changing and office and the state title when ownership is not changing and office and the state title when ownership is not changing and the state of the	except in the case where co-ow	ners are snouses, one snow	se may sign; where an it may sign; and if trans	owner provides sferring from an ou

### Bill Of Sale

Be it known, that for the payment in the receipt of which is acknowledged, the	
Jerry D. McShane Sharon L.	McShane(Sellers) hereby sells and
Terry D. McShane Sharon L. transfers to Brandon N. Cur	(Buyers)
The following described Manufactured	d Home on <b>Lot 4 AS-IS</b>
Manufacturer:	Model or Body Style:
Champion Home Builders Co.	Manufactured Home
Year:	Color:
1976	Unknown
<b>Vin#</b> 0577134366S	<b>Style:</b> 3 BR 13/4D
Circa	Location:
70×14	Blue Haven Mobile Homes
	1002 W Gage St: Lot 4
without hitch 65'	Blue Hill, NE 68930
The Sale is subject to the following co	nditions and representations:
Seller acknowledges Receipt of \$	(Ernest Money)
And Final Receipt of \$ 6000.00	For the Manufactured
Home, Lot 4, Total for Full Purchase \$_	6068.80 V#112
Closing Date: 12-19-24 Por	ssession Date: 12-27-24
Sale is contingent upon acceptance by	whoth Ruvers and Sellers of the
<del>-</del>	y both bayons and octions of the
Payment Terms and Conditions.	
Sellers: Jerry D. McShane or Sharon L. McSh	ane
Address: 126 Westgate	
Blue HII, NE 68930	
·	2. 12.10.21
Phone: 402-984-5752	Date:  2-19-24
Buyers: Brandon N. Curry	
Address: 1002 W Gage St	
Blue Hill, NE 68930	·
** *** ·	12-19-24
Phone: 970-556-4975	Date:

## Residential & Commercial Sales Worksheet

Cnty No.	Bo	ok .	Page		S	ale Date			School District Code										
91	20	25	1		1/	2/2025	Base: 9	1-	0074		Affilia	ited:		Ī	Jnif	ied:			
Location	<b>ID</b> ()	Sale	Number 👑	Üs	seabili	ty & Code#	100				P	arcel N	lumber						
0003249	01		1		4	06	GeoCde	Tw	n Rr	ıg	Sect	Qrt	Subdiv	A	геа	Blk	Pau	cel	
	, <b>D</b>	ate of S	ale Assessed	Valu	ue .		0000				00	0	00000			000	00	00	
Land		Imp	rovements			Total		Section 1	Date	Date of Sale Property Classification Code									
			Control of the second s		Status		Property	Туг	e :	Zoning	Locati	on	City	Size	Parce	l Size			
Assessor Lo	cation:	BLUE	HILL (1	(BH)			A) 2	I	3) 0	MALE STANDSTANS		c) 1		da esec o	E)	6	F)	3	
						Residential			1300				Comm	ercia	1				
	Mul	tiple Im	provements:	Multi	ple. Imp	rovements.:	entre de la partie. Nationa		Multi	ple. ]	mprove	ments.:		14000	1200 2500 2	Sec. Programme Co.	790 3 10 2 2	12.2.2.2.2.2.2.2.2.2.2.2.2.2.2.2.2.2.2.	
	Constr	uction Date:	Const	ruction ]	Date:	1		Const	ructi	on Date	÷:								
		17 <b>4</b> 000	Floor:	Floor	Sq. Ft. :				Floor	Sq. 3	?t. :								
April 1965 in		Buildin	g Cost New:	Cost :					Cost:	: '									
Single Family	Style:			Resi	dential	Condition:			Com	mer	cial O	ccupan	y Code:				ani ya ili. Kali Mwa		
(100) 🗆 Mo	bile Hon	ne		(10)		Worn Out			Prim	агу.		Ot	herl:		C	Other2:			
(101) 🗆 One	e Story			(20)		Badly Worn			Com	Commercial Construction Class:									
(102) 🗆 Two	o Story			(30)		Average			(1)										
(103) □ Spli	it Level		•	(40) □ Good							Reinf	orced C	oncrete F	rame					
(104) 🗆 11/	2 Story			(50) U Very Good					(3)		Maso	nry Bea	ring Wall	5					
(111) 🗆 Bi-I	Level			(60) □ Excellent					(4)		Wood	d or Stee	el Framed	Ext.	Wall	s			
(106) 🗆 Oth	ег			A STATE OF THE STA							Metal	Frame	and Walls	;					
Townhouse or	r Duples	Style:		Resi	dential	Quality:													
(301) 🗆 One	Story			(10)		Low			Cost	Rar	ık:			Con	ditio	n:	***		
(302) 🗆 Two	o Story			(20)		Fair			(10)		☐ Low (10) ☐ Wom O						Out		
(307) 🗆 1 1/	2 Story			(30)		Average			(20)		Average (20) □ Badly					Worn			
(308) □ Spli	it Level			(40)		Good			(30)	(30)   Above Average					(30) 🛮 Avera				
(309) 🗆 21/	2 Story			(50)		Very Good			(40)		I High (40) □ Good								
(304) 🗆 One	Story I	Ouplex		(60)		Excellent	n140- 140 14 14 14							(50)		Very (	Good		
(305) 🗆 Two	o Story I	Duplex					an. Silveri							(60)		Excell	ent		
Assessor's	Adju	stment	t to Sale P	rice	(+ or	-):			<u> </u>				****						
Assessor Co	mment	s and R	leason for A	djust	ment:														
WD; PUI	RCHAS	ED LC	T FROM	CIT	Z														
Commercial								7 <sub>0</sub> ,	ments:										
Comments f								-UIII	ments:	•									
000024						***	-		,						-				
																(Conti	nue on l	oack)	

## Good Life. Great Service.

## **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** 

The deed will not be recorded unless this statement	t is signed and items 1-27 are accurately completed.	
1 County Name 2 County Number	3 Date of Sale/Transfer 4 Date of Deed	2
Webster - 91	Mo. 01 Day 2 Yr. 2025 Mo. 01 Day	2 Yr. 2025
5 Grantor's Name, Address, and Telephone (Please Print)	6 Grantee's Name, Address, and Telephone (Please Print)	
Grantor's Name (Seller) Community Redevelopment Authority of the City of Blue Hill	Grantee's Name (Buyer) Maverick G. Busboom and Jaylin R. Busboom	
Street or Other Mailing Address 517 West Gage Street, P.O. Box 277	Street or Other Mailing Address 2267 Spur 91A	
City State Zip Code Blue Hill NE 68930	City State Bladen NE	Zip Code 68928
Phone Number (402) 756-2056	Phone Number Is the grantee a 501(c)(3) organizar (402) 705-3849 If Yes, is the grantee a 509(a) found	
Email Address cityofbluheill@gmail.com	Email Address m busboom13@hotmail.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)
Improved Single Family Industrial	Mineral Interests-Nonproducing State Assessed	Mobile Home
✓ Unimproved	Mineral Interests-Producing Exempt	
8 Type of Deed Conservator Distribution Lar		ther
Bill of Sale Corrective Easement Lea  Cemetery Death Certificate – Transfer on Death Executor Mir	eral Personal Rep. Trust/Trustee  Personal Rep. Trust/Trustee  Personal Rep. Warranty	
9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031		nsfer on Death
Exchange) by buyer or seller?	Life Estate Sale Trust  Partition Satisfaction of Contract  Oth	stee to Beneficiary
Buyer Seller ✓ No Court Decree Exchange Granto  11 Was ownership transferred in full? (If No, explain the division.)	12 Was real estate purchased for same use? (If No	
✓ Yes No	Yes No	
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary rela	tives? (If Yes, check the appropriate box.)	· · · · · · · · · · · · · · · · · · ·
Yes No Aunt or Uncle to Niece or Nephew Family Corp., F	artnership, or LLC Self Other	K.
Brothers and Sisters Grandparents a		
Ex-spouse Parents and Ch		
14 What is the current market value of the real property?	15 Was the mortgage assumed? (If Yes, state the amount and in	nterest rate.)
5,600.00  16 Does this conveyance divide a current parcel of land?	Yes V No \$  17 Was transfer through a real estate agent or a title company?	\(
Yes No	of the agent or title company contact.)	V No
18 Address of Property	19 Name and Address of Person to Whom the Tax Statement Sh	ould be Sent
To be: 1106 West Simpson Ave.	Maverick and Jaylin Busboom	
Blue Hill, NE 68930  18a V No address assigned  18b V Vacant land	2267 Spur 91A Bladen, NE 68928	
20 Legal Description (Attach additional pages, if needed.)		
Lot 3, Block 3, Sweezy's Second Subdivision to the	e City of Blue Hill, Webster County, Ne	braska
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?	22 5	1
Yes No (If Yes, enter dollar amount and attach itemized list.) (see instructed Adjusted purchase price paid for real estate (line 22 minus line 23)		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	76-902(2)	ssile 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 t	hat it is, to the best of my knowledge and belief, true, complete, ar	nd correct,
and that I am duly authorized to sign this statement.  Maverick G. Busboom		(402) 705-3849
Print or Type Name of Grantee of Authorized Representative		Phone Number
sign Mand Cabre	Grantee	1/2/2025
here Signature of Grantee or Authorized Representative	Title	Date /
Register of Deed's Use Or  28 Date Deed Recorded 29 Value of Stamp or Exempt Number	1ly 30 Recording Data (1)	For Dept. Use Only
28 Date Deed Recorded  No. 1 Day 3 yr 35 September 129 Value of Stamp or Exempt Number 129 Value of St	RK2025 Pal	
Mo. Day Yr. V L XUNY TO A	Authorized by Neb. Re	ev. Stat. §§ 76-214, 77-1327(2)

State of Nebraska County of Webster Sss.

Entered on the numerical index and filed for record in the Clerk's office of said county this 3 day of 3 d.N.A.D., 203, at 8.22 o'clock A.M. Recorded in Book 203 on Page 1 County Clerk 10.00 Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date -3-25
\$ Event 289.1

After recording return to: Andrew R. Willis Cline Williams Wright Johnson & Oldfather, L.L.P. 233 S 13th 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:

- 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>d</sup> day of January, 2025.

"GRANTOR"

COMMUNITY REDEVELOPMENT AUTHORITY OF THE CITY OF BLUE HILL, NEBRASKA

By: Marilyn Albert Chairperson

STATE OF NEBRASKA

) )ss:

COUNTY OF WEBSTER

The foregoing instrument was acknowledged before me this <u>2</u> 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.

Notary Public

4918-4588-3659, v. 1

GENERAL NOTARY-State of Nebresice
LORI D MEENTS
My Comm. Exp. Dec. 2, 2027

## Agricultural Land Sales Worksheet

Cnty No.	Во					School District Cod													
91	202	25	7		1/3	/2025	Base: 91-0002 Af					iliate	d:	1700	Unified:				
Location I	D	Sale	Number		Useability & Code #			( ) ( ) ( ) ( ) ( )				Pa	rcel N	umber				160 h	
00190480	02	2			1		GeoCde	T	wn.	Rng Se		ct	Qrt	Subdiv	Area	Blk	I	arcel	
	D	ate of S	ale Assesse	d Va	alue	0000		2	11	4	Ł	0	00000	1	000	0	000		
Land Improvements			1			Da	ate of	Sale	Pro	perty	Classific	ition (	Code						
					Status	2.7	Prop	erty Ty	pe	Zo	ning	Location	Ci	y Size	Par	cel Size			
		Irrigat	ion Type: E	VIV	OT / W	ELL	A) 2		B)	05	- S Bringstra	C)	5	D) 3	E)	0	F)	9	
LCG		Triple 1	ACRES:		VA	LUE:	7.0	Ĺ	ĊĠ			26.7	ACR	ES:	e Per Salas I	VAL	UE:		
IRRIGATED	1A1		17.630			101,635				ND 10	Gl				VI-6-8/4, 67, 52	- After the		2005,100,100,10	
	ΙA									1	G			1.410			2,	715	
	2A1		16.280			2G1							0.060				110		
	2A 19.890				110,290	2G							0.780			1,	410		
	3A1	A1					3G1												
	3A						3G			G			0.910			1,	645		
	4A1						4G1			31				<u>.</u>					
	4A		10.110		53,480		4G			G		1	0.520				915		
DRYLAND	1D1			$\perp$			:	Shel	lterbe	lt/Timb	er								
	1D		11.000	_		30,250			I	Accretic	on								
	2D1			$\downarrow$						Was	te								
	2D								-	Oth									
	3D1			_			AG L	Αľ	T di		-		· · · · · ·	8.590		3	96,	305	
	3D			+						Road	+			2.030					
	4D1			$\bot$					Fa	arm Sit	es								
	4D			201 201						me Sit									
		SE PLANTER.			150		Recreation								·				
	ellings	100 mg		1 A			<b>%</b> .T			Oth								Water at a tarent dec	
Outbu	udings		CAPACO A				100	n-A	lG I	OTA	니			2.030					

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
WD	
Comments from	Comments:
001904802	
	(Continue on back)

### NEBRASKA

### **Real Estate Transfer Statement**



FORM **521** 

Good Life. Great Service.

DEPARTMENT OF REVENUE

• 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.

	t is signed and items 1-27 are accurately completed.								
1 County Name Webster - 91  2 County Number	3 Date of Sale/Transfer  Mo. 1 Day 3 Yr. 2025 4 Date of Deed  Mo. 1 Day 7r. 2025								
5 Grantor's Name, Address, and Telephone (Please Print)	6 Grantee's Name, Address, and Telephone (Please Print)	***************************************							
Grantor's Name (Seller) Andrew C. Mohlman and Marla S. Mohlman	Grantee's Name (Buyer)								
Street or Other Mailing Address 1158 Road 1000	Armstrong Family Farms, LLC Street or Other Mailing Address 1207 Road 1100								
City State Zip Code Red Cloud NE 68970	City State Zip C Red Cloud Ne 6897								
Phone Number (402) 879-9052	Phone Number (402) 746-3963 Is the grantee a 501(c)(3) organizal If Yes, is the grantee a 509(a) found								
Email Address n/a	Email Address n/a								
7 Property Classification Number. Check one box in categories A and B. Check C if									
	Property Type	(C)							
Improved Single Family Industrial	Mineral Interests-Nonproducing State Assessed	Mobile Home							
□ Unimproved	Mineral Interests-Producing Exempt								
	nd Contract/Memo Partition Sheriff	0.000							
Bill of Sale Corrective Easement Lea		ther							
	eral 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 Foreck Auction Easement Gift		nsfer on Death							
Exchange) by buyer or seller?    Auction		stee to Beneficiary er (Explain)							
11 Was ownership transferred in full? (If No, explain the division.)	12 Was real estate purchased for same use? (If No								
✓ Yes    No	V Yes								
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives.									
	artnership, or LLC Self Other								
☐ Brothers and Sisters ☐ Grandparents at ☐ Ex-spouse ☐ Parents and Ch									
14 What is the current market value of the real property?	15 Was the mortgage assumed? (If Yes, state the amount and in	terest rate.)							
550,000.00	Yes	%							
16 Does this conveyance divide a current parcel of land?  Ves No	17 Was transfer through a real estate agent or a title company? of the agent or title company contact.)   Yes Southern	(If Yes, include the name Title, LLC No							
18 Address of Property	19 Name and Address of Person to Whom the Tax Statement Sh	ould be Sent							
Ag Land	Grantee								
18a 🗹 No address assigned 18b 🗹 Vacant land									
20 Legal Description (Attach additional pages, if needed.)		(11)							
The West Half of the Southwest Quarter (W1/2SW1/4) of Sec West of the 6th P.M., Webster County, Nebraska	tion Four (4), Township Two (2) North, Range	Eleven (11)							
21 If agricultural, list total number of acres transferred in this transaction 80+-	·								
22 Total purchase price, including any liabilities assumed	22 \$	550,000,00							
23 Was non-real property included in the purchase?	ctions) 23 \$	1							
Yes No (If Yes, enter dollar amount and attach itemized list.) (see instru  4 Adjusted purchase price paid for real estate (line 22 minus line 23)		550,000¦.00							
25 If this transfer is exempt from the documentary stamp tax, list the exemption number		ssile field? (See Instructions)							
Yes V 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 the and that I am duly authorized to sign this statement.	nat it is, to the best of my knowledge and belief, true, complete, an	d correct,							
Justin Armstrong, Member, Armstrong Fami	ly Farms, LLC	(402) 746-3963							
Print of Type Name of Grantee or Authorized Representative	Crantos	Phone Number							
	Grantee <sub>Fitle</sub>	1/3/2024 Date							
	lv .	For Dept. Use Only							
Register of Deed's Use On 28 Date Deed Recorded 29 Value of Stamp or Exempt Number	30 Recording Data	ror Dept. Use Only							
Mo. 1 Day 3 Yr. 25 \$ 123 7.50	RK 2025 Pg 7								
Into Day On the Day of	Authorized by Nob Po	/ Stat && 76-21/ 77-1227/2\							

County of We	bster <b>3</b> SS.	
numerical ind	ex and filed f	Entered on the or record in the
Clerk's office	of said county	y this 3 day
		5. at 11:13
	M. Recorded	in Book <u>aba</u> S
on Page		
10.000	TUNIA	_County Clerk 
Ind Comp	Accorec	

NEBRASKA DOCUMENTARY
STAMP TAX
Date 1-3-25
\$ 1237.50 Byab

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

State of Nebraska 7

### 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 West Half of the Southwest Quarter (W1/2SW1/4) 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 January  Andrew C. Mohlman	2,2025.	Marla S. Mohlman
STATE OF NEBRASKA	) ) ss.	
COUNTY OF WEBSTER	) 55.	
The foregoing instrument was a Andrew C. Mohlman and Mark	acknowledged be a S. Mohlman, h	efore me on January 2, 2025 by usband and wife.

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

Notary Public

## Agricultural Land Sales Worksheet

Cnty No.	Во	ók	Page	Sale	Date	7,5500			Š	School District Code							
91	202	25	8	1/3/	/2025	Base: 9	1-00	02	Afi	filiat	ed:			Unif	ied:		
Location	$\mathbf{D}$	Sale	Number	Useability & Code #						Pa	arcel N	Tuml	ber	27			
0019049	02		3	1		GeoCde	Twn	Rng	S	ect	Qrt	Subdiv		Area	Blk .	P	arcel
	Da	ate of S	ale Assessed	Value :		0000	2	11	4	4	0	00	000	1	000		000
Land		Imp	provements	Т	Date of Sale Property Classification Code								Code				
						Status	Prop	erty Ty	pe	z	oning	L	ocation	Cit	y Size	Paro	el Size
And the second second		Irrigat	tion Type: PI	VOT / WE	3LL	A) 2	B)	05		C)	5	D)	3	E)	0	F)	9
LCG		2	ACRES:	VAL	UE:		LCG				ACR	ES:		11040	VALI	J <b>E:</b>	
IRRIGATE	D 1A1					GR	ASSLA	ND 10	G1								
	IA		41.530	2	239,420							6.9	60		790		
2A1						20	<b>31</b>			4.1	L <b>4</b> 0			6,	005		
2A			18.280	1	.01,365			2	2G								
3A1								30	<b>31</b>								
	3A							3	3G								
	4A1					4G1			31								
	4A		6.880		36,395				IG								
DRYLAND	1D1					5	Shelterbe	lt/Timb	er								
	1D						1	Accretic	эп								
	2D1							Was	-								
	2D							Oth	-+								
	3D1					AG L	AND T		_		7	7.7	90	econimulateix con	3;	93,	975
	3D							Roa						a Total			A STATE OF
	4D1							arm Sit	-								
	4D		7					me Sit									
_	11.						Recreati		┥								
	wellings uildings	(14-24) (14-1-4)				No	- AC 7	Oth	$\rightarrow$				l				
Oute	munigo	t milder a	Section Configuration			Non-AG TOTAL											

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
PERSONAL REP DEED	
Comments from	Comments:
001904902	
	·
	(Continue on back)

## Real Estate Transfer Statement • To be filed with the Register of Deeds. • Read instructions on reverse side.

**FORM** 521

	ment and identity the applicable item number.
	nt is signed and items 1-27 are accurately completed.
1 County Name Webster - 91  2 County Number	3 Date of Sale/Transfer 4 Date of Deed
AL I SOLOGO AND	Mo. 1 Day 3 Yr. 2025 Mo. 1 Day 3 Yr. 2025
5 Grantor's Name, Address, and Telephone (Please Print)  Grantor's Name (Seller)	6 Grantee's Name, Address, and Telephone (Please Print)
Willie J Mohlman, Pers Rep Est of Thomas L. Mohlman	Grantee's Name (Buyer) Armstrong Family Farms, LLC
Street or Other Mailing Address 341 E 7th Ave	Street or Other Mailing Address 1207 Road 1100
City         State         Zip Code           Red Cloud         NE         68970	City State Zip Code Red Cloud Ne 68970
Phone Number (402) 879-9052	Phone Number Is the grantee a 501(c)(3) organization? Yes V
Email Address	Email Address
n/a 7 Property Classification Number. Check one box in categories A and B. Check C in	n/a
Improved   Single Family   Industrial	) Property Type (C)  Mineral Interests-Nonproducing State Assessed Mobile Hor
Unimproved Multi-Family Agricultural	Mineral Interests-Nonproducing State Assessed Mobile Hor  Mineral Interests-Producing Exempt
IOLL Commercial Recreational	
8 Type of Deed Conservator Distribution La	nd Contract/Memo Partition Sheriff Otherase Presonal Rep. Trust/Trustee
Entransación de Santa Control de Santa Control de Santa Control de	neral 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 Forect Auction Easement Gift	Irrevocable Trust
	or Trust Partition Satisfaction of Contract Other (Explain)
11 Was ownership transferred in full? (If No, explain the division.)  V Yes No	12 Was real estate purchased for same use? (If No, state the intended us
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives.	Yes No
	Partnership, or LLC Self Other
	and Grandchild Spouse
Ex-spouse Parents and C	
14 What is the current market value of the real property?	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)
450,000.00	☐ 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
18 Address of Property	19 Name and Address of Person to Whom the Tax Statement Should be Sent
Ag Land	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 Sec West of the 6th P.M., Webster County, Nebraska	ion Four (4), Township Two (2) North, Range Eleven (11)
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?	1
Yes No (If Yes, enter dollar amount and attach itemized list.) (see instru	
<ul> <li>24 Adjusted purchase price paid for real estate (line 22 minus line 23)</li> <li>25 If this transfer is exempt from the documentary stamp tax, list the exemption number _</li> <li>26 Is an affidavit as described in Neb. Rev. Stat. § 76-2,141 required because the property is located</li> <li>Yes No</li> </ul>	
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 t	hat 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 Fam Print of Type Name of Grantee or Authorized Representative	ily Farms, LLC (402) 746-396 Phone Number
sign Print of type statute of dramee of Authorized Representative	a someone production
here Signature of Grantee or Authorized Representative	Grantee 1/3/2024 Date
Register of Deed's Use Or	lly For Dept. Use Only
28 Date Deed Recorded 29 Value of Stamp or Exempt Number	30 Recording Data
Mo. L Day 3 yr. 25 \$ 1012.50	BK 2025, 19. 18
Nebraska Department of Revenue	Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327

NEBRASKA DOCUMENTARY
STAMP TAX
Date 1-3-25
\$ 1012.50 By 45

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 Vanuary 3, 2025

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

STATE OF NEBRASKA

)ss.

COUNTY OF WEBSTER

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

Notary Public

Medald

# Residential & Commercial Sales Worksheet

Cnty No.	Во	ok 💮	Page	Sale Date			School				chool District Code								
91	20	25	112	1/2/2025		Base:	Base: 91-0074			iliated			Uni	Unified:					
Location	D	Sale	Number	τ	Jseabi	lity & Code #					Parc	el N	umber		No.				
0003102	00		4		1		GeoCde	Tw	n Rng	Se	ct Q	rt i	Subdiv	Area	Bik	Parcel			
	Da	ate of S	ale Assessed	l Va	lue	Tirk	4133			0	0 (	)	20005	24 (1) (4) (4) (4)	022	0000			
Land		Imp	orovements			Total	a sur Le ser								cation Code				
3 ,	,990		151,77	0	11	155,760	Status	F	roperty I	ype .	Zoni	ng	Location	n Ci	y Size	Parcel Size			
Assessor Lo	cation:	BLUE	HILL (	BH)			A) 1	B	01		C) :	L	D) <b>1</b>	E)	6	F) 2			
			#(			Residentia	l	Side :	1860				Commei	rcial					
	Mul	tiple Im	provements:	Mul	tiple. In	nprovements.:			Multiple	. Impr	ovement	s. :	-con-constitution and security	a company of the other	- 10 10 10 10 10 10	and the control of the control of the			
		Constr	uction Date:	Con	structio	n Date: 19	73		Constru	ction I	Date :				- "				
		1000	Floor:	Floc	or Sq. F	1,2	48		Floor So	. Ft. :									
		Buildin	g Cost New:	Cos	t:	161,4	75		Cost:										
Single Family	Style:	101		Res	identi	al Condition: 3	5		Comm	ercia	l Occup	anc	y Code:			1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1			
(100) 🗆 Mol	bile Horr	ne		1	) 🗆	Worn Out			Primar	<i>r</i> .		Otl	herl:	1	Other2:				
(101) 🗷 One	Story			(20	) [	Badly Worn			Commercial Construction Class:										
(102) 🗆 Two	Story			(30	) <b>H</b>	Average			(1) ☐ Fireproof Structural Steel Frame										
(103) 🗆 Spli	t Level			(40) 🖼 Good					(2) ☐ Reinforced Concrete Frame										
(104) 🗆 11/2	2 Story			(50	) 🗆	Very Good	(3) Masonry Bearing Walls												
(111) 🛮 Bi-I	.evel			(60	) 🗆	Excellent		(4) U Wood or Steel Framed Ext. Walls											
(106) □ Oth	er							*1.20 (4 *2.00 (4)	(5) [	I M	etal Fra	me a	and Walls						
Townhouse or	Duplex	Style:		Res	identi	al Quality: 20			(6) [	] Po	le Fran	e							
(301) □ One	Story			(10	) 🗆	Low			Cost R	ank:				Conditi	on:				
(302) 🗆 Two	Story		71A.1	(20)	) ₩	Fair			(10)	] Lo	w		(	(10)	Wom	Out			
(307) 🛘 1 1/2	2 Story			(30)	) 🗆	Average			(20)	I Av	rerage		(	(20) 🗆	Badly	Worn			
(308) 🗆 Spli	t Level			(40	) 🗆	Good		(30) ☐ Above Average (30) ☐ Average						ge					
(309) 🗆 21/2	2 Story			(50	) 🗆	Very Good			(40) E	(40) □ High (40					) 🛘 Good				
(304) □ One	Story D	uplex		(60		Excellent			(50) 🗆 Very Good										
(305) 🗆 Two	Story D	ouplex					20 20 - 180	144						(60) 🗆	Excelle	ent			
Assessor's	Adjus	stment	to Sale P	rice	(+ o	r -):													
Assessor Co	mments	s and R	eason for A	djus	stmen	t:													
WD																			
	•																		
Comments	nors							7 <sub>0</sub>	nents:										
0003102								COINT	utilis:						***				
0000102							-												
**************************************						****			******						(Conti	mie on back)			



## Good Life, Great Service.

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** 

Courty Name	DEPARTMEN	The dee		ded unless this stateme	nt is signed and iten	ns 1-27 are accurately c	ompleted.	
Grantie's Name, Address, and Telephone (Please Print)			2 County Number		100 00 00		4 Date of Deed	
Caracter Name (Buyer)   Jessacia Kort   Jess		A 11 T-1	1 1000	A)		·———		
Size of Cher Mailing Address 319 S. Libert Of New Mailing Address 319 S. Libert Street  City  Size Zip Code NE 89847  NE 98847  Proper Nighter  Proper Nighter	Grantor's Name	(Seller)	none (Please Prin	it)	Grantee's Name (E		pilolie (Flease Fi	int)
Sale						ailing Address		
NE   68947   Bits Hill   NE   68947   Bits Hill   NE   68930   Brown Name   Soft(30) argunization?   Yes   No   No   No   No   No   No   No   N	3807 D Ave.	nalling Address		-	310 S. Liberty S		Otata	7:- 0-4-
Person   Status   Person   P				The Control of the Co			NE	68930
A   Property Classification Number, Chack one box in categories A and 8. Check Ci property Type   C	Phone Number					11116	The second of th	
Characteristics   Characteri								•
Improved	2 2 2 2	sification Number. Check of	ne box in categori			obile home.		(6)
Mailt-Family   Agricultural   Agri					_			
Bill of Sale   Cornective   Ceath Development   Cease   Ceath Capital   Cease   Ceath Capital   Cease   Ceath Capital   Ceath Capital   Cease   Ceath Capital   Cease   Ceath Capital   Ceath Capital   Cease   Ceath Capital   Ceath Capita	Unimpro	ved Multi-Family	☐ A	gricultural	=			Mobile Home
9 Was transfer part of IRS like-kind   10 Type of Transfer   Distribution   Grit   In Estate   Invested to Beneficiary Part   Sale   Invested to Beneficiary Part   Invested to Beneficiar	Bill of Sa	ale Corrective	Transfer on Death	Easement Le	ase	Personal Rep. T	rust/Trustee	Other
3 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (if Yes, check the appropriate box.)   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.)   14 What is the current market value of the real property?   15 Was the mortgage assumed? (if Yes, state the amount and interest rate.)   15 Dees this conveyance divide a current parcel of land?   17 Was transfer through a real estate agent or a title company? (if Yes, including the name of the agent or title company? ontaict.)   18 Was transfer through a real estate agent or a title company? (if Yes, including the name of the agent or title company; contaict.)   18 Was transfer through a real estate agent or a title company? (if Yes, including the name of the agent or title company; contaict.)   19 Was man and Address of Person to Winom Tax Statement Should be Sent 310 S. Liberty St. Blue Hill, NE 68930   18 Was non-relative through a real estate agent or a title company; contact.)   19 Was man and Address of Person to Winom Tax Statement Should be Sent 310 S. Liberty St. Blue Hill, NE 68930   18 Was non-relative through a real estate (line 22 was non-relative)   19 Was was non-relative through a relative through a relati	9 Was transfer exchange? (I. Exchange) by	part of IRS like-kind R.C. § 1031 buyer or seller?	Type of Transfer [ Auction	Distribution Fore Easement Gift	closure	cable Trust Revocable	Trust	Trustee to Beneficiary
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.)   Yes		· —	explain the division.)		W. C. C. C. L. C.		or same use? (If No,	state the intended use.)
15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)    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   18 Address of Property   19 Name and Address of Person to Whom Tax Statement Should be Sent step and to 18 Address assigned   18b   Vacant Land   18 In Vacant Sent Statement Should be Sent step and 10, Block 22, Original Town of Blue Hill, Webster County, Nebraska.   18 In Vacant Sent Statement Should be Sent step and 10, Block 22, Original Town of Blue Hill, Webster County, Nebraska.   18 In Vacant Sent Statement Should be Sent step and 10, Block 22, Original Town of Blue Hill, Webster County, Nebraska.   18 In Vacant Sent Statement Should be Sent Sent Sent Sent Sent Sent Sent Sen	13 Was the trans	sfer between relatives, or if to  No  Brothers a	ncle to Niece or Nep and Sisters	hew Family Corp., Grandparents	Partnership, or LLC and Grandchild	Self Spouse		
of the agent of title company contact.) Yes North Shore RE-Halle \ No  18 Address of Property 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 23 Was non-real property included in the purchase? \ Yes \ No (If Yes, enter dollar amount and attach itemized list.)  23 If this transfer is exempt from the documentary stamp tax, list the exemption number 26 is an affidavit as described in Neb, Rev. Statis, 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 27 If yes, is the required affidavit attached to this filing? \ Yes \ No 27 If yes, is the required affidavit attached to this filing? \ Yes \ No 27 If yes, is the required affidavit attached to Representative  Print or Type Name of Grantee or Authorized Representative  Register of Deeds' Use Only  Register of Deeds' Use Only  8 Date Deed Recorded No. Day \ Yes \ No 29 Value of Stamp or Exempt Number  Authorized to Spin Neb. Rev. Stat. §§ 76:214, 77-1327 (2)  Nobrassa Department of Revenue			Section 10 control	raromo una e	15 Was the mortga	ge assumed? (If Yes, stat	· · · · · · · · · · · · · · · · · · ·	
Stuberty St.   Blue Hill, NE 68930   Stuberty St.   Stuberty			cel of land?		17 Was transfer th of the agent or t	rough a real estate agent title company contact.)		
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  23 Was non-real property included in the purchase?   Yes   No (If Yes, enter dollar amount and attach itemized list.)  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?  27 If yes, is the required affidavit attached to this filing?   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  28 Date Dead Recorded  Mo.   Day   Vr.   S   29 Value of Stamp or Exempt Number   S   Grantee or Authorized Representative   S   S   S   S   S   S   S   S   S	310 S Liberty St Blue Hill, NE 68		Vacant Land		Jessica Kort 310 S Liberty St.		ax Statement Should	l be Sent
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.)  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 country or other geographic area with an active air force ballistic missile field?    Yes No	20 Legal Descrip	tion Block 22, Original Town of E	Blue Hill, Webster C	County, Nebraska.				
23 Was non-real property included in the purchase?	21 If agricultural,	list total number of acres tran	nsferred in this trans	action				
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	22 Total purchas	e price, including any liabilitie	es assumed hase?  Yes  N	No (If Yes, enter dollar ar	nount and attach ite	emized list.)		74,000 00
25 If this transfer is exempt from the documentary stamp tax, list the exemption number								74,000 00
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	26 Is an affidavit	as described in Neb. Rev. St	at.§ 76-2.141 require	ed because the property is	s located within a cou	 inty or other geographic a	rea with an active ai	force ballistic missile field?
duly authorized to sign this statement    Jessica Kort						11-11-6		at and that I am
Sign Grantee or Authorized Representative Grantee or Authorized Representative January 2_2025    Control of Grantee or Authorized Representative Date				this statement and that it i	s, to the best of my k	nowledge and belief, true	, complete, and corre	ect, and that I am
Sign   Grantee or Authorized Representative   January 2 2025   Title   Title   Date    Register of Deeds' Use Only   For Dept. Use Only    28 Date Deed Recorded   Signature of Grantee or Authorized Representative   January 2 2025   Date   Date   Date   Date   Date    Register of Deeds' Use Only   30 Recording, Data   Date    Nebraska Department of Revenue   Authorized Representative   January 2 2025   Date   Date   Date   Date   Date    Register of Deeds' Use Only   30 Recording, Data   Date   Date    Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327 (2)    Representative   Date   Date   Date   Date   Date    Representative   Date	•	Jessica Kort Print or Type Name of Gran	ntee or Authorized R	Representative			300 Phor	8-380-7009 ne Number
28 Date Deed Recorded  Mo. Day Day Vr. 25  S   29 Value of Stamp or Exempt Number   30 Recording Data   30		signature of Grantee or Aut	thorized Representa	<u></u>		ed Representative		
Nebraska Department of Revenue Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327 (2)				Register of Deeds'				For Dept. Use Only
Nebraska Department of Revenue Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327 (2)	1	10 36		1150	30 Recording Data	2025 P	112	
	Nebraska Departme	nt of Revenue		174,		Authorize	ed by Neb. Rev. Stat. §	§ 76-214, 77-1327 (2) RQ 0109

State of Nebraska Ss. County of Webster

numerical index and filed for record in the Clerk's office of said county this 10 day of 10.0 A.D., 20.25, at 2.19 o'clock D.M. Recorded in Book 20.25 on Page 1.2 County Clerk 10.00 Assessor Carded Comp. Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date I 10 25
\$ 16650 By CD

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 seised 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.

pacquemic E. Cox

STATE OF Nebraska COUNTY OF BUTFALO

The foregoing instrument was acknowledged before me this 3 day of December, 2024 by Jacqueline E. Cox. a single person

Notary Public 1/ - and Bound

Harinah Bruna General Notary State of Nebraska Commission Expires 09-12-2028

# Residential & Commercial Sales Worksheet

Cnty No.	Во	ok .	Page	ing the second	S	ale Date					Sc	hool Dis	trict Cod	ė					
91	20	25	113	1/10/2025			Base:	91-	0002		Affil	liated:		Un	Unified:				
Location	$\mathbf{D}$	Sale	Number	Ü	seabil	ity & Code#						Parcel I	Number						
0001288	300		5		1		GeoCde	Tw	vn R	ng	Sec	t Qrt	Subdiv	Area	Blk	Parcel			
	D	ate of S	ale Assessed	Val	lue		4371	Joseph	C. 10.02		00	0	10020	1 104,000,000	014	0000			
Land		: Imp	rovements	1e   1		Total			Date	of S	ale]	Propert	Classifi	cation	Code	70.7752 1966 10			
1.	,355		18,16	5		19,520	Status	1	Propert	у Туј	œ .	Zoning	Locatio	n C	ity Size	Parcel Size			
Assessor Lo	cation:	RED	CLOUD (I	RC)			A) 1	E	3) (	)1		C) 1	D) 1	E)	6	F) 1			
						Residentia		100					Comme	rcial					
	Mul	tiple Im	provements:	Mult	iple. Imp	orovements.:	Street Control Statement	SELECTION STATES	Mult	Multiple, Improvements. :									
		Constr	uction Date:		struction		75				ion Da								
		y danadan Sa Satara	Floor:	Floor	r Sq. Ft.	: 9	90		Floo	r Sq.	FL:								
2000 T		Buildin	g Cost New:	Cost	:	95,6	10		Cost										
Single Family	Style:	101		Res	identia	Condition: 2	0		Con	imei	cial (	Occupan	cy Code:	k Balana					
(100) □ Mol	bile Horr	ne .		(10)	) 🗆	Worn Out			Prin	агу:		Ot	herl:		Other2:	•			
(101) 🗷 One	Story			(20)	) <b>Æ</b>	Badly Worn			Con	ımeı	cial (	Construc	tion Class	1,71					
(102) 🗆 Two	Story			(30)	) 🗆	Average			(1)		Fire	proof Str	uctural Ste	el Fran	e				
(103) □ Spli	t Level			(40)	) 🗆	Good		(2) ☐ Reinforced Concrete Frame											
(104) 🗆 1 1/:	2 Story			(50)	) 🗆	Very Good		(3)   Masonry Bearing Walls											
(111) □ Bi-I	.evel			(60)	) 🗆	Excellent			(4)		Wo	od or Ste	el Framed 1	Ext. Wa	alls				
(106) □ Ofh	ег					en e			(5)		Met	tal Frame	and Walls						
Townhouse or	Duplex	Style:	2.5	Res	identia	Quality: 20			(6)		Pole	e Frame							
(301) 🗆 One	Story			(10)	) 🗆	Low			Cos	t Raı	ık:			Condit	ion:				
(302) 🗆 Two	Story			(20)	) ₹	Fair			(10)		Lov	V	į	(10) E	] Wom	Out			
(307) 🗆 11/2	2 Story			(30)		Average			(20)		Ave	етаде	į	(20) E	l Badly	Worn			
(308) 🗆 Spli	t Level			(40)	) 🗆	Good			(30)		Abo	ove Avera	ge i	(30)	] Avera	ge			
(309) 🗆 21/2	2 Story			(50)	) 🗆	Very Good			(40)		Hig			(40) E	] Good				
(304) 🗆 One	Story D	uplex		(60)	) 🛮	Excellent	W		2		<b>美国教育</b>	1,1884 1111	1	(50) E	l Very (	Good			
(305) 🗆 Two	Story E	Ouplex	<u></u>		2.25					All Services	ing file.			(60) E	l Excell	ent			
Assessor's	Adjus	stment	to Sale P	rice	(+ or	-):													
Assessor Co	mment	s and R	eason for A	djus	tment:														
WD																			
C 1 6								O											
0001288							•	Com:	ments	:									
0001286	, , , ,																		
															(Conti	mie on back)			

### 36/10

### NEBRASKA

DEPARTMENT OF REVENUE

### **Real Estate Transfer Statement**

2

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.

	t is signed and items 1-27 are accurately completed.								
1 County Name 2 County Number Webster - 91	3 Date of Sale/Transfer  Mo. 1 Day 16 Yr. 2025  4 Date of Deed  Mo. 1 Day 2 Yr. 2025								
5 Grantor's Name, Address, and Telephone (Please Print)	6 Grantee's Name, Address, and Telephone (Please Print)								
Grantor's Name (Seller) Adam Oldemeyer and Jacqueline Oldemeyer	Grantee's Name (Buyer) Marc Holden M. Micosa								
Street or Other Mailing Address 12120 S 2nd Street POBX 19	Street or Other Mailing Address 914 N Webster St								
City State Zip Code	City State Zip Code								
Ayr NE 68925	Red Cloud Ne 68970								
Phone Number  Email Address	Phone Number Is the grantee a 501(c)(3) organization? Yes V No If Yes, is the grantee a 509(a) foundation? Yes No Email Address								
n/a	A 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         ☐ Unimproved       Multi-Family       Agricultural         ☐ IOLL       Commercial       Recreational	Mineral Interests-Nonproducing State Assessed Mobile Home Mineral Interests-Producing Exempt								
8 Type of Deed Conservator Distribution Lan Bill of Sale Corrective Easement Lea	d Contract/Memo Partition Sheriff Othersee Personal Rep. Trust/Trustee								
Cemetery Death Certificate – Transfer on Death Executor Min	eral Quit Claim Warranty								
9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031	osure Irrevocable Trust Revocable Trust Transfer on Death								
Exchange) by buyer or seller?	Life Estate Sale Trustee to Beneficiary								
Buyer Seller V No Court Decree Exchange Granto									
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.)								
Yes No	Yes No								
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives.									
	artnership, or LLC Self Other								
☐ Brothers and Sisters ☐ Grandparents a									
Ex-spouse Parents and Ch									
· · ·	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)								
89,500.00	%								
☐ 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.)  V Yes  GTA-Real Estate Ground No								
18 Address of Property 914 N Webster St 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.)									
Lots Twenty (20), Twenty-one (21) and Twenty-two (22), Bloc Webster County, Nebraska	k Fourteen (14), Smith and Moore's Addition to Red Cloud,								
21 If agricultural, list total number of acres transferred in this transaction	<del>.</del>								
22 Total purchase price, including any liabilities assumed	22 \$ 89,500,00								
23 Was non-real property included in the purchase?	1								
Yes No (If Yes, enter dollar amount and attach itemized list.) (see instruc	ctions)								
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24 \$ 89,500 <u>,00</u>								
25 If this transfer is exempt from the documentary stamp tax, list the exemption number									
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 th	satiffice to the best of my impulators and balliof true complete, and correct								
and that I am duly authorized to sign this statement.  Marc Holden M. Micosa	at it is, to the best of thy knowledge and belief, thus, complete, and correct, $ LIQ-146-4309 $								
Print or Type Name of Grantee or Authorized Representative	Phone Number								
OIMB / \ \	Grantee 1/1/2025								
	Title Date								
*	F-B-71 A								
Register of Deed's Use Onl 28 Date Deed Recorded   29 Value of Stamp or Exempt Number	ly For Dept. Use Only 30 Recording Data								
28 Date Deed Recorded  Mo Day By Yr 29 Value of Stamp or Exempt Number \$ 2.02.50	BK2025, Pa 113								
Nebraska Department of Revenue	Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2)								
Form No. 96-269-2008 7-2024 Rev. Supersedes 96-269-2008 10-2020	<del>-</del>								

	BOOK 2025 PAGE 113
State of Nebraska Sss. County of Webster	
Entered on the numerical index and filed for record in the Clerk's office of said county this 3 day of 0.0., 20 , at 9.2 o'clock A.D., 20 , at 9.2 o'clock A.D. Recorded in Book 2025 on Page 1/3 County Clerk 10.00 Deputy Ind Comp Assessor Carded	NEBRASKA DOCUMENTAH STAMP TAX Date 1-13-25 \$ 202.50 By a)
Return to: Southern Title, LLC P O Box 221 Red Cloud, NE 68970	RRANTY DEED
WAI	RRANT I DEED
ONE DOLLAR (\$1.00) and other valuable	er, husband and wife, Grantors, in consideration of consideration received from Grantee, Marc Holden M. lescribed real estate (as defined in Neb. Rev. Stat. 76-
Lots Twenty (20), Twenty-one (21) and Moore's Addition to Red Clou	) and Twenty-two (22), Block Fourteen (14), Smith d, Webster County, Nebraska
Grantors covenant, jointly and severally, w	ith Grantee that Grantors:
(2) have legal power and lawful as	l estate and that it is free from encumbrances; uthority to convey the same; the real estate against the lawful claims of all persons.
Executed January 2, 2025	
Adam Oldemeyer	Jacqueline Oldemeyer
STATE OF NEBRASKA ) ) ss. COUNTY OF WEBSTER )	

January The foregoing instrument was acknowledged before me on Adam Oldemeyer and Jacqueline Oldemeyer, 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. B	ook	Page	Sale	Date	1200 1100 1100 1100 1100 1100 1100 1100				Scho	ol Dis	trict Cod	e v	129.7		
91 20	25	139	12/30	Base: 91-0074 Affiliated:							Unified:				
Location ID	Sale	Number	Useability	& Code#					Pa	arcel N	umber				
001704900		6	4	05	GeoCde	Twn	Rng	s	ect	Qrt	Subdiv	Area	Blk	Parce	ī
Ţ	Date of S	ale Assessed	Value 🕡		4133	4	10	-	8	0	00000	1	000	0000	)
Land	Imp	provements	To	otal	- F	$\mathbf{D}$	ate of	Sal	e Pr	operty	Classific	ation (	Code -		
439,390		10,540	4	149,930	Status	Pro	erty Ty	<b>ре</b>	7	oning	Location	i Cit	y Size	Parcel Si	ize
	Irrigat	tion Type:			A) 2	B)	05		(C)	5	D) 3	E)	0	F) 9	1.500
LCG		ACRES:	VAI	UE:		LCG				ACR	ES:		VAL	ir.	
IRRIGATED 1A	_				GR	ASSLA	ND 1	GI	Mary 1000 pgs Ti		7.180	The same statement of the		26,63	0
1.	A						,	1G		9	8.210		1	52,22	0
2A	1				_		24	G1		3	0.920			44,83	5
2.	A						- 3	2G							
3A	1						30	G1			8.390			12,16	5
3.								3G		<del></del>	1- 24				
4A							40	G1							
4.	+							4G							
DRYLAND 1D	+	48.520	-	.33,435		Shelterbe		$\dashv$							
1I 2D		40.520	4	.33,433		•	Accreti								
21)		7.500		20,625			Was Oth	_							
3D		3.380		9,295	AG I.	AND T				22	0.370		4	16,45	
31	-			2,255	AG L	120	Roa	-			3.450	000000000			
4D		1.380		3,795		F	arm Sit				1.000	1. 1667年股份的	THE PART OF STATE	13,84	<u></u>
41	-	4.890	:	13,450			ome Sit	_			1.090			9,10	-
							ecreati	$\rightarrow$						<u> </u>	
Dwelling	s						Oth	ier							
Outbuilding	s			10,540	Noi	n-AG T	ОТА	$\mathbf{L}$			5.540			22,94	)

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
QCD; TRANSFER TO REVOCABLE TRUST	
Comments from	Comments:
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.



**FORM** 521

The deed will not be recorded unless this statemen	t is signed and items 1-27 are accurately completed.
1 County Name 2 County Number Webster - 91	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)	Grantee's Name (Buyer)
Gregory W. Auten and Ann M. Auten Street or Other Mailing Address	See attached. Street or Other Mailing Address
3200 W. Blue Valley Rd.	3200 W. Blue Valley Rd.
City State Zip Code Blue Hill NE 68930	City State Zip Code Blue Hill NE 68930
Phone Number (402) 469-2190	Phone Number Is the grantee a 501(c)(3) organization?   ✓ No. 1400 Account   ✓ Yes ✓ No. 1400 Account   ✓ No. 1400 Account   ✓ Yes ✓ No. 1400 Account    ✓ No. 1400 Account    ✓ No. 1400 Account    ✓ No. 1400 Account    ✓ No. 1400 Account    ✓ No. 1400 Account    ✓ No. 1400 Account    ✓ No. 1400 Account    ✓ No. 1400 Account    ✓ No. 1400 Account    ✓ No. 1400 Account    ✓ No. 1400 Account     Market     Market    Mark
Email Address aauten@gtmc.net	Email Address
7 Property Classification Number. Check one box in categories A and B. Check C if	aauten@gtmc.net property is also a mobile home.
(1) 0:	Property Type (C)
Improved Single Family Industrial	Mineral Interests-Nonproducing State Assessed Mobile Home
▼ Unimproved	Mineral Interests-Producing Exempt
OLL Commercial Recreational	
8 Type of Deed Conservator Distribution Lar	nd Contract/Memo Partition Sheriff Other
Bill of Sale Corrective Easement Lea	
Cemetery Death Certificate – Transfer on Death Executor Mir	eral Quit Claim Warranty
9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller?	osure Irrevocable Trust Revocable Trust Transfer on Death
	Life Estate Sale Trustee to Beneficiary
Buyer Seller ✓ No Court Decree Exchange Granto  11 Was ownership transferred in full? (If No, explain the division.)	r Trust Partition Satisfaction of Contract Other (Explain)
Yes No	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 rela	ives? (If Yes_check the appropriate box )
	artnership, or LLC  Self  Other
☐ Brothers and Sisters ☐ Grandparents a	
Ex-spouse Parents and Cf	ild Step-parent and Step-child
14 What is the current market value of the real property?	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)
449,930.00	☐ Yes
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	19 Name and Address of Person to Whom the Tax Statement Should be Sent
See attached.	Gregory W. Auten & Ann M. Auten
ood attachioa.	3200 W. Blue Valley Rd.
18a No address assigned 18b Vacant land	Blue Hill, NE 68930
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	 
23 Was non-real property included in the purchase?	ı
Yes Vo (If Yes, enter dollar amount and attach itemized list.) (see instru	
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	
26 Is an affidavit as described in Neb. Rev. Stat. § 76-2,141 required because the property is located w	
Yes No	, , , ,
27 If yes, is the required affidavit attached to this filing?	
Under penalties of law, I declare that I have examined this statement and the	nat it is, to the best of my knowledge and belief, true, complete, and correct,
and that I am duly authorized to sign this statement.	(402) 834 2022
Daniel D. McMahon  Print or Type Name of Grantee or Authorized Representative	(402) 834-2022 Phone Number
cian -3/2 -	Attorney for Grantee 12/31/2024
	Title Date
	hy FayDees Use Od.
Register of Deed's Use On 28 Date Deed Recorded 29 Value of Stamp or Exempt Number	ly For Dept. Use Only 30 Recording Data
Mo. 1 Day 13 yr 25 \$ Exempt # 5a	RK2N25 Pa 139
Nebraska Department of Revenue	Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2)
Form No. 96-269-2008 7-2024 Rev. Supersedes 96-269-2008 10-2020	$\omega$

BOOK <u>2025</u> PAGE 139

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 10:3 o'clock A.M. Recorded in Book 2025 on Page 139-140 County Clerk

NEBRASKA DOCUMENTARY STAMP TAX Date 1-13-25 SEXEMOT#SABY (15

Return Address: McM Law Office, L.L.C., 2727 W. 2nd 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, COTRUSTEES 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 (SEI/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.

County Surveyor's Lot Seven (7), in the Southwest Quarter (SWI/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.

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.

LALCOILD. (2-30, 24	
GREGORY W.AUTEN	ANN M. AUTEN
STATE OF NEBRASKA	)
COUNTY OF ADAMS ) ss:	

The foregoing instrument was acknowledged before me on the 30 day of 10cc., 2024, by GREGORY W. AUTEN and ANN M. AUTEN, husband and wife, GRANTOR.

Notary Public

### <u>Line 6 – Grantee's Name</u>

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

Unimproved Agricultural, no address - 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.

Unimproved Agricultural, no address - A Tract in the Southeast Quarter (SEI/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.

Improved Agricultural, 1525 W. Simpson Ave., Blue Hill, NE 68930 - County Surveyor's Lot Seven (7), in the Southwest Quarter (SWI/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.

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.	Во	ok 🦠	Page	Sale Date						School District Code							Service Control	
91	20	24	2168		12/	10/2024	Base: 9	1-	-0002 Affiliated: Unit			Inified:						
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(101) 🗷 One Story			(20) 🗷 Badly Worn					Co	Commercial Construction Class:									
(102) □ Two Story			(30)  Average					<del>  `</del>	(1) ☐ Fireproof Structural Steel Frame									
(103) □ Split Level			(40) □ Good					<del>  `</del>	(2)  Reinforced Concrete Frame									
(104) □ 1 1/2 Story			<del>+</del>	(50) U Very Good					(3)   Masonry Bearing Walls									
(111) □ Bi-Level			(60)   Excellent					(4) Wood or Steel Framed Ext. Walls										
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### NEBRASKA

Real Estate Transfer Statement 216

Good Life. Great Service.		be filed with th										52	1
DEPARTMENT OF REVENUE									licable item nu 7 are accurately				
1 County Name		2 County Nun	CONTRACTOR OF THE CONTRACTOR O			3 Date of Sa	ale/Trans	sfer	4 0	ate of	Deed		
Web	ster - 91					<sub>Mo.</sub> 12	_ Day	<u>10                                    </u>	<sub>Yr.</sub> <u>2024</u>	<sub>Mo.</sub> <u>1</u>	2	<u>06                                    </u>	2024
5 Grantor's Name, Addre	ess, and Telep	phone (Please P	rint)						, and Telephone (	Pleas	e Print)		
Grantor's Name (Seller) Dalton L. Long						Grantee's Na Kristina K	. Jone	s					
Street or Other Mailing Ad 841 N Seward St	Idress					Street or Oth 41 N Ce		ing Addre	ess				
City Red Cloud		State NE		Zip Code 68970	9	City Red Clou	d		1	State VE	è		p Code 970
Phone Number (402) 746-0229						Phone Num (402) 257			Is the grantee a 5 If Yes, is the grant				res ✓ No res ✓ No
Email Address n/a						Email Addre n/a	ss						
7 Property Classificatio	n Number. Cl	heck one box in	categories A	and B. Chec	k C if	property is a	lso a m	obile ho	me.				
(A) Status					(B)	Property T	уре					(	C)
Improved	✓ Single Fa  Multi-Far  Commerce	nily	Industrial Agricultura Recreation			Mineral Int Mineral Int			=	State . Exem	Assessed pt	M	obile Home
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	Corrective	ate – Transfer on I		asement [ xecutor [	Lea	ise eral	L	Person	STATE OF THE STATE	st/Trus rranty	tee		
Was transfer part of	IRS like-	10 Type of Tran			Forecle		evocable		Revocable Trust		Tra	nsfer on Deat	h
kind exchange (I.R.C Exchange) by buyer or	c. § 1031 seller?	Auction	Eas	ement (	Gift	Lif	e Estate	• [	<b>∠</b> Sale		Tru	stee to Benef	ciary
	ller 🔽 No	Court Dec		hange 🔲 (	Granto	r Trust Pa	rtition	[	Satisfaction of C			er (Explain) _	
11 Was ownership transfer		No, explain the d	livision.)				12 Wa	-	state purchased for	rsame	use? (If No	o, state the in	tended use.)
13 Was the transfer between		r if to a trustee, a	re the trustor	and beneficiar	rv rela	tives? (If Yes,	check th	Yes	No priate box.)				
Yes No		or Uncle to Niece				artnership, or		Se			Other	·	
	Brothe	ers and Sisters		Grandpar	rents a	and Grandchil	d	Sp	oouse				
	Ex-spo			Parents a	and Ch			_	ep-parent and Ster				
14 What is the current mar 26,685.00	rket value of th	ne real property?			-	15 Was the		ge assun No	ned? (If Yes, state t \$	the am	ount and ir	iterest rate.)	%
16 Does this conveyance d	divide a curren	nt parcel of land?					_		eal estate agent or	a title	company?	(If Yes, includ	e the name
Yes No						of the ag	ent or ti	tle comp	any contact.)	Yes _			🔽 No
18 Address of Property 41 N Cedar St									rson to Whom the	Tax St	atement Sh	ould be Sent	
Red Cloud, NE 68	8970					Same a	as Gr	rante	е				
18a No address assign		Vacant land	i										
20 Legal Description (Attac	ch additional p	ages, if needed.)	f .										
See Attached													
21 If agricultural, list total r										22	\$	40.0	00¦00
<ul><li>22 Total purchase price, in</li><li>23 Was non-real property in</li></ul>			1						************	22	φ	40,0	0;00
Yes No (If	f Yes, enter do	ollar amount and								23	\$	40.0	00,00
24 Adjusted purchase pric 25 If this transfer is exemp 26 Is an affidavit as described Yes No	ot from the do	cumentary stamp	tax. list the ex	xemption num	ber					air forc			•
27 If yes, is the require	ed affidavit attac	ched to this filing?	Yes	] No									
				this statement	and t	nat it is, to the	best of	my knov	vledge and belief,	true, c	omplete, ar	nd correct,	
	m duly authori //cCrack	zed to sign this si	iatement.									(402) 7	46-3613
Print or Typ	Name of Gr	artee or Authoriz	ed Representa	ative								Phone Nur	
sign	(Cmm)	Viithavinad Dariin	nontativa /			Attorney	<b>y</b>					12/10/2 Date	.024
here Signature o	Grantee or A	Authorized Repres	seniative			TILLE							
00 0-1-5	Y	00 Value of C		f Deed's Us	se On		a Dot-	,	7 -			For Dept.	Use Only
28 Date Deed Recorded	0.1	29 Value of Sta	inp or Exemp	rivumber		30 Recordin	y Data	11/	1 2110				

Mo. 12 Day 10 Yr. 24 Nebraska Department of Revenue

Form No. 96-269-2008 7-2024 Rev. Supersedes 96-269-2008 10-2020

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

BR2024, 19 2168

Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2)

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

State of Nebraska
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., 20 au at 3:5
o'clock OM. Recorded in Book 20 all
on Page 2 llo County Clerk
10.00 Deputy
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 12-10-24
\$ 90.00 By Q.S

#### 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 \_\_\_\_\_, 2024.

Dalton L. Long

STATE OF NEBRASKA, COUNTY OF WEBSTER ) ss.

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

Comm. expires

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

Notary Public

# Residential & Commercial Sales Worksheet

Cnty No.	Cnty No. Book Page				Sale I	)ate			ur.	Scl	iool Di	stri	ict Cod	ct Code				
91	91 2024 2180			12	/12/	2024	Base: 6	55-0	011	Affil	iated:			Uni				
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	Date of Sale Assessed			d Va	alue			4487			00	0	4	0020		003	00	00
Land		Imp	orovements		194	Tot	al			Date of	Sale I	ropert	y C	lassific	ation	Code		
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Single Family	Style:			Residential Condition:						Commercial Occupancy Code:								
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(101) □ One Story			(20) □ Badly Worn						Commercial Construction Class:									
(102)  Two Story			(30) □ Average						(1) ☐ Fireproof Structural Steel Frame									
(103) 🗆 Spli	it Level			(40) □ Good					(2) 🛘 Reinforced Concrete Frame									
(104) 🗆 1 1/2 Story			(50) 🗆 Very Good					(3)   Masonry Bearing Walls										
(111) □ Bi-Level			(60) 🗆 Excellent					(4) U Wood or Steel Framed Ext. Walls										
(106) □ Other								(5)   Metal Frame and Walls										
Townhouse or Duplex Style:			Re	sidentia	al Qua	lity:	<i>P</i> - 17		(6) □ Pole Frame									
(301) ☐ One Story			(10) □ Low						Cost Rank: Condition:									
(302)   Two Story			(20)					(10) □ Low (10) □ Worn Out										
(307) □ 1 1/2 Story			(30)  Average						(20) ☐ Average (20) ☐ Badly Wo							Worn		
(308) □ Split Level			(40)						(30) ☐ Above Average (30						)			
(309) 🗆 2 1/2 Story			(50	0) 🗆	Very	Good			(40) E	] Higl	1	80.0	(	40) 🗆	Good			
(304) □ One	Story D	uplex		(60)   Excellent						1000				ineni (	50) 🗆	Very (	Good	
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### NEBRASKA

Real Estate Transfer Statement

**FORM** 

Good Life. Great Service DEPARTMENT OF REVENUE

re se mea man me negleter er se	-
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 2 County Number 3 Date of Sale/Transfe 4 Date of Deed seb 5 Grantor's Name, Address, and Telephone (Please Print) 6 Grantee's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Grantee's Name (Buyer) Street or Other Mailing Address Street or Other Mailing Address State Zip Code State Phone Number Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation? Yes **Email Address** 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) Single Family Improved Industrial Mineral Interests-Nonproducing State Assessed Mobile Home Unimproved Multi-Family Agricultural Mineral Interests-Producing Exempt IOLL Commercial Recreational 8 Type of Deed Conservator Distribution Land Contract/Memo Sheriff Other Partition Bill of Sale Corrective Fasement Lease Personal Rep Trust/Trustee Death Certificate - Transfer on Death Quit Claim Cemetery Executor Mineral Warranty Was transfer part of IRS like-10 Type of Transfer Distribution Foreclosure Irrevocable Trust Revocable Trust Transfer on Death kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? Easement Gift Auction Life Estate Sale Trustee to Beneficiary Seller No 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.) Yes No 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 Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC Self Other Brothers and Sisters Grandparents and Grandchild Ex-spouse Parents and Child Step-parent and Step-child 14 What is the current market value of the real property? 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) No Yes 16 Does this conveyance divide a current parcel of land? Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) **☑** No No Yes 19 Name and Address of Person to Whom the Tax Statement Should be Sent 18 Address of Property 18a No address assigned South 12/2 ft of Lot 2 and all Lot 3 and Lot 4 Block 3 Guide Rock Talbots Edition 20 Legal Description (Attach additional pages, if needed.) 21 If agricultural, list total number of acres transferred in this transaction 22 Total purchase price, including any liabilities assumed..... 22 \$ 23 Was non-real property included in the purchase? No (If Yes, enter dollar amount and attach itemized list.) (see instructions) 23 24 \$ 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. Print or Type Name of Grantee or Authorized Representative Phone Number Title Signature of Grantee or Authorized Representative Register of Deed's Use Only For Dept. Use Only 30 Recording Data 28 Date Deed Recorded 29 Value of Stamp or Exempt Number Mo. 10 \_ Day 10 Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2)

State of Nebrask	a $\mathbf{z}_{ss.}$	
County of Medar	EL J	ntered on the
numerical index	and filed for	r record in the
	caid county	this w-uay
of Decomber A o'clock A M.	Recorded i	n Book <u>⊇O</u>
on Page 2180	-2183	
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IndComp_	ASSESSU! _	

NEBRASKA DOCUMENTARY
STAMP TAX
Date 1010 004
\$ 450 By 04

Leave Space Above Blank for Recording Data

### Quitclaim Deed

South 12/2ft 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 12th day of December, 2024	er, 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

Randy Wulf, Jr.

Witness name

### Grantor Acknowledgement

STATE OF NEBRASKA
COUNTY OF Websix
In the State of Nebraska, County of, on this, on this, day of, before me,, before me,, 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 Rublic for the State of Nebraska  County of Webser  GENERAL NOTARY - State of Nebraska LORI L SMITH My Comm. Exp. January 14, 2028
My Commission Expires:

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. Be	ook	Page	Sale	Date	Developed in	12.00		Š	Scho	ol Dis	trict Code				
91 20	24	2185	12/12	2/2024	Base: 9	1-00	74	Af	filiat	ed:		Unified:			
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Land	Imp	orovements	T	otal		D	ate of	Sal	e Pr	operty	Classific	ation (	Code		
1,652,540			1,6	552,540	Status	Pro	perty Ty	уре	2	oning	Location	Cit	y Size	Parc	el Size
	Irrigat	ion Type:			A) 2	B)	05		C)	5	D) 3	E)	0	F)	10
LCG -		ACRES:	VAI	UE:		LCG				ACR	ES:		VAL	U <b>E:</b>	
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1.4								1G			6.850			88,	
2A	l l				2G1			215.230				3	12,		
2.4	<del>-</del>				2G			4.700					6,	150	
3A						3G1									
3.8								3G			1.000			27,	200
4A 4A								G1 4G			1.000			41,	300
DRYLAND 1D	1				9	Shelterb			<u> </u>	,,					
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4D	1	32.380		89,050		I	Farm Si	tes							
4[		11.720		32,235			ome Si	_							
	#535 (MC5630)				Recreation			ion							
Dwelling	states shed assets at a		5		Other Non-AG TOTAL						4 000				
Outbuilding	S				No	n-AG	TOTA	ய		2	4.920				

Assessor's Ad	justment to S	ale Price (+ o	or -):		<b>Total Recapture Value:</b>	
Assessor Comme	ents and Reason	for Adjustment	:	'		
WD						
		,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,				
Comments from				Comn	nents:	
001611400	001611200	001610600	001613201	002004200	)	
					(Co	ntinue on back)

## NEBRASKA

**Real Estate Transfer Statement** 

218

FORM **521** 

ood Life. Great Service.

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 its

	the applicable tell number.								
The deed will not be recorded unless this statement  1 County Name 2 County Number	ent is signed and items 1-27 are accurately completed.  3 Date of Sale/Transfer  4 Date of Deed								
Webster - 91	Mo. 12 Day 12 Yr. 2024 Mo. 11 Day 25 Yr. 2024								
5 Grantor's Name, Address, and Telephone (Please Print)	6 Grantee's Name, Address, and Telephone (Please Print)								
Grantor's Name (Seller)	Grantee's Name (Buyer)								
Fricke Farms, Inc., A Nebraska Corporation Street or Other Mailing Address	Oak Creek Cattle, LLC, a Nebraska Limited Liability Company								
1235 N. Laird #113	Street or Other Mailing Address 3320 James Road, Suite 300								
City State Zip Code Hastings NE 68901	City State Zip Code Grand Island NE 68803								
Phone Number (402) 463-8147	Phone Number Is the grantee a 501(c)(3) organization? Yes V No (308) 390-3977 If Yes, is the grantee a 509(a) foundation? Yes V No								
Email Address N.A.	Email Address N.A.								
7 Property Classification Number. Check one box in categories A and B. Check C if									
(1) (1)	Property Type (C)								
Improved Single Family Industrial	Mineral Interests-Nonproducing State Assessed Mobile Home								
✓ Unimproved Multi-Family ✓ Agricultural	Mineral Interests-Producing Exempt								
OLL Commercial Recreational									
	nd Contract/Memo Partition Sheriff Other								
Bill of Sale Corrective Easement Lea Cemetery Death Certificate – Transfer on Death Executor Mir									
9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller?  10 Type of Transfer Distribution Forecle Auction Easement Gift									
	Life Estate   ✓ Sale   ☐ Trustee to Beneficiary  or 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.)								
✓ Yes	Yes								
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives.									
	artnership, or LLC Self Other								
☐ Brothers and Sisters ☐ Grandparents a ☐ Ex-spouse ☐ Parents and Ch									
Ex-spouse Parents and Ct  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?	17 Was transfer through a real estate agent or a title company? (If Yes, include the name								
Yes No	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								
400 // No oddenou positioned 40b // Monocolated									
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 \$ 2,360,000,00								
23 Was non-real property included in the purchase?	22 \( \text{\$\frac{2}{2} 300 000 000\\ 1} \)								
Yes No (If Yes, enter dollar amount and attach itemized list.) (see instru	ctions)								
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24 \$ 2,360,000;00								
26 Is an affidavit as described in Neb. Rev. Stat. § 76-2,141 required because the property is located v	······································								
Yes V 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 the	nat 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. Kellev	(402) 463-4198								
Print or Type Name of Granteezor Authorized Bepresentative	Phone Number								
sign Junily I Willey	Closing Department Manager 12/12/2024								
	Title Date								
Register of Deed's Use On	ly For Dept. Use Only								
28 Date Deed Recorded 29 Value of Stamp or Exempt Number	30 Recording Data								
Mo. 12 Day 12 Yr. 24 \$ 5310.00	BK 2024 Ka 2185								
Nebraska Department of Revenue	Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2)								

#### Exhibit "A"



## ျှင်း Tract No. 1:

The Northeast Quarter (NE1/4) and the East Half of the East Half of the East Half of the Northwest Quarter (E½ E½ E½ NW¼) and the Southeast Quarter (SE¼), all in Section Twenty-nine (29), Township Three (3) North, Range Ten (10) West of the 6th P.M., Webster County, Nebraska. including the South Half (S½) of vacated county road on the North side thereof.

### Tract No. 2:



The West Half of the Southwest Quarter (W1/2 SW1/4) and the West Half of the Northwest Quarter (W½ NW¼) and the Northeast Quarter of the Northwest Quarter (NE¼ NW¼) and the North Half of the Northeast Quarter (N½ NE¼), all in Section Twenty-eight (28), Township Three (3) North, Range Ten (10) West of the 6th P.M., Webster County, Nebraska;

EXCEPT that part of said N½ NE¼ lying West of the Burlington Northern Railroad Right-of-Way. being more particularly described as follows: Commencing at the Northwest corner of said N1/2 NE¼ of Section 28, this being the true PLACE OF BEGINNING; thence N 89°41'41" E (assumed bearing) along the North line of said N½ NE¼, 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 N½ NE¼; thence S 89°49'32" W along said South line, 1323.65 feet to the West line of said N½ NE¼; 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 (S½ NW¼) except the South One Hundred Feet (S100') thereof, and the Northwest Quarter of the Northwest Quarter (NW1/4 NW1/4), all in Section Thirtythree (33), Township Three (3) North, Range Ten (10) West of the 6th P.M., Webster County. Nebraska.

#### Tract No. 4:



The East Half (E½) of Section Twenty-four (24), Township Three (3) North, Range Eleven (11) West of the 6th 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 Ss.  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  County Clerk  Fee: \$16.00 By: AS Deputy  Electronically Recorded
Ret	um To: Adams Land Title Company, l	P.O. Pou 1247 V	ı
		Warranty Deed	2
CRI	Grantor, FRICKE FARMS, INC., ar and other valuable consideration, the CEK CATTLE, LLC, a Nebraska Linded real estate (as described in Neb.	the receipt of which is hereby ackr imited Liability Company, wheth Stat. 76-201):	nowledged as a second
	SEE ATTACHED EXHIBIT "A	39	
(1) : : (2) 1 (3) 1	NTOR covenants with GRANTEE the is lawfully seized of such real estate a reservations, covenants and restrictions assessments; has legal power and lawful authority to warrants and will defend title to the reservations.	and that it is free from all encumbrons of record and subject to all	regular taxes and special
Execu	ited 11#2 - 25 .202	✓.  FRICKE FARMS, INC.	
COUN On thi	E OF NEBRASKA  TY OF Obams  s 25th day of Neventer, President of Fricke Farms, Inc., or	2096 has-	

Notary Public - David H. Fisher

Page 1 of 2

GENERAL HOTARY-Shise of Nebrasios

DAVID H. FISHER

My Comm. Eq. May 14, 2027

\* :

### **EXHIBIT "A"**

### Tract No. 1:

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The East Half (E½) of Section Twenty-four (24), Township Three (3) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska.

Cnty No.	Bo	ok' .	Page	Sale Date					School District Code									
91	20	24	2199		11/	11/2024	Base: 9	91-0	074		Affilia	ated:		Į	Jnifi	ed:		
Location	m	Sale	Number	Us	eabil	ty & Code # .					Ě	arcel 1	Number	umber				
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	<b>D</b> :	ate of S	ale Assessed	Valu	16		4133				00	0	20035	;		003	00	00
Land Improvements Total					Total			Date	of S	ale P	roperty	Classif	cati	on C	ode			
4	,080		239,930	)	,	244,010	Status	P	operty	Туј	ре 📗	Zoning	Locati	on	City	Size	Parce	l Size
Assessor Lo	cation:	BLUE	HILL (F	3H)			A) 1	B)	0	1	С	) 1	D) <b>1</b>		E)	6	F)	2
			5			Residential						100	Comm	rcia	l			
	Mul	tiple Im	provements:	Multi	ple. Imp	provements.:			Multi	ple.	Improve	ements.:		56-373			6 T-SP 600 Wile	
		Constr	uction Date:	Const	ruction	Date: 20	07		Const	ructi	on Date	e :						
			Floor:	Floor	Sq. Ft.	: 1,2	62		Floor	Sq.	Ft.:							
		Buildir	g Cost New:	Cost :		204,4	40		Cost :									
Single Family	Style:	101		Resi	dentia	Condition: 35	5		Com	mei	cial O	ccupan	cy Code:				i End	
(100) 🗆 Mo	bile Hon	ne		(10)		Wom Out			Prim	ary:		Ot	ther1:		C	ther2:		
(101) 🗷 One	e Story			(20)		Badly Worn			Com	mei	cial C	onstruc	tion Clas	<b>:</b>				
(102) 🗆 Two	o Story			(30)	*	Average			(1)		Firep	roof Str	uctural St	eel Fr	ame			
(103) □ Spli	it Level			(40)	4	Good			(2)		Rein	forced C	oncrete F	rame				
(104) 🗆 11/	2 Story			(50)		Very Good			(3)		Maso	onry Bea	ring Wall	3				
(111) 🗆 Bi-I	Level			(60)		Excellent			(4)		Woo	d or Ste	el Framed	Ext.	Wall	s		
(106) 🗆 Oth	er								(5)		Meta	l Frame	and Wall					
Townhouse or	Duplex	Style:		Resi	dentia	Quality: 30			(6)		Pole	Frame						
(301) 🗆 One	Story			(10)		Low			Cost	Rai	ık:			Con	ditio	n:		
(302) 🗆 Two	o Story			(20)		Fair			(10)		Low			(10)		Worn	Out	
(307) 🗆 11/	2 Story			(30)	*	Average			(20)		Aver	age		(20)		Badly	Wom	
(308) 🗆 Spli	t Level			(40)		Good			(30)		Abov	ze Avera	ge	(30)		Averag	ge	
(309) 🗆 21/	2 Story			(50)		Very Good			(40)		High			(40)		Good		
(304) 🗆 One	Story D	hiplex		(60)		Excellent								(50)		Very C	lood	
(305) 🗆 Two	o Story I	Duplex												(60)		Excelle	ent	
Assessor's	Adju	stment	t to Sale P	rice	(+ o1	· -) <b>:</b>												
Assessor Co	mment	s and R	eason for A	djust	ment	:												
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5505200			<u> </u>															
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## **NEBRASKA**

Real Estate Transfer Statement

**FORM** 521

Good Life. Great Service To be filed with the Register of Deeds.
 Read instructions on reverse side. DEPARTMENT OF REVENUE

· 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 3 Date of Sale/Transfer County Number 4 Date of Deed Yr. 2024 Webster - 91 Mo. 11 Day 11 12 Day 12 Mo. 5 Grantor's Name, Address, and Telephone (Please Print) 6 Grantee's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Joel A. Petersen, Trustee Grantee's Name (Buyer) Mitch and Emma Krueger Street or Other Mailing Address 1115 Kingswood Dr. Rapid City, SD 57702 Street or Other Mailing Address City Rapid City Zip Code 57702 State NE Zip Code 68928 City Bladen Phone Number (605) 391-4539 Phone Number (402) 461-9326 Is the grantee a 501(c)(3) organization? Yes ✓ No If Yes, is the grantee a 509(a) foundation? Email Address joelpetersen61@gmail.com Email Address Krueger2597@gmail.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) ✓ Improved Single Family Industrial Mineral Interests-Nonproducing State Assessed Mobile Home Unimproved Multi-Family Agricultural Mineral Interests-Producing Exempt IOLL Commercial Recreational Partition 8 Type of Deed Conservator Distribution Land Contract/Memo Sheriff Other Bill of Sale Trust/Trustee Corrective Easement Lease Personal Rep. Death Certificate - Transfer on Death Cemetery Executor Mineral Quit Claim ✓ Warranty 9 Was transfer part of IRS like-10 Type of Transfer Foreclosure Irrevocable Trust Revocable Trust Transfer on Death kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? Auction Easement Gift Life Estate ✓ Sale Trustee to Beneficiary Buyer Seller V No 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.) ✓ Yes ✓ 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.) Family Corp., Partnership, or LLC Aunt or Uncle to Niece or Nephew Other Self 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? 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) Yes ✓ No \$ Was transfer through a real estate agent or a title company? (If Yes, include the name 16 Does this conveyance divide a current parcel of land? of the agent or title company contact.) Yes V No Yes 18 Address of Property 203 W Nemeha St 19 Name and Address of Person to Whom the Tax Statement Should be Sent Mitch Krueger Blue Hill, NE 68930 203 W Nemeha St Blue Hill, NE 68930 18a No address assigned 18b Vacant land 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 239.500:00 22 Total purchase price, including any liabilities assumed..... 22 \$ 23 Was non-real property included in the purchase? 0!00 No (If Yes, enter dollar amount and attach itemized list.) (see instructions) . . 23 239,500,00 24 \$ 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 V 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.

David B. Garwood (402) 746-3613 Print or Type Name of Grantee or Phone Number Attorney ature of Grantee or Authorized Representative here Register of Deed's Use Only For Dept. Use Only 29 Value of Stamp or Exempt Number 30 Recording Data 28 Date Deed Recorded 19 12 Day Nebraska Department of Revenue Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2)

State of Nebraska Sss.
numerical index and filed for record in the Clerk's office of said county this day of
o'clock AM. Recorded in Book 202U
on Page 2199
Walcey Harris County Clerk
10.00 O Deputy
indCompAssessorCarded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 12-12-24
\$ ≤40.∞ By 25

### 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 \_\_\_\_\_\_\_, 2024.

Joel A. Petersen, Trustee

STATE OF NEBRASKA, COUNTY OF WEBSTER: ss.

The foregoing instrument was acknowledged before me on December 2, 2024, by Joel A. Petersen, Trustee of the Beverly J. Petersen Trust, u/a/d December 13, 2023.

Comm. expires 8-2-36

GENERAL NOTARY - State of Nebraska
DAVID B. GARWOOD
My Comm. Exp. December 2, 2026

Notary Públic

Cnty No. Book Page Sale Date						e Date	School District Code											
91	20	24	2216		11/2	2/2024	Base: 9	91-0	0074		Affilia	ted:		Uni	Unified:			
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		all a section detection when	ruction Date:		ruction D						on Date	-	1890					
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1 1 1 M		Buildir	ng Cost New:	Cost :					Cost			117	7,350					
Single Family	Style:			Resi	dential (	ondition:			Com	mer	cial Oc	cupan	cy Code:		27 - 17 - 12 15 - 1841	John Tall		
(100) □ Mol	bile Hon	ne		(10)	W 🗆	7om Out			Prim	агу:	471	Ot	herl: 34	4	Other2:			
(101) 🗆 One	Story			(20)	□В	adly Wom			Commercial Construction Class: 3									
(102) 🛘 Two	Story			(30)	□ A	verage			(1)	(1) ☐ Fireproof Structural Steel Frame								
(103) 🗆 Spli	t Level			(40) □ Good					(2)	N. Z.								
(104) 🗆 1 1/2	2 Story			(50)	□ V	ery Good		(3) 🖼 Masonry Bearing Walls										
(111) 🛮 Bi-I	Level			(60)   Excellent					(4)									
(106) 🗆 Oth	er								(5)		Metal	Frame	and Walls					
Townhouse or	Duplex	Style:		Resi	dential (	Quality:			(6)		Pole F	rame						
(301) 🗆 One	Story			(10)		ow			Cost	Rar	ik: 2	0		Conditi	on: 10	Ď		
(302) 🗆 Two	Story			(20)	□ F:	air			(10)		Low		į	(10) ቜ	Worn	Out		
(307) 🛘 1 1/2	2 Story			(30)	□ A	verage			(20)	¥	Avera	ge	į	(20)	Badly	Worn		
(308) 🗆 Spli	t Level			(40)	□ G	ood			(30)		Abov	e Avera	ge (	(30)	Avera	ge		
(309) 🗆 21/	2 Story			(50)	□ V	ery Good	***		(40)		High	21140 DN 100NO	tan a salaha sa	(40)	Good			
(304) 🗆 One	Story D	ouplex		(60)					(50) □ Very Good							Good		
(305) 🗆 Two	Story I	Duplex									18 G. W. L.		1	(60)	Excell	ent		
Assessor's	Adju	stmen	t to Sale Pi	rice	(+ or -	):												
Assessor Co	mment	s and F	Reason for A	djust	ment:													
QCD; TI	RANSF	ER PI	ROPERTY T	ro i	TIMA	Y LLC												
	-																	
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Comment		***						702-	nents:									
Comments f								-viiii	HCHUS.	•								
0000010																		
															(Conti	inue on back)		

Real Estate Transfer Statement

**FORM** 

12-12-2024

For Dept. Use Only

Date

Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2)

Good Life, Great Service 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 3 Date of Sale/Transfer 4 Date of Deed 2024 WEBSTER - 91 5 Grantor's Name, Address, and Telephone (Please Print) 6 Grantee's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Grantee's Name (Buyer)
The Blue Hill Nine, LLC Leland and Joyce Ostdiek Street or Other Mailing Address 3490 Ewoldt St Apt 308 Street or Other Mailing Address 3120 Brentwood Circle Zip Code city Grand Island Zip Code State 68803 Grand Island 68801 Is the grantee a 501(c)(3) organization? Phone Number (308) 389-7246 Phone Number (308) 389-7246 Yes ✓ No If Yes, is the grantee a 509(a) foundation? Email Address david.ostdiek@chiefind.com 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) ✓ Improved Single Family Industrial Mineral Interests-Nonproducing State Assessed Mobile Home Unimproved Multi-Family Agricultural Mineral Interests-Producing ☐ Exempt Commercial Recreational 8 Type of Deed Distribution Land Contract/Memo Partition Sheriff Other Bill of Sale Corrective Easement Trust/Trustee Lease Personal Rep. Death Certificate - Transfer on Death Cemetery Mineral ✔ Quit Claim Executor Warranty Was transfer part of IRS like-10 Type of Transfer Distribution Foreclosure Irrevocable Trust Revocable Trust Transfer on Death kind exchange (I.R.C. § 1031 Auction Gift Life Estate Sale Easement Trustee to Beneficiary Exchange) by buyer or seller? Court Decree | Buver Seller No Exchange Grantor Trust Partition Satisfaction of Contract Other (Explain) to Family LLC 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.) ✓ Yes ☐ No ✓ Yes 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC ✓ Yes 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? 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) \$23.905 **✓** No 16 Does this conveyance divide a current parcel of land? Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) Yes V No Yes 18 Address of Property 19 Name and Address of Person to Whom the Tax Statement Should be Sent 514 West Gage Street The Blue Hill Nine, LLC Blue Hill, NE 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 0!00 23 Was non-real property included in the purchase? Yes No (If Yes, enter dollar amount and attach itemized list.) (see instructions) . . 0100 25 If this transfer is exempt from the documentary stamp tax, list the exemption number 76-902(5)(b) Under penalties along, I declare that I have examined the statement and that it is, to the best of my knowledge and belief, true, complete, and duly authorized to sign this sta correct, and that (402) 479-7183 Evan D Print or T Phone Number antee or Authoriz sign

Title

28 Recording Data

Register of Deed's Use Only

27 Value of Stamp or Exempt Number

here

26 Date Deed Recorded

Signature of Grantee or Authorized Representati

Counsel



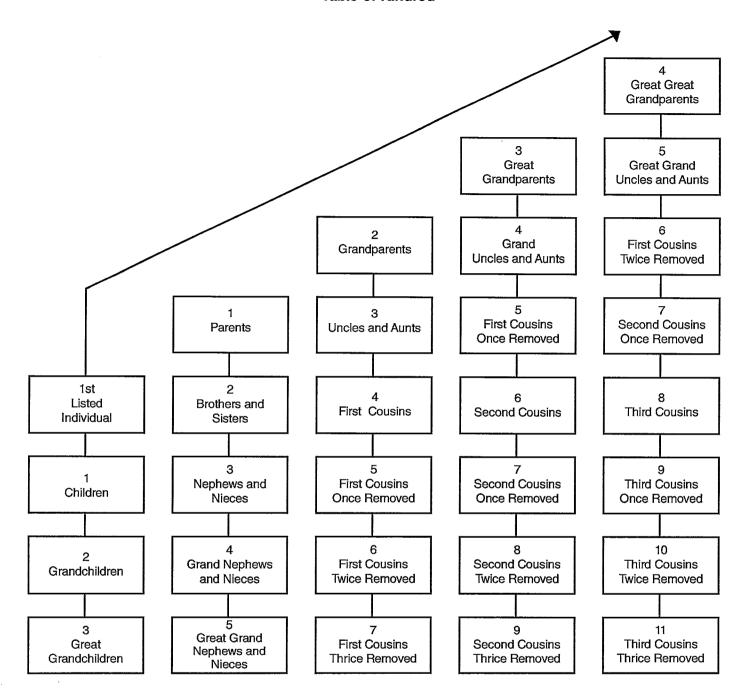
## **Certificate of Exemption – Documentary Stamp Tax**

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

Is the conveyance between members of a family and a members of the same family or a partnership or limite owned by members of the same family family, and all of the partnership or limited liability company are fan the fourth degree of kindred?	ed liability compar shareholders of th	y where all interest is e corporation or members	. X Yes No
If No, is conveyance between two family entities when owned by members of the same family and all owners within the fourth degree of kindred?	are family membe	rs related to one another	. Yes No
Note: An entity, as Grantor or Grantee, whose stock another entity is not eligible for this exemption.	c or interest is ow	ned in whole or in part by	Semont
Grantors (If entity, provide name of entity and list all members in table be	elow. If individuals, list	all in table below.)	
Members of Entity or Individuals	F	elationship to First Listed (see Table of Ki	
Leland Ostdiek	Self		
Joyce Ostdiek	Spouse		
Grantees (If entity, provide name of entity and list all members in table be	elow. If individuals, list	all in table below.)	
The Blue Hill Nine, LLC	•		· · · · · · · · · · · · · · · · · · ·
Members of Entity or Individuals	R	elationship to First Listed (see Table of Ki	
Leland Ostdiek	Self		
Joyce Ostdiek	Spouse		
Under penalties of law, I declare that the information provide details of the conveyance information described above.  Thurther certify that declare that supports this exe		elete, and correct and that I am famili spection at any time by the Nebraska	·
sign		Counsel	12/12/24
here Grantor or Grantor Representative  Grantee or Grantee Representative	May!	Title Counsel Title	Date 12/12/24
change of change nepresentative		HIG	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	
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NEBRASKA DOCUMENTARY STAMP TAX

Date: 12/12/24 \$ Ex05b By AS Bk 2024, Pg 2216

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

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. 13th 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	<u> 22</u> 2024.				•
		Leland Ostdie	dstd		
		Joyce Ostdiek	lotdee	he_	· .
STATE OF NEBRASKA COUNTY OF HOU	) ) ss. )				
November, 20 behalf.	ent was ackn 024, by Lelan	owledged before i Sostdiek and Jo	me on this _ oyce Ostdick	220d da , on their (	y of own
[SEAL] 4868-6978-7638, v. 2		Shelle Notary Public	J. N	ade	$\overline{V}$
GENERAL NOTARY - State of Nebraska SHELLEY NADEN My Comm. Exp. August 8, 2027					*

## Agricultural Land Sales Worksheet

Cnty No.	Во	ok	Page		Sal	e Date	4-10 C				S	choo	l Dist	rict Code				
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	D	ate of S	ale Assessed	Valu	e is		0000				0	0	0	00000	1	000	00	00
Land		. Imp	rovements		T	otal	5,278		Da	ite of	Sale	Pro	perty	Classific	ation (	lode		rtiiseri Saak
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Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
WD	
Comments from Con	nments:
001316203	
	(Continue on back)

ld Day

Nebraska Department of Revenue

Form No. 96-269-2008 7-2024 Rev. Supersedes 96-269-2008 10-2020

\$

J

## **Real Estate Transfer Statement**



**FORM** 521

Good Life, Great Service 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 2 County Number 3 Date of Sale/Transfer 4 Date of Deed Webster - 91 Day 13 Day 12 yr 2024 Mo\_12 5 Grantor's Name, Address, and Telephone (Please Print) 6 Grantee's Name, Address, and Telephone (Please Print) Grantor's Name (Seller Grantee's Name (Buyer) Troy Thomas and Ellen Thomas Drew E. Kohmetscher Street or Other Mailing Address Street or Other Mailing Addre 1604 Lifesong Circle P.O. Box 246 City Zip Code City Hastings Zip Code NE 68901 Lawrence 68957 NE Phone Number (402) 759-1269 Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation? Phone Number Yes (402) 469-3722 Yes √ No Email Address 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) improved Single Family Industrial Mineral Interests-Nonproducing State Assessed Mobile Home ✓ Unimproved Multi-Family ✓ Agricultural Mineral Interests-Producing Exempt ☐ IOLL Commercial Recreational 8 Type of Deed 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-10 Type of Transfer Distribution Foreclosure Irrevocable Trust Revocable Trust Transfer on Death kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? Auction Easement Gift Life Estate **✓** Sale Trustee to Beneficiary Buyer Court Decree ☐ Seller ✓ No 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.) √ Yes √ Yes 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) Yes Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC Self Othe 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? 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) 284,184.00 Yes ✓ No 16 Does this conveyance divide a current parcel of land? Was transfer through a real estate agent or a title company? (If Yes, include the name Yes **V** 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 (SW% NE%) and the South Half of the Northwest Quarter (S% NW%), 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 \$ 284.184.00 23 Was non-real property included in the purchase? No (If Yes, enter dollar amount and attach itemized list.) (see instructions) 284,184,00 24 \$ 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 country 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 I Kelley (402) 463-4198 Print or Type Name Phone Number Closing Department Manager 12/13/2024 here Signature of Grantee or Authorized Representative Date Register of Deed's Use Only For Dept. Use Only 29 Value of Stamp or Exempt Number 28 Date Deed Recorded 30 Recording Data

Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2)

Index _ Computer _ Assessor _ Carded _	Bk 2024, Pg 2218  State of Nebraska County of Webster  State of Nebraska County of We	ne											
	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 (SW½ NE½) and the South Half of the Northwest Quarter (S½ NW½), 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:												
	<ol> <li>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;</li> <li>have legal power and lawful authority to convey the same;</li> <li>warrant and will defend title to the real estate against the lawful claims of all persons.</li> </ol> Executed /2//2/24 Troy Thomas												

**Ellen Thomas** 

December, 2024, before me personally appeared Troy Thomas and

STATE OF NEBRASKA
COUNTY OF Adams

GENERAL NOTARY - State of Nebraska
DANIELLE L. KELLEY
My Comm. Exp. September 27, 2028

On this 12th Ellen Thomas.

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Land		Imp	roveme	nts			Total			Date	Date of Sale Property Classification Code								
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(104) <b>⊞</b> 11/2 S	tory				(50) U Very Good							Maso	nry Bea	ring Wal	s				
(111) □ Bi-Lev	el			(	(60) □ Excellent							Wood	d or Ste	el Frameo	Ext.	. Wal	ls		
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Form No. 96-269-2008 7-2024 Rev. Supersedes 96-269-2008 10-2020

## 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 statemen	t is signed and items 1-27 are accurately completed.	<del></del>							
1 County Name 2 County Number	3 Date of Sale/Transfer 4 Date of Deed	25 2024							
Webster - 91	Mo. 12 Day 16 Yr. 2024 Mo. 10 Day 25 Yr. 2024								
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller)	6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer)								
ToLi Mah, LLC	Tom R. Chrisman, Ila E. Chrisman, and Celina C	nrisman							
Street or Other Mailing Address 416 N Webster St	Street or Other Mailing Address 106 N Cherry St								
City         State         Zip Code           Red Cloud         NE         68970	City State Red Cloud NE	Zip Code 68970							
Phone Number (402) 427-4762	Phone Number Is the grantee a 501(c)(3) organize (402) 984-1415 If Yes, is the grantee a 509(a) four	ation? Yes No							
Email Address	Email Address	100 0110							
n/a 7 Property Classification Number. Check one box in categories A and B. Check C if	n/a								
70.0	Property Type	(C)							
✓ Improved ✓ Single Family Industrial	Mineral Interests-Nonproducing State Assessed	Mobile Home							
Unimproved Multi-Family Agricultural	Mineral Interests-Producing Exempt								
IOLL   Commercial   Recreational									
		Other							
Bill of Sale Corrective Easement Lea  Cemetery Death Certificate – Transfer on Death Executor Min	se								
		unsfer on Death							
9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller?  10 Type of Transfer Distribution Forecle		stee to Beneficiary							
☐ Buyer ☐ Seller ✔ No ☐ Court Decree ☐ Exchange ☐ Granto	r Trust Partition Satisfaction of Contract Otl	ner (Explain)							
11 Was ownership transferred in full? (If No, explain the division.)	12 Was real estate purchased for same use? (If N	o, state the intended use.)							
Yes No	Yes V No Residence								
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives, or if to a trustee, are the trustor and beneficiary relatives, or if to a trustee, are the trustor and beneficiary relatives, or if to a trustee, are the trustor and beneficiary relatives.		r							
Brothers and Sisters Grandparents a									
Ex-spouse Parents and Ch	ild Step-parent and Step-child								
14 What is the current market value of the real property?	15 Was the mortgage assumed? (If Yes, state the amount and i	nterest rate.)							
68,830.00	Yes	%							
16 Does this conveyance divide a current parcel of land?  Yes No	17 Was transfer through a real estate agent or a title company? of the agent or title company contact.) Yes	(If Yes, include the name							
18 Address of Property	19 Name and Address of Person to Whom the Tax Statement St								
106 N Cherry St	Same as Grantee								
Red Cloud, NE 68970									
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.		120,000,00							
23 Was non-real property included in the purchase?  Yes  You No (If Yes, enter dollar amount and attach itemized list.) (see instru	ctions) 23 \$	0;00							
24 Adjusted purchase price paid for real estate (line 22 minus line 23)		120,000,00							
<ul> <li>25 If this transfer is exempt from the documentary stamp tax, list the exemption number _</li> <li>26 Is an affidavit as described in Neb. Rev. Stat. § 76-2,141 required because the property is located v</li> <li>Yes</li> </ul>	rithin a county or other geographic area with an active air force ballistic mi	ssile 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 the	at it is, to the best of my knowledge and belief, true, complete, a	nd 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	A 44 a 111 a	Phone Number							
	Attorney <sub>Title</sub>	12/16/2024 Date							
nere "									
Register of Deed's Use On		For Dept. Use Only							
28 Date Deed Recorded  Mo. 12 Day 16 Yr, 24   \$ 270.00	30 Recording Data								
Mo. Day Day Yr. A Day 10.	DK 2024, Kg 0449	av Stat 88 76-214 77-1327/2)							

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

воск	2024	PAGE	2249

Entered on the imperical index and filed for record in the erk's office of said county this lo day clock A.D., 20 AU, at 9:59 clock A.Recorded in Book 2024 an Page 2014 - 200 County Clerk lo. 20 AD Peputy

NEBRASKA DOCUMENTARY
STAMP TAX
Date 12-14-34
\$ 2 10-00 By (1)

### 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 IIa 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. Mahan, 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 MCGRACKEN
My Comm. Exp. August 27, 2026

Notary Public

NE Sec of State - Robert B. Evnen Filing Document #: 9001070129 Pages: 1 Corporation Name: TOLI MAH, LLC Filing Date and Time: 10/28/2024 10:06 AM

BOOK <u>2024</u> 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. expire

Notary Public

Cnty No.	Во	ok 🦠	- Pag	e :		Sal	e Date						Sc	hool	Dist	trict	Code				
91	20	24	226	2	1	2/1	6/2024	Bas	se: 9	002	002 Affiliated:						Unified:				
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Good Life. Great Service.

**FORM** 

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.

	it is signed and items 1-27 are accurately completed.
1 County Name 2 County Number	3 Date of Sale/Transfer 4 Date of Deed
Webster - 91	Mo. 12 Day / 4 Yr. 2024 Mo. 12 Day / 4 Yr. 2024
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller)	6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer)
Nelson Trambly, Jr and Kelly Trambly	Kolton Kucera
Street or Other Mailing Address 1314 Road 100	Street or Other Mailing Address 630 N Chestnut Street
City State Zip Code Campbell NE 68932	City State Zip Code Red Cloud NE 68970
Phone Number (402) 746-4485	Phone Number Is the grantee a 501(c)(3) organization? Yes V No (402) 746-0636 If Yes, is the grantee a 509(a) foundation? Yes V 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.
	Property Type (C)
✓ Improved ✓ Single Family ☐ Industrial	Mineral Interests-Nonproducing State Assessed Mobile Home
Unimproved Multi-Family Agricultural  IOLL Commercial Recreational	Mineral Interests-Producing Exempt
	nd Contract/Memo Partition Sheriff Other
	ase Personal Rep. Trust/Trustee
	neral 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 Forecl Auction Easement Gift	
	Life Estate  Sale  Trustee to Beneficiary or 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.)
Yes No	Yes
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives.	tives? (If Yes, check the appropriate box.)
	Partnership, or LLC Self Other Other
☐ Brothers and Sisters ☐ Grandparents a	
Exspouse Parents and Cf	
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 V No \$ %
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
Yes V No	of the agent or title company contact.)   Yes Southern Title, LLC No
18 Address of Property	19 Name and Address of Person to Whom the Tax Statement Should be Sent
630 N Chestnut Street	Grantee
Red Cloud, NE 68970	
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 Ni Webster County, Nebraska	ine (9), Block Five (5), LeDuc's Addition to Red Cloud,
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 instru	
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	
Yes V 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 the	nat it is, to the best of my knowledge and belief, true, complete, and correct,
and that I am duly authorized to sign this statement.  Kolton Kucera	(402) 746-0636
Print or Type Name of Grantee or Authorized Representative	Phone Number
	Grantee 12/14/202
here Signature of Grantee or Authorized Representative	Title Date / / /
Register of Deed's Use On	
28 Date Deed Recorded 29 Value of Stamp or Exempt Number	30 Recording Data
Mo. 12 Day 110 Yr. 34 \$ 135.00	DKaUat. My abled

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 11 and 20 or Coord A.D., 20 at 12 and or Page 20 and County Clerk BID. Of County Clerk BID. Of Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 12/10/2011
\$135.00 By 0.44

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 17, 2024

| The foregoing instrument was acknowledged before me on December 14, 2024 by

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

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

Notary Public

Cnty No.	Bo	ok	Page		Sa	le Date	***	14.75	*	Scl	nool Dis	trict Cod	e	i Konzernija			
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(100) □ Mo	bile Hon	ie .		(10)		/om Out	erene il calancia del accesso fin		Primary			ther1:		Other2:			
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(102) 🗆 Two	o Story			(30)	<b>★</b> A	verage			(1) ☐ Fireproof Structural Steel Frame								
(103) 🗆 Spl	it Level			(40) □ Good								Concrete Fra					
(104) 🗆 11/	2 Story			(50) Uery Good						l Mas	onry Bea	ring Walls					
(111) 🗆 Bi-l	Level			(60)   Excellent					(4) E	Wo	od or Ste	el Framed I	Ext. Wa	lls	•		
(106) □ Oth	er		3		The state of				(5) E	l Met	al Frame	and Walls					
Townhouse or	r Duplex	Style:		Resi	dential (	Quality: 20			(6) E	I Pole	Frame						
(301) 🗆 One	e Story			(10)	□ L	ow			Cost Ra	nk:			Conditi	on: -			
(302) 🗆 Two	o Story			(20)	æ F	air			(10)	l Low	ī	(	(10)	Wom	Out		
(307) 🗆 11/	2 Story			(30)	□ A	verage			(20) E	l Ave	rage	(	(20)	Badly	Worn		
(308) □ Spli	it Level			(40)	□ G	ood			(30)	l Abo	ve Avera	ige (	(30) 🛘	Avera	ge		
(309) 🗆 21/	2 Story			(50)	□ V	ery Good			(40) E	Hig	1	(	(40)	Good			
(304) □ One	e Story I	Ouplex		(60)		xcellent			(50) 🗆 Very Good								
(305) 🗆 Two	o Story I	Duplex	, y				arian a					( S. 1	(60)	Excell	ent		
Assessor's	s Adju	stment	to Sale Pr	ice	(+ or -	):											
Assessor Co	mment	s and R	eason for A	ljust	ment:												
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000313							`	COIIII	ichts.								
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														(Conti	nue on back)		

**FORM** 

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. Good Life. Great Service. DEPARTMENT OF REVENUE

521

	it 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 12 Yr. 2024  4 Date of Deed  Mo. 1/ Day 2024
5 Grantor's Name, Address, and Telephone (Please Print)	6 Grantee's Name, Address, and Telephone (Please Print)
Grantor's Name (Seller) See Attached	Grantga's Nama (Giver)
Street or Other Mailing Address	Street or Other Maining Address
C. S.C. Mokeyed № 7. Globs (Adda)	7140 W Monumen Rd
City State Zip Code	City State Zip Code Ayr NE 68925
Phone Number	Phone Number Is the grantee a 501(c)(3) organization? Yes V No (402) 984-1113 If Yes, is the grantee a 509(a) foundation? Yes 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.
	Property Type (C)
✔ Improved       ✔ Single Family       Industrial         ☐ Unimproved       ☐ Multi-Family       ☐ Agricultural         ☐ IOLL       ☐ Commercial       ☐ Recreational	Mineral Interests-Nonproducing State Assessed Mobile Home Mineral Interests-Producing Exempt
8 Type of Deed Conservator Distribution Lar	nd Contract/Memo Partition Sheriff Other
☐ Bill of Sale ☐ Corrective ☐ Easement ☐ Lea	
Cemetery Death Certificate – Transfer on Death Executor Mir	neral Quit Claim Warranty
9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031	osure Irrevocable Trust Revocable Trust Transfer on Death
Exchange) by buyer or seller?	Life Estate Sale Trustee to Beneficiary
	or Trust Partition Satisfaction of Contract Other (Explain)
11 Was ownership transferred in full? (If No, explain the division.)  V Yes No	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. Yes No Aunt or Uncle to Niece or Nephew Family Corp., F	
Brothers and Sisters Grandparents a	
Ex-spouse Parents and Ch	
14 What is the current market value of the real property?	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)
80,000.00	Yes V No \$%
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
Yes No	of the agent or title company contact.)   Yes   Monttgomery Auction No
18 Address of Property	19 Name and Address of Person to Whom the Tax Statement Should be Sent
309 W Nemaha	Grantee
Blue Hill, NE 69030	
18a No address assigned 18b Vacant land	
20 Legal Description (Attach additional pages, if needed.)	LOS LEIL MALLS AS OF STATE ALL LOS AS
Lot Four (4), Block Four (4), Rohrer's Addition to Bl	ue Hill, Webster County, 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?	1
Yes No (If Yes, enter dollar amount and attach itemized list.) (see instru	23 \$ 1 24 \$ 80, \00,00
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	ter i i i i i i i i i i i i i i i i i i i
26 Is an affidavit as described in Neb. Rev. Stat. § 76-2,141 required because the property is located v	vithin a county or other geographic area with an active air force ballistic missile field? (See Instructions)
Yes V No	
27 If yes, is the required affidavit attached to this filing?	
Under penalties of law, I declare that I have examined this statement and the	nat 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 Pro	operties LLC (402) 984-1113
Print or Type Name of Grantee or Authorized Representative	Phone Number
	Grantee <i>j2/16/24</i>
	Title Date
Register of Deed's Use On	ly For Dept. Use Only
28 Date Deed Recorded 29 Value of Stamp or Exempt Number	30 Recording Data
Mo. 12 Day 16 Yr. 24 \$ 182.25	BKasa4. Fa 2276
Nebraska Department of Revenue Form No. 96-269-2008 7-2024 Rev. Supersedes 96-269-2008 10-2020	Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2)

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

		BOOK <u>abay</u> page <u>aa</u> j
	State of Nebraska 3ss.	
	County of Webster	
	Entered on the numerical index and filed for record in the	
	Clerk's office of said county this 16 day	
	of <u>Dec</u> A.D., 20 24, at 3:35	
	o'clock QM. Recorded in Book 2024	
	on Page 12216-2277	NEBRASKA DOCUMENTARY
	Abbey Harria County Clerk	STAMP TAX
	6.00 O Deputy	Date 12-16-24
	IndCompAssessorCarded	\$ 182.25 By Q.A
	·	
	Determine to	
	Return to: Southern Title, LLC	
	P O Box 221	
	Red Cloud, NE 68970	
	WARRANTY DEED	
	Michael Schulz and Dachal Balfas hysband and wife and Dal	
	Michael Schulz and Rachel Rolfes, husband and wife, and Rolf husband and wife Grantes in consideration of ONE POLYA	pert Schulz and Susan Schulz,
RS RL	husband and wife, Grantors, in consideration of ONE DOLLA	R (\$1.00) and other valuable
RL	consideration received from Grantee, Kenworks Properties, LI	U, a Nebraska limited liability
al	company, convey to Grantee, the following described real esta	te (as defined in Neb. Rev. Stat.
	76-201):	
	Lot Four (4), Block Four (4), Rohrer's Addition to Blu	ie Hill, Webster County, Nebraska
		•
	Grantors covenant, jointly and severally, with Grantee that Gra	mtors:
	(1) are lawfully seised of such real estate and that it is	
فيه	(2) have legal power and lawful authority to convey the	he same;
	(3) warrant and will defend title to the real estate agai	nst the lawful claims of all persons.
	*	-
	1/4/000/00	
	Executed November 26, 2024.	
		_
	$A \cdot A \cap A \cap A \cap A$	
	Aliabet School France	
	The second	10000
	Michael Schulz Rachel Rolfes	
	STATE OF NEBRASKA )	
	) ss.	
	COUNTY OF Douglas )	
	· ·	the arth
	The foregoing instrument was acknowledged before me on Michael Schulz and Rachel Rolfes, bushand and wife	$Vember 26^{10}$ , $_{2024\mathrm{by}}$
	Michael Schulz and Rachel Rolfes, husband and wife,	, === , == ,
	· · · · · · · · · · · · · · · · · · ·	

GENERAL NOTARY - State of Nebraska REBEKAH CHAMPION My Comm. Exp. May 23, 2027

Seles Ampson
Notary Public

Robert Schul	51 18 A M & A A	o Du
Robert Schulz	Susan Schulz	J I

STATE OF NEBRASKA ) ss. COUNTY OF WEBSTER )

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

December 12,2024 by

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

Notary Public

Cnty No.	Во	ok	Page		S	ale Date	s vii Toksoli Viintaa				Sch	ool Dis	tri	ct Code	ules son grand y					
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Land	Land Improvements Total						200	1	Date	of S	ale F	roperty	1		ation	Code	20,877.7			
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(100) 🗆 Mo				(10)		Worn Out			Prim	агу:		Ot	ther	r1:		Other2:				
(101) 🗆 On	e Story			(20)	<b>B</b>	Badly Worn			Com	mer	cial (	onstruc	tioi	n Class:				50.2		
(102) 🗆 Tw	o Story			(30)		Average			(1)		Fire	proof Str	ucti	ural Stee	l Fram	e				
(103) 🗆 Spl	it Level			(40)		Good			(2)		Reir	iforced C	lone	crete Fra	me					
(104) 🗷 11.	/2 Story			(50)		Very Good			(3)		Mas	onry Bea	aring	g Walls						
(111) 🗆 Bi-	Level			(60)		Excellent			(4)		Woo	od or Ste	el F	ramed F	xt Wa	lls				
(106) 🗆 Off	ner						(5)													
Townhouse o	r Duplex	Style:		Resi	identia	Quality: 30	Colored Strain		(6)		Pole	Frame								
(301) 🛮 On	e Story			(10)		Low			Cost	Rar	ık:			7-37 <b>(</b>	Condit	on:	1 to 1			
(302) 🗆 Tw	o Story			(20)		Fair			(10)		Low	•		(	10) E	Worn	Out			
(307) 🗆 1 1.	/2 Story			(30)	*	Average			(20)		Ave	rage		(	20) E	l Badly	Wom			
(308) 🗆 Spl	it Level			(40)		Good						ve Avera	ige	`		l Avera	ge			
(309) 🗆 2 1	/2 Story			(50)		Very Good			(40)		High	l	non-abilit	the constitutions of		l Good				
(304) 🛘 On	e Story I	Duplex		(60)		Excellent	Considerate asset allows	m ac notables						-Massachites		l Very				
(305) 🗆 Tw	o Story I	Duplex							ille su					344 (	60) E	Excell	ent			
Assessor's	s Adju	stment	t to Sale Pi	rice	(+ or	· -):														
Assessor Co	omment	s and R	leason for A	djus	tment															
CORREC	TIVE	QCD;	TRANSFE	R B	ETWE	EN PARENT	& CHI	LD												
							-116													
Comments	from						· ·	Comr	nents			V								
000518								Comi		•										
		W 400																		
																(Cont	inue on	back)		



## NEBRASKA

Good Life. Great Service.

## **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 it

	herit and identity the applicable item number.	
	t is signed and items 1-27 are accurately completed.	
1 County Name 2 County Number	3 Date of Sale/Transfer 4 Date of Deed	00 0004
Webster - 91	The state of the s	y <u>09</u> <sub>Yr.</sub> <u>2024</u>
5 Grantor's Name, Address, and Telephone (Please Print)  Grantor's Name (Seller)	6 Grantee's Name, Address, and Telephone (Please Print)	
Douglas H. Fisher and Joan E. Fisher	Grantee's Name (Buyer) Shaun Fisher, Brian Fisher, and Rebecca Fisher	
Street or Other Mailing Address PO Box 71	Street or Other Mailing Address PO Box 71	
City         State         Zip Code           Bladen         NE         68928	City State Bladen NE	Zip Code 68928
Phone Number (402) 460-9470	Phone Number Is the grantee a 501(c)(3) organize (402) 460,0470	
Email Address	(402) 460-9470 If Yes, is the grantee a 509(a) fou Email Address	undation? Yes
	unterestrat at a supposition of	
7 Property Classification Number. Check one box in categories A and B. Check C if		
	Property Type	(C)
	Mineral Interests-Nonproducing State Assessed	Mobile Home
	Mineral Interests-Producing Exempt	
		Other
☐ Bill of Sale  ☐ Corrective ☐ Easement ☐ Lea ☐ Cemetery ☐ Death Certificate – Transfer on Death ☐ Executor ☐ Min	=	***************************************
The state of the s		management was a large and the second
kind exchange (I.R.C. § 1031		ransfer on Death
		rustee to Beneficiary
11 Was ownership transferred in full? (If No, explain the division.)	12 Was real estate purchased for same use? (If I	ther (Explain)
☐ Yes	Yes	to, state the interluce use.)
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives.		
Yes No Aunt or Uncle to Niece or Nephew Family Corp., P	artnership, or LLC Self Othe	er
☐ Brothers and Sisters ☐ Grandparents a	and Grandchild Spouse	
Ex-spouse Parents and Ch	ild Step-parent and Step-child	
14 What is the current market value of the real property?	15 Was the mortgage assumed? (If Yes, state the amount and	interest rate.)
46,890.00	Yes  No \$	%
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
Yes V No	of the agent or title company contact.) Yes	✓ No
18 Address of Property	19 Name and Address of Person to Whom the Tax Statement S	Should be Sent
500 N Railroad St Bladen, NE 68928	Same as Grantor	
Company Company States Company		
20 Legal Description (Attach additional pages, if needed.) See Attached		
See Allactied		
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?  Yes  No (If Yes, enter dollar amount and attach itemized list.) (see instru	ctions) 23 \$	0,00
24 Adjusted purchase price paid for real estate (line 22 minus line 23)		0,00
25 If this transfer is exempt from the documentary stamp tax, list the exemption number a	<b>4</b>	
26 Is an affidavit as described in Neb. Rev. Stat. § 76-2,141 required because the property is located w	rithin a county or other geographic area with an active air force ballistic m	issile field? (See Instructions)
27 If yes, is the required affidavit attached to this filling? Yes No		
2. If you is to to to a made it a made it a mining.		
Under penalties of law, I declare that I have examined this statement and the and that I am duly authorized to sign this statement.	at it is, to the best of my knowledge and belief, true, complete, a	ind correct,
Kory McCracken /		(402) 746-3613
Print or Type Name of Grantee by Authorized Representative		Phone Number
sign	Attorney	12/16/2024
	ītle	Date
Register of Deed's Use Onl	V	For Dont Has Only
	30 Recording Data	For Dept. Use Only
Mo 12 Day 18 yr 24 s Expant#4	BK2024 Pa 2336	
No Day 11 Page 11 Nebraska Department of Revenue	1,19000	lev Stat && 76-214 77-1327(2)

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.

NEBRASKA DOCUMENTARY STAMP TAX Date 12-18-24 S Exempt # 48yah

## 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, GRANTEES, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Lots Eight (8) and Nine (9) in the Northeast Quarter (NE½) 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 Decampor 9, 2024.

Douglas H. Fisher

Joan E. Fisher

STATE OF NEBRASKA, COUNTY OF WEBSTER ) ss.

The foregoing instrument was acknowledged before me on  $\frac{Q_{\text{cembe}}}{Q}$ , 2024, by Douglas H. Fisher and Joan E. Fisher, husband and wife.

Comm. expires

GENERAL NOTARY - State of Nebraska KORY MCCRACKEN® My Comm. Exp. August 27, 2028

Notary Public

Cnty No.	Cnty No. Book		Page		Sale Date		10 SUP 15			School District Code								
91	2024 2337			12/16/2024			Base: 91-0002			Affiliated:				Unified:				
Location ID Sale Number		.Ū	Useability & Code #					Parcel Number										
000167200 226				4	05	GeoCde	Tw	n Ri	ıg	Sect	Qrt	Subdiv	A	rea	Blk	Pai	rcel .	
Date of Sale Assessed				ed Val	ue :		4491				00	0	1010	5		009	00	00
Land		Imp	rovement:	s .		Total			Date	of S	ale P	ropert	Classi	icati	on (	Code :		
2,185 66,64			45	68,830			Status Property T			y Type Zoning Location			ion (	City Size Parcel Size				
Assessor Lo	cation:	RED	CLOUD	(RC)			A) 1	В	0	1	C	) 1	D) ]	.	E)	6	F)	2
		and Section		San San	V., 20	Residential		Nation.	STATE OF STATE				Comm	ercia	ıl 🎏			
Multiple Improvements:			Multi	Multiple. Improvements. :				Multi	Multiple. Improvements. :									
		Constr	uction Date	Cons	Construction Date: 1910				Const	Construction Date :								
		13.64.62	Floor	Floor	Floor Sq. Ft.: 1,176				Floor	Floor Sq. Ft. :								
		Buildin	ig Cost New	A 20 30 30 30 30 30 30 30 30 30 30 30 30 30		113,1			Cost									
Single Family	Style:	104		Resi	dentia	l Condition: 3	5 10 10 10 10 10 10 10 10 10 10 10 10 10		Com	mer	cial O	ccupan	cy Code:					(1) (1) (1) (1) (1) (1)
(100) □ Mo	bile Hon	ne		(10)	(10)					Primary: Other1: Other2:								
(101) 🗆 One	e Story			(20)	(20) 🗆 Badly Worn				Com	Commercial Construction Class:								
(102) □ Two Story				(30)	(30)   Average				(1)	(1) ☐ Fireproof Structural Steel Frame								
(103) 🗆 Spl	it Level			(40)	(40) <b>⊞</b> Good				(2)	(2)   Reinforced Concrete Frame								
(104) 🖼 1 1/2 Story				(50)	(50) Uery Good				(3)   Masonry Bearing Walls									
(111) □ Bi-Level			(60)	(60) □ Excellent				(4)   Wood or Steel Framed Ext. Walls										
(106) □ Other								(5)   Metal Frame and Walls										
Townhouse or Duplex Style:			Resi	Residential Quality: 30				(6) □ Pole Frame										
(301) 🗆 One	e Story	***		(10)		Low			Cost	Rar	ik: 🦂			Cor	ıditic	)n:		
(302) 🗆 Tw	o Story			(20)	(20)				(10)	(10) 🗆 Low				(10)		Worn	Out	
(307) 🗆 11/	(307) 🗆 1 1/2 Story		(30)	(30) Average				(20)		Average			(20)		Badly	Worn		
(308) 🗆 Split Level			(40)	(40) 🗆 Good				(30)							] Average			
(309) 🗆 2 1/2 Story			(50)	(50) Uery Good				(40)		salari waka Makini wa kamasania katika waka wa katika ka katika waka ka katika ka katika ka katika ka katika k					Good			
(304) 🗆 One	(304)  One Story Duplex			(60)	(60) □ Excellent			s sense s	1000	(50)						☐ Very Good		
(305) 🗆 Two	o Story I	Duplex							i keji da					(60)		Excell	ent	
Assessor's		and the same of th																
Assessor Co																		
WD; TRANSFER BETWEEN PARENT & CHILD																		
						•												
Commonter																		
Comments from Comments:									-									
000107200																		
																	*****	
																(Conti	nue on 1	back)

## NEBRASKA

## **Real Estate Transfer Statement**

226

FORM **521** 

Good Life. Great Service.

DEPARTMENT OF REVENUE

• To be filed with the Register of Deeds. • Read instructions on reverse side.

<ul> <li>If additional space is needed</li> </ul>	, add an attachment and identify the applicable item number.
---	--

	t is signed and items 1-27 are accurately completed.							
1 County Name 2 County Number Webster - 91	3 Date of Sale/Transfer 4 Date of Deed	10 2024						
5 Grantor's Name, Address, and Telephone (Please Print)	Mo. 12 Day 16 Yr. 2024 Mo. 12 Day 12 Yr. 2024							
Grantor's Name (Seller)	6 Grantee's Name, Address, and Telephone (Please Print)  Grantee's Name (Buyer)							
Tom R. Chrisman and IIa E. Chrisman Street or Other Mailing Address	Celina Chrisman Street or Other Mailing Address							
712 N Kearney	106 N Cherry St							
City State Zip Code Harvard NE 68944	City State Red Cloud NE	Zip Code 68970						
Phone Number	Phone Number Is the grantee a 501(c)(3) organiza							
(402) 984-1415 Email Address	(402) 984-5392 If Yes, is the grantee a 509(a) foun	dation? Yes No						
n/a	n/a							
7 Property Classification Number. Check one box in categories A and B. Check C if  (A) Status		(0)						
Improved   Single Family   Industrial	Property Type  Mineral Interests-Nonproducing State Assessed	(C) Mobile Home						
Unimproved Multi-Family Agricultural	Mineral Interests-Producing Exempt	Mobile Hoffie						
Ommercial Recreational								
8 Type of Deed Conservator Distribution Lan	nd Contract/Memo Partition Sheriff O	ther						
Bill of Sale Corrective Easement Lea	se Personal Rep. Trust/Trustee							
Cemetery Death Certificate – Transfer on Death Executor Min								
9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031		nsfer on Death						
Exchange) by buyer or seller?		stee to Beneficiary er (Explain)						
11 Was ownership transferred in full? (If No, explain the division.)	12 Was real estate purchased for same use? (If No	· / —						
Yes Volume Individed two-thirds interest	Yes	S. A. Salamon and House Distriction of State and Lower State						
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives.								
	artnership, or LLC Self Other							
☐ Brothers and Sisters ☐ Grandparents a ☐ Ex-spouse ✓ Parents and Chi								
The state of the s	15 Was the mortgage assumed? (If Yes, state the amount and in	terest rate )						
45,886.66	Yes No \$	%						
	17 Was transfer through a real estate agent or a title company?							
Yes V No	of the agent or title company contact.)   Yes	No						
18 Address of Property 106 N Cherry St	19 Name and Address of Person to Whom the Tax Statement Sh	ould be Sent						
Red Cloud, NE 68970	Same as Grantee							
Red Cloud, NE 68970  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 C	Cloud, 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?  Yes  Yos  Yos, No (If Yes, enter dollar amount and attach itemized list.) (see instruction)	ctions) 23 \$	0¦00						
24 Adjusted purchase price paid for real estate (line 22 minus line 23)		0,00						
25 If this transfer is exempt from the documentary stamp tax, list the exemption number 5 26 Is an affidavit as described in Neb. Rev. Stat. § 76-2,141 required because the property is located w  Yes V No		sile 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 th	at it is, to the best of my knowledge and belief, true, complete, an	d correct,						
and that I am duly authorized to sign this statement.  Kory McGracken		(402) 746-3613						
Print or Type Name of Grantee of Authorized Representative		Phone Number						
	Attorney	12/16/2024						
	ītle	Date						
Register of Deed's Use Onl	y	For Dept. Use Only						
28 Date Deed Recorded 29 Value of Stamp or Exempt Number	30 Recording Data							
Mo. 12 Day 18 Yr. 24 \$ Exempt # 5a	BK2024, fg 2337							
Nebraska Department of Revenue	Authorized by Neb. Rev	, Stat. §§ 76-214, 77-1327(2)						

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 3ss. County of Webster\_

numerical index and filed for record in the Clerk's office of said county this 18 day A.D., 20 24 <u>
∠</u>M. Recorded in Book Ind\_ \_Comp

\_Assessor

Carded



## 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 2024.

Tom R. Chrisman

STATE OF NEBRASKA, COUNTY OF WEBSTER  $\,$  ) ss.

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

Comm. expires

GENERAL NOTARY - State of Nebraska KORY MCCRACKEN

# Residential & Commercial Sales Worksheet

Cnty No.	Bo	ok	Page			Sale Date			School District Code								Part I		
91	202	24	2357		12,	/13/2024	Base: 6	55-C	011	011 Affiliated:						Unified:			
Location ID		Sale	Number	Ţ	Jseabi	lity & Code#		ing.			$\mathbf{P}$	arcel I	Vum	ber					
000625000	)	,	227		1		GeoCde	Twi	ı Rı	ıg	Sect	Qrt	Sul	bdiv	Area	Blk	Parcel		
	. Da	ite of S	ale Assesse	d Value			4487	1	2	•	10	2	40	035	*C7425. 402.617	000	0000		
Land		Imp	provements			Total			Date	Date of Sale Property Classificat						on Code			
4,9	45		62,82	5		67,770	Status	P	roperty	7 Туре		Zoning	L	ocation	Cit	y Size	Parcel Size		
Assessor Locat	ion:	GUID	E ROCK	(GR	.)		A) 1	B)	0	1	C)	) 1	D)	) 1	E)	7	F) 2		
40.25	12 12 13 14 14 14 14 14 14 14 14 14 14 14 14 14		*	10.5		Residential							Co	mmerc	ial				
	Mült	iple Im	provements:	Mul	tiple. In	provements.:			Multi	ple. Ir	nprove	ments.:		F - 7 - 10 - 1	<u>-1.191</u> -2-4-4-1	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	- Company - Company of the Company of		
		Constr	uction Date:	Con	struction	1 Date: 19	50		Const	ructio	n Date	:							
			Floor:	Floc	r Sq. Ft	.: 1,6	56		Floor	Sq. F	<b>L</b> :								
		Buildin	ig Cost New:	Cos	t:	205,2	20		Cost										
Single Family Sty	yle:	101		Res	identia	al Condition: 3	)		Com	merc	ial O	ccupan	су Со	ode:		的深刻			
(100) 🗆 Mobile	Hom	ie		(10	) 🗆	Worn Out			Prim	ary:		Ot	her1:	:	(	Other2:			
(101) <b>丞</b> One St	ory			(20	) 🗆	Badly Worn			Commercial Construction Class:										
(102) 🗆 Two St	огу			(30) ★ Average					(1) ☐ Fireproof Structural Steel Frame										
(103) □ Split Le	evel			(40	) 🗆	Good			(2)		Reinf	отсеd С	onere	ete Frar	ne				
(104) □ 1 1/2 S	tory			(50	) 🗆	Very Good			(3)		Maso	nry Bea	ring '	Walls					
(111) □ Bi-Leve	el			(60) □ Excellent				(4)		Wood	d or Stee	el Fra	med Ex	ct. Wal	İs				
(106) 🗆 Other									(5)		Metal	Frame	and V	Walls					
Townhouse or Di	ıplex	Style:		Residential Quality: 30					(6)			Frame							
(301) ☐ One St	ory		<u></u>	(10	) 🗆	Low			Cost	Ranl	C			C	onditic	)Д:			
(302) □ Two St	ory			(20)	) 🗆	Fair			(10)		Low			(1	0) 🏻	Worn	Out		
(307) 🗆 11/2 St	tory			(30)	) <b>Æ</b>	Average			(20)		Avera	ige		(2	0) 🗆	Badly	Worn		
(308) □ Split Le	evel			(40)	) 🗆	Good			(30)		Abov	e Avera	ge	(3	0) 🛘	Averaş	ge		
(309) 🗆 2 1/2 St	tory			(50)	) 🗆	Very Good			(40)		High			(4	0) 🗆	Good			
(304) □ One Sto	ory D	uplex		(60)   Excellent						(50) □ Very Good							Good		
(305) 🗆 Two St	ory D	uplex						Art with				1.752		(6	0) 🗆	Excelle	ent		
Assessor's A	djus	tment	t to Sale P	rice	(+ o	r -):													
Assessor Comp	nents	and R	leason for A	djus	tmen	÷													
WD																			
						· · · · · · · · · · · · · · · · · · ·													
								~											
Comments from 000625000 000624900 000624800						<u> </u>		Jomn	nents:		_				·				
000625000	000625000 000624900 000																		
	·															(Conti	nue on back)		

**FORM 521** 

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

1 County Name	2 County Number	3 Date of Sale/Transfer	4 Date of Deed							
Webster	91	Mo. 12 Day 13 Yr. 2024	Mo. <u>12</u> Day <u>13</u> Yr. <u>2024</u>							
5 Grantor's Name, Address, and Teleph	one (Please Print)	6 Grantee's Name, Address, and Telephone (Please Print)								
Grantor's Name (Seller) Arla Delka		Grantee's Name (Buyer)  Cailie L. Hynek								
Street or Other Mailing Address 525 East State Sta	ut	Street or Other Mailing Address 1058 Read 2300								
Street or Other Mailing Address  Street or Other Mailing Address  City  Phone Number	State Zip Code	City Caribe Lock, NE 48942 Zip Code								
402-251-1218		402-257-7740 If Yes, is the grante	1(c)(3) organization? Yes No ee a 509(a) foundation? Yes No							
Email Address sschutte@charter-title.net		Email Address sschutte@charter-title.net								
7 Property Classification Number. Check or		roperty is also a mobile home.								
(A) Status	(B	) Property Type	(C) State Assessed Mobile Home							
☑ Improved       ☑ Single Family       ☐ Industrial       ☐ Mineral Interests-Nonproducing       ☐ State Assessed         ☐ Unimproved       ☐ Multi-Family       ☐ Agricultural       ☐ Mineral Interests-Producing       ☐ Exempt         ☐ IOLL       ☐ Commercial       ☐ Recreational										
8 Type of Deed Conservator		nd Contract/Memo Partition Sherr	927							
Bill of Sale Corrective  Cemetery Death Certificate - T	Easement Lea									
exchange? (I.R.C. § 1031	Auction Easement Gift	losure	Trustee to Beneficiary							
11 Was ownership transferred in full? (If No, explain the division.)  Yes No  No  12 Was real estate purchased for same use? (If No, state the intended use.)  No										
13 Was the transfer between relatives, or if to	a trustee, are the trustor and beneficiary relati	ves? (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 ☐ Step-parent and Step-child										
14 What is the current market value of the rea \$115,000.00	P 45	15 Was the mortgage assumed? (If Yes, state the Yes No \$								
16 Does this conveyance divide a current parc	el of land?	17 Was transfer through a real estate agent or a of the agent or title company contact.)	a title company? (If Yes, include the name Yes <b>Charter Title</b> \( \subseteq \text{No} \)							
18 Address of Property 539 E State St		19 Name and Address of Person to Whom Tax S Cailie L. Hynek								
Guide Rock, NE 68942	Vacant Land	1058 Road 2300 Guide Roch, NE 489								
18a No address assigned 18b	Vacant Land	Guide Roch, NE 489	42							
20 Legal Description SEE ATTACHED EXHIBIT "A"			g Security							
21 If agricultural, list total number of acres trans	sferred in this transaction	3	115 000 00							
<ul><li>22 Total purchase price, including any liabilities</li><li>23 Was non-real property included in the purch</li></ul>	s assumedase? Yes X No (If Yes, enter dollar an	nount and attach itemized list.)	23 \$							
24 Adjusted purchase price paid for real estate			24 115,000 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										
	at I have examined this statement and that it is	s, to the best of my knowledge and belief, true, co	7.1							
► Cailie L. Hynek			402-257-7740							
Print or Type Name of Gran	tee or Authorized Representative		Phone Number							
	1									
sign Signature of Grantee or Auth	norized Representative	Grantee or Authorized Representative	<u>December 13 2024</u> Date							
here	The state of the s									
	Register of Deeds' U	Jse Only	For Dept. Use Only							
28 Date Deed Recorded  Mo. 12 Day 20 Yr. 24	29 Value of Stamp or Exempt Number	30 Recording Data								
Mo. Day AV Yr. Mehraska Denartment of Revenue			y Neb. Rev. Stat. §§ 76-214, 77-1327 (2)							

### 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 an day of Dec A.D., 2024, at 11:0 o'clock AM. Recorded in Book 202 on Page 2357-2358 abbey Harig \_County Clerk ∩ Deputy 16.00 \_Carded\_\_ Assessor\_ \_Comp\_ 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. day of December, 2024.

STATE OF Nebriska COUNTY OF Adam

The foregoing instrument was acknowledged before me this Delka, a single person.

day of December, 2024 by Arla

Notary Public

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.	Во	ok	Page	Sale Date	6 - 164 - 6 - 1					Scho	ol Dist	trict Cod	ė					
91	20	24	2359	12/20/202	4	Base: 6	5-00	11	Af	filiate	ed:		Unit	ied:				
Location	ID .	Sale	Number	Useability & Cod	e#					Pa	rcel N	umber						
0015059	00	:	228	1		GeoCde	Sect   Qrt   Subdiv			Area	Blk	Parce	1					
	D	ate of S	ale Assessed ?	/alue		4373 2 10				35 1		00000	1	000	0000	0		
Land		Imp	provements	Total			Date of Sa					le Property Classification Code						
751	,890			751,8	90	Status	Pro	erty Ty	pe	Z	oning	Locatio	n Ci	y Size	Parcel S	ize		
		Irrigat	ion Type:			A) 2	В)	05		C)	5	D) 3	E)	0	F) 10	)		
LCG			ACRES:	VALUE:			LCG				ACR	ES:		VAL	JE:			
IRRIGATE	D 1AI					GR	ASSLA	ND 10	GI			1.630			33,52	5		
	1A		28.280	163,0	35			1	1G									
	2A1		2.820	16,2	55			20	G1			3.810		·	5,52	5		
	2A		26.770	148,4	40		-	- 2	2G						·	·		
	3A1							30	G1									
	3A							3	3G									
	4A1		0.230	1,2	15			40	Gl						_			
	4A		72.570	383,8	95			2	4G									
DRYLAND	1D1		-			S	helterbe	lt/Timb	ег									
	1D			- Topica		<u> </u>		Accretic	on									
	2D1			<u> </u>		_		Was	ste									
	2D							Oth	ıer									
	3DI					AG L	AND T	OTA	$\mathbf{L}$			6.110		7.	51,89	0		
	3D							Roa	ds			3.990						
	4D1						F	arm Sit	es									
Oh takki kalenda konton uvan a	4D				math source		Н	me Sit	es									
		Printer and printer	Surface Notice (Marchy et al.)				R	ecreation	on									
	wellings							Oth										
Outb	uildings					Nor	ı-AG T	OTA	$\mathbf{L}$	•		3.990						

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
WD	
Comments from Co	omments:
001505900	
	(Continue on back)

Good Life. Great Service. DEPARTMENT OF REVENUE



Real Estate Transfer Statement 2.5 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.

FC	DR	M
5	2	1

The deed will not be recorded unless this statement									
1 County Name 2 County Number	3 Date of Sale/Transfer 4 Date of Deed								
Webster - 91	Mo. 12 Day 20 Yr. 2024 Mo. 12 Day 13 Yr. 2024								
5 Grantor's Name, Address, and Telephone (Please Print)	6 Grantee's Name, Address, and Telephone (Please Print)								
Grantor's Name (Seller) Karin J. Prellwitz and Tracy L. Rasser	Grantee's Name (Buyer) See attached								
Street or Other Mailing Address	Street or Other Mailing Address								
37 N Cedar Street									
City State Zip Code Red Cloud NE 68970	City State Zip Code								
Phone Number (402) 746-8075	Phone Number Is the grantee a 501(c)(3) organization? Yes ✓ No If Yes, is the grantee a 509(a) foundation? Yes ✓ 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 Type (C)								
Improved Single Family Industrial	Mineral Interests-Nonproducing State Assessed Mobile Home								
✓ Unimproved  Multi-Family  Agricultural	Mineral Interests-Producing Exempt								
IOLL   Commercial   Recreational									
	nd Contract/Memo Partition Sheriff Other								
Bill of Sale Corrective Easement Lea									
Cemetery Death Certificate – Transfer on Death Executor Min									
9 Was transfer part of IRS like- 10 Type of Transfer Distribution Forecle	osure Irrevocable Trust Revocable Trust Transfer on Death								
kind exchange (I.R.C. § 1031 Exchange) by buyer or seller?	Life Estate Sale Trustee to Beneficiary								
	or 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.)								
✓ Yes    No	V Yes No								
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary rela	tives? (If Yes, check the appropriate box.)								
Yes No Aunt or Uncle to Niece or Nephew Family Corp., P	artnership, or LLC Self Other								
Brothers and Sisters Grandparents a	and Grandchild Spouse								
Ex-spouse Parents and Ch	Ex-spouse Parents and Child Step-parent and Step-child								
14 What is the current market value of the real property?	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)								
1,000,000.00	☐ Yes 🔽 No \$ %								
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.)   Yes Ruhter Auction & Rea No								
Yes V No									
18 Address of Property	19 Name and Address of Person to Whom the Tax Statement Should be Sent								
Ag Land	Grantees								
18a V No address assigned 18b V Vacant land									
20 Legal Description (Attach additional pages, if needed.)									
The Northeast Quarter (NE1/4) of Section Thirty-five (35), tov Webster County, Nebraska	/nship Two (2) North, Range Ten 910) West of the 6th P.M.,								
21 If agricultural, list total number of acres transferred in this transaction 160.1+-									
22 Total purchase price, including any liabilities assumed									
23 Was non-real property included in the purchase?	I								
Yes No (If Yes, enter dollar amount and attach itemized list.) (see instru									
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24 \$ 1,000,000,00								
25 If this transfer is exempt from the documentary stamp tax, list the exemption number _	within a county or other geographic area with an active air force ballistic missile field? (See Instructions)								
Yes V No	Willing a country of other geographic area with an active air lonce 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 I am duly authorized to sign this statement.	nat it is, to the best of my knowledge and belief, true, complete, and correct,								
Steven K. Gebers, Trustee	(402) 621-0172								
Print or Type Name of Grantee or Authorized Representative	Phone Number								
sign Story 12 Silvers Truster	Grantee 12/5/2024								
here Signature of Grantee or Authorized Representative	Title Date								
	ly For Dept. Use Only								
Register of Deed's Use On 28 Date Deed Recorded 29 Value of Stamp or Exempt Number	30 Recording Data								
	DU-0011 U 700								
Mo. 12 Day 20 Yr. 24 \$ 2350.00	Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2)								
rootaona Doparation of Floronao	,								

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 3 County of Webster.

numerical index and filed for record in the Clerk's office of said county this 30 day Dec A.D., 20 24, at 12:1 o'clock\_ DM. Recorded in Book 20 on Page County Clerk ∩ Deputy Comp Assessor Carded ind

**NEBRASKA DOCUMENTARY** 

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 6th 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.

Page 1 of 3 - Gebers

STATE OF TEXAS ) ss. COUNTY OF TAY ( A W )

The foregoing instrument was acknowledged before me on Tracy L. Rasser, a single person.

12/13

, 2024 by



Marin J. Prellwitz

STATE OF NEBRASKA ) ) ss. COUNTY OF WEBSTER )

The foregoing instrument was acknowledged before me on  $\frac{1}{2}$ , 2024 by Karin J. Prellwitz, a single person.

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

# Residential & Commercial Sales Worksheet

Cnty No.	Bo	ok .	Page			Sale Date	School District Code										
91	20	24	2362		12	/20/2024	Base: 9	1-0	002		Affil	iated:		Uni	Unified:		
Location	D	Sale	Number	U	seabi	lity & Code #						Parcel N	Number				
0001412	200	- 2	229		1		GeoCde	Twi	R	ng .	Sect	Qrt	Subdiv	Area	Blk	Parcel	
Satelines	<b>D</b>	ate of S	ale Assesse	d Value 4371			4371		00 0			0	10025	70,774,000	008	0000	
Land		Imp	rovements			Total					Date of Sale Property Classificati						
4	,375		411,62	5 416,000 Status P			roperty Type Zoning Location					ı Ci	City Size Parcel Size				
Assessor Lo	cation:	RED	CLOUD (	RC) A) 1 B			B)	DAY OF THE CO. L. C.			D) 1 E) 6			F) 2			
				ř		Residential		11. 25.	5 (A) 5				Comme	cial			
	Mul	tiple Im <sub>l</sub>	provements:	Multi	iple. In	provements.:			Multi	ple.	impro	vements.:		1			
Construction Date				Cons	truction	Date: 20	11		Cons	tructi	on Da	ite :					
			Floor:	Floor	Sq. Ft	.: 2,5	48		Floor	Sq.	Ft.:	•					
		Buildin	g Cost New:	Cost	:	368,2	50		Cost								
Single Family	y Style:	101		Resi	dentia	el Condition: 3!	5	2 / FC	Com	mer	cial (	Occupano	y Code:				
(100) □ Mo	bile Hon	ne		(10)		Worn Out			Prim	агу:		Ot	her1:		Other2:		
(101) 🗷 One	e Story			(20)   Badly Worn					Commercial Construction Class:								
(102) 🗆 Tw	o Story			(30) Average					(1) ☐ Fireproof Structural Steel Frame								
(103) 🗆 Spl	it Level			(40) <b>№</b> Good					(2)		Rei	nforced C	oncrete Fra	me			
(104) 🗆 11/	/2 Story			(50)		Very Good			(3)		Mas	sonry Bea	ring Walls				
(111) 🗆 Bi-l	Level			(60)		Excellent			(4)		Wo	od or Stee	el Framed I	xt. Wa	lls		
(106) □ Oth	ner								(5)		Met	al Frame	and Walls				
Townhouse or	r Duplex	Style:		Residential Quality: 40					(6) □ Pole Frame								
(301) 🗆 One	e Story			(10)		Low			Cost	Rar	ık:			Conditi	on:	i wasan	
(302) 🗆 Two	o Story			(20)		Fair			(10)		Low	7	(	10) 🗆	Worn	Out	
(307) 🗆 11/				(30)		Average			(20)		Ave	rage	(	20) 🗆	Badly	Wom	
(308) □ Spli				(40)	*	Good			(30)		Abo	ve Avera	ge (	30) 🗆	Averaş	ge	
(309) 🗆 21/				(50)		Very Good			(40)		Higl	1	(	40) 🗆	Good		
(304) □ One				(60)		Excellent	Erick Solitopine	Ordinan Nava	18,650	on productions of expense			<u> </u>	50) □	Very (	Good	
(305) 🗆 Two	o Story D	ouplex											(	60) 🗆	Excell	ent	
Assessor's	s Adjus	stment	to Sale P	rice	<b>(+ o</b> )	r -):											
Assessor Co	mments	s and R	eason for A	djust	tment	:	•										
JTWD																	
C	Comments from Comments:																
0001412		00141	300					omn	ients:			4					
0001417	200 0	<del></del> -	<del></del>														
								•									
															(Conti	nue on back)	

# MEBRASKA Good Life. Great Service.

## **Real Estate Transfer Statement**



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. DEPARTMENT OF REVENUE The deed will not be recorded unless this statement is signed and items 1-27 are accurately completed. 3 Date of Sale/Transfer 1 County Name County Number Yr. 2024 20 yr 2024 Mo. 12 Day 20 Mo. 12 Webster - 91 6 Grantee's Name, Address, and Telephone (Please Print) 5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Grantee's Name (Buyer) Miles Caylor McDole and Samantha Jo McDole See attached Street or Other Mailing Address Street or Other Mailing Address 742 N Chestnut St City Zip Code City State Red Cloud NE 68970 Yes Phone Number Is the grantee a 501(c)(3) organization? Phone Number (402) 746-0037 If Yes, is the grantee a 509(a) foundation? Yes **Email Address 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) ✓ Improved Single Family Industrial Mineral Interests-Nonproducing State Assessed Mobile Home Unimproved Agricultural Mineral Interests-Producing Exempt Multi-Family IOLL Commercial Recreational Sheriff 8 Type of Deed Distribution Land Contract/Memo Partition Conservator Other Lease Personal Rep. Trust/Trustee Easement Bill of Sale Corrective Executor Mineral Quit Claim ✓ Warranty Cemetery Death Certificate - Transfer on Death Irrevocable Trust Revocable Trust Foreclosure Was transfer part of IRS like-10 Type of Transfer Transfer on Death Distribution kind exchange (I.R.C. § 103 ✓ Sale Trustee to Beneficiary Life Estate Gift Auction Easement Exchange) by buyer or seller? Other (Explain) Grantor Trust Seller V No Court Decree Partition Satisfaction of Contract Buyer Exchange 12 Was real estate purchased for same use? (If No. state the intended use.) 11 Was ownership transferred in full? (If No, explain the division.) ✓ Yes No ✓ 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.) Other Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC Self Brothers and Sisters Grandparents and Grandchild Spouse Parents and Child Step-parent and Step-child Ex-spouse 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) 14 What is the current market value of the real property? 229,000.00 Yes V No \$ Was transfer through a real estate agent or a title company? (If Yes, include the name 16 Does this conveyance divide a current parcel of land? of the agent or title company contact.) Yes Southern Title, LLC Yes V No 19 Name and Address of Person to Whom the Tax Statement Should be Sent 18 Address of Property 742 N Chestnut St Grantees Red Cloud, NE 68970 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 (N½ 8), Block Eight (8), LeDuc's Addition to Red Cloud, Webster County, Nebraska and The South Half of Lot Eight (S1/2 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 \$ 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) 229.000.00 24 \$ 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 V 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. (402) 746-0037 Miles Caylor McDole Print or Type Name of Grantee or Authorized Representative Phone Number 12/18/2024 Grantee Date Signature of Grantee or Authorized Representative For Dept. Use Only Register of Deed's Use Only 28 Date Deed Recorded 29 Value of Stamp or Exempt Number 30 Recording Data d 12 Day 20 Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2) 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 Entered on the numerical index and filed for record in the Clerk's office of said county this 20 day Der. \_A.D., 20<u>24</u>, at 12:50 QM. Recorded in Book 2021

County Clerk Deputy Assessor \_Carded\_

**NEBRASKA DOCUMENTARY** 

### 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 30, 2024. Bradford Frey Republican Valley Rentals, L.L.C. Bradford K. 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.

GENERAL NOTARY - State of Nebraska TERESA L THEOBALD Comm. expires

My Comm. Exp. August 27, 2925 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

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

NE Sec of State - Robert B. Evnen Filing Document #: 9000941220 Pages: 1 Corporation Name: REPUBLICAN VALLEY RENTALS, L.L Filing Date and Time: 05/15/2023 02:56 PM

BOOK 2024 ' PAGE 2362

## 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 1, 2023.

Bradford K. Frey, Member

Andrea A. Frey, Member

STATE OF NEBRASKA, COUNTY OF WEBSTER  $\,$ ) ss.

The foregoing instrument was acknowledged before me on \( \begin{align\*} \lambda \lambda \end{align\*} \), 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

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

# Residential & Commercial Sales Worksheet

Cnty No.	Bo	ok	Page			Sale Date				5	School	Dis	trict Cod	е				
91	20	24	2386		12,	/18/2024	Base: 6	55-0	011	Af	filiated			Unified:				
Location	ID	Sale	Number	U	seabil	ity & Code#					Parc	el I	Number					
0006013	300	2	230		IL	1	GeoCde	Twn	n Rng Se		ect Q	rt	Subdiv	Area	Blk	Parcel		
	Da	ate of Sa	ile Assessed	l Val	lue		4487		00 0 40005 004 00						0000			
Land		Imp	rovements			Total		J	Date of Sale Property Classification Code									
	910			910 Status P				Property Type Zoning Location City						City Size	Parcel Size			
Assessor Lo	cation:	GUID	E ROCK	(GR) A)			A) 2	B)	01		C) :	L	D) 1	E)	7	F) 1		
					Residential Commercial													
	Mult	tiple Imp	rovements:	Multiple. Improvements. :						Multiple. Improvements. :								
		Constru	uction Date:	Cons	struction	Date:			Constru	ction :	Date :							
46			Floor:	Floo	r Sq. Ft	:			Floor S	q. Ft.	:							
Building Cost New				Cost					Cost:									
Single Family	The state of the s			Res	identia	l Condition:			Comn	ercia	d Occup	an	cy Code:					
(100)  Mobile Home				(10)	) 🗆	Worn Out			Primar	y:		0	ther1:		Other2:			
(101) 🗆 One				(20)  Badly Worn					Comm	ercia	l Const	ruc	tion Class:					
(102) 🗆 Two				(30)  Average					(1) ☐ Fireproof Structural Steel Frame									
(103) □ Spli				(40) ☐ Good					(2) Reinforced Concrete Frame									
(104) 🗆 1 1/2				(50)	) 🗆	Very Good			(3)	□ M	lasonry	Bea	aring Walls					
(111) □ Bi-L				(60) ☐ Excellent (4) ☐ Wood or Steel Framed Ext. Walls								alls						
(106) 🗆 Oth		No. of the latest and		(5)  Metal Frame and Walls														
Townhouse or		Style:		Residential Quality:						(6) □ Pole Frame								
(301) 🗆 One				(10) □ Low					Cost Rank: Condition:									
(302) □ Two				(20)		Fair			(10)						□ Wom	NO 100/2		
(307) 🗆 1 1/2				(30)		Average					verage				□ Badly			
(308)  Split				(40)		Good					bove Av	тега			☐ Avera	ge		
(309) 🗆 2 1/2				(50)		Very Good			(40) I	□ H	igh		DEVINOSTENCTIAN		☐ Good			
(304) □ One				(60)	) 🗆	Excellent		ig delmina							Very			
(305) □ Two	Story D	uplex		NA.		A Property of								(60) E	] Excell	ent		
Assessor's																		
Assessor Co	mments	and Re																
WD -	00	14	sold 1	pay	ctic	el inter	est -	N	o m	VOY	reij	E	xcho	no	jed.			
		x																
Comments fi	Comments from Comments:																	
0006013																		
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## **NEBRASKA**

Good Life. Great Service. DEPARTMENT OF REVENUE

**FORM** 521

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 2 County Number	3 Date of Sale/Transfer 4 Date of Deed							
Webster - 91	Mo. 12 Day 18 Yr. 24 Mo. 12 Day 18 Yr. 24							
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller)	6 Grantee's Name, Address, and Telephone (Please Print)							
Sean Duffy and Jaclyn Duffy	Grantee's Name (Buyer) Kristopher L. Stromer							
Street or Other Mailing Address 350 Douglas St	Street or Other Mailing Address 535 Pleasant St							
City State Zip Code	City State Zip Code Guide Rock NE 68942							
Phone Number	Phone Number   Is the grantee a 501(c)(3) organization?   Yes							
(402) 469-6458 Email Address	(402) 984-5378 If Yes, is the grantee a 509(a) foundation? Yes No Email Address							
n/a	n/a							
7 Property Classification Number. Check one box in categories A and B. Check C if								
	Property Type (C)							
✓ Improved	Mineral Interests-Nonproducing State Assessed Mobile Home							
Unimproved	Mineral Interests-Producing Exempt							
	d Contract/Memo Partition Sheriff Other							
Bill of Sale Corrective Easement Lea								
Cemetery Death Certificate – Transfer on Death Executor Min	eral Quit Claim Warranty							
9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller?								
	Life EstateSaleTrustee to Beneficiary  r Trust □ Partition □ Satisfaction of Contract □ Other (Explain)							
Buyer Seller No Court Decree Exchange Granto  11 Was ownership transferred in full? (If No, explain the division.)	r Trust Partition Satisfaction of Contract Other (Explain)  12 Was real estate purchased for same use? (If No, state the intended use.)							
☐ Yes  ☑ No Undivided one-half interest	V Yes  \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \							
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relat								
	artnership, or LLC Self Other							
☐ Brothers and Sisters ☐ Grandparents a								
Ex-spouse Parents and Ch								
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 V No \$%  17 Was transfer through a real estate agent or a title company? (If Yes, include the name							
Yes No	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							
480 University Ave	350 Douglas St							
Guide Rock, NE 68942	Guide Rock, NE 68942							
18a No address assigned 18b Vacant land								
20 Legal Description (Attach additional pages, if needed.)	- Daale Wahatan Carrett Naharaka							
Lot Eight (8), Block Four (4), Original Town of Guid	e Rock, vvebster County, 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?	0,00							
Yes No (If Yes, enter dollar amount and attach itemized list.) (see instru	ctions)							
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	rithin a county or other geographic area with an active air force ballistic missile field? (See Instructions)							
Yes V 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 the	at 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							
	Attorney 12/18/24							
here Signatule of Grantée or Authorized Representative	Title Date // (							
Register of Deed's Use On	ly For Dept. Use Only							
	30 Recording Data							
Mo. 13 Day 20 Yr. 24 \$ 2.25	BK2024, Pa 2386							
lebraska Department of Revenue form No. 96-269-2008 7-2024 Rev. Supersedes 96-269-2008 10-2020	Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2)							

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 <u>Al O</u> day of <u>Comby A.D.</u>, 2004, at 110 o'clock <u>P.M.</u> Recorded in Book <u>County Clerk</u> <u>A.D.</u> County Clerk <u>A.D.</u> O <u>Deputy Ind</u> <u>Comp</u> <u>Assessor</u> <u>Carded</u>

NEBRASKA DOCUMENTARY STAMP TAX Date 12/20/2024 \$ 2.25 By (1.44

### 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, GRANTEES, 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 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 Decay Del 18, 2024.

Sean Duffy

STATE OF NEBRASKA, COUNTY OF WEBSTER ) ss.

Jackyn/Duff

The foregoing instrument was acknowledged before me on Decompor

면, by Sean Duffy and Jaclyn Duffy, husband and wife.

Comm. expires

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

# Residential & Commercial Sales Worksheet

Cnty No.	Bo	ok	Page		Sal	e Date	School District Code										
91	20	24	2389		8/10	/2020	Base: 9	1-0	002	Affi	liated:			Un	fied:		
Location	ID	Sale	Number	Use	ability	& Code#		Parcel Number								14 11 14	
0001037	00	2	231	0	14		GeoCde	Twn	Rng Sect		t Qı	t	Subdiv	Area	Blk	Pa	arcel
	Da	ate of Sa	le Assessed	d Value			4371			0.0	0		10005		005	00	000
Land		Imp	rovements		1	otal otal		Date of Sale Property Classification							ion Code		
	410		49,55	5	49,965	Status	Pi	roperty Type Zoning Lo					tion City Size Parcel Siz			el Size	
Assessor Lo	cation:	RED (	CLOUD (	RC)			A) 1	B)	03 C		C) 3		D) 1	E)	6	F)	1
31 2000)						Residential							Commer	cial			
100000	Mult	tiple Imp	rovements:	Multip	le. Impro	vements.:			Multiple.	Impro	vements	s. :	2				
		Constru	uction Date:	Constr	uction Da	ite:			Construct	ion D	ate :		1900				
			Floor:	Floor S	Sq. Ft. :				Floor Sq.	Ft. :		1	,250				
		Buildin	g Cost New:	Cost:					Cost:			46	,890				
Single Family	Style:			Resid	ential C	ondition:			Comme	rcial	Occup	ancy	y Code:				
(100) 🗆 Mo	bile Hom	ne		(10)		om Out			Primary	47	71	Oth	ner1: 34	4	Other2:		
(101) 🗆 One	Story			(20) 🗆 Badly Worn					Commercial Construction Class: 3								
(102) 🗆 Two	Story			(30)  Average					(1) ☐ Fireproof Structural Steel Frame								
(103) 🗆 Spli	t Level			(40)	□ G	bod	÷		(2)	Rei	inforce	1 Co	ncrete Fra	me			
(104) 🗆 1 1/	2 Story			(50)		ery Good			(3)	Ma	sonry l	Bear.	ing Walls				
(111) □ Bi-I	Level			(60)   Excellent					(4)	Wo	ood or S	Steel	Framed I	Ext. W	alls		
(106) □ Oth	er									Me	tal Frai	ne a	nd Walls				
Townhouse or	Duplex	Style:		Resid	ential (	uality:			OF REAL PROPERTY.		e Fram	е	Self-ethia milioni	Control of the Control			
(301) 🗆 One				(10)		ow			Cost Ra						ion: 20		
(302) 🗆 Two				(20)	□ Fa	ir			(10)	Lo	w		(		] Worn		
(307) 🗆 1 1/				(30)		verage					erage				Badly		
(308) □ Spli				(40)		bod			(30) ☐ Above Average (30) ☐							ge	
(309) 🗆 21/				(50)		ery Good			(40) ☐ High (4						] Good		
(304) □ One				(60)   Excellent				arosini debo/e	(50) □ Very (								
(305) □ Two	Story D	Duplex			M. de								(	(60) E	Excel	ent	
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Assessor Co	mments	s and R	eason for A	djusti	nent:												
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			٦									_					
Comments f	rom						(	Comm	nents:							***************************************	
0001037									unica ni fattili								
															(Cont	inue on	back)

NEBRASKA	Real Estate Trai	nster Statement	021	FORM							
Good Life. Great Service.	<ul> <li>To be filed with the Register of Deeds.</li> </ul>	ad instructions on reverse side.	0/51	<b>521</b>							
DEPARTMENT OF REVENUE	<ul> <li>If additional space is needed, add an attachr</li> <li>The deed will not be recorded unless this statemen</li> </ul>			=							
1 County Name	2 County Number	TO SELECT ON THE PARTY OF THE P	Date of Deed								
	ester - 91	Mo. 08 Day 10 Yr. 2020		<u>10                                    </u>							
5 Grantor's Name, Addre	ess, and Telephone (Please Print)	6 Grantee's Name, Address, and Telephone		1							
Grantor's Name (Seller) David B. Garwood	and Marietta C. Garwood	Grantee's Name (Buyer) Kory J. McCracken									
Street or Other Mailing Ad 401 N Webster St		Street or Other Mailing Address 401 N Webster St									
City Red Cloud	State Zip Code NE 68970	City Red Cloud	State NE	Zip Code 68970							
Phone Number (402) 767-0014			501(c)(3) organiza ntee a 509(a) found								
Email Address		Email Address									
7 Property Classificatio	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 ☐ Unimproved ☐ IOLL	Single Family     ☐ Industrial       Multi-Family     ☐ Agricultural       ✓ Commercial     ☐ Recreational	Mineral Interests-Nonproducing  Mineral Interests-Producing	State Assessed Exempt	Mobile Home							
Bill of Sale Cemetery Cemetery Cemetery Cemetery Cemetery Cemetery Cemetery Cemetery Cemetery Cemeters	Corrective	ase	ust/Trustee arranty  st	nterest rate.) %							
<ul> <li>18 Address of Property</li> <li>401 N Webster State</li> <li>Red Cloud, NE 68</li> <li>18a  No address assign</li> <li>10 Legal Description (Attact</li> </ul>	8970	19 Name and Address of Person to Whom the Same as Grantee	e Tax Statement Sh	ould be Sent							
See attached  21 If agricultural, list total r	number of acres transferred in this transaction										
	ncluding any liabilities assumed		22 \$	0,00							
	Was non-real property included in the purchase?  Yes No (If Yes, enter dollar amount and attach itemized list.) (see instructions)										
	res, enter dollar amount and attach itemized list.) (see mistru	<u> </u>	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.  Kony McCracken  (402) 746-3613								
Kory McCracken								
Print or Type Name of Grantee or Authorized Represent	ative	Phone Number						
sign	Attorney	12/26/2024						
here Signature of Grantee or Authorized Representative	Title	Date						
Register o	f Deed's Use Only	For Dept. Use Only						

Day 20 Yr. 2

28 Date Deed Recorded

Nebraska Department of Revenue Form No. 96-269-2008 7-2024 Rev. Supersedes 96-269-2008 10-2020

24 Adjusted purchase price paid for real estate (line 22 minus line 23) .....

29 Value of Stamp or Exempt Number

30 Recording Data

Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2)

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.	3ook	Page	Sale	Date			School District Code										
91 2	024	2391	12/26	/2024	Base: C	1-01	23	Af	filiat	ed:		τ	Unified:				
Location ID	Sal	e Number	Useability of	& Code#	Parcel Number												
002010402		232	1		GeoCde	Twn	Rng	Sect		Qrt	Subdiv	Ar	Area Blk			Parcel	
	Date of S	Sale Assessed	Value		0000	3	11	1	.6	0	00000	) 1		000	000 0		
Land	Im	provements	То	tal	Date of Sa				e Pr	operty	Classif	icatio	cation Code				
412,75	5		4	12,755	Status	Prop	erty Ty	рe	ž	oning	Locati	on	City	Size	Pa	cel Size	
	Irriga	tion Type:			A) 2	B)	05		C)	5	D) 3	F	9)	0	F)	10	
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IRRIGATED 1	A1				GR	ASSLA											
	IA .						]	lG									
2.	A.1				2G1			<b>31</b>									
	2A				2G			2G									
3.	A1				3G1		G1										
:	BA					3G		3G									
4.	A1						40	31									
	IA					····	4	IG									
DRYLAND 11	01				S	helterbe	lt/Timb	er									
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21	01						Was	te			6.320				3 ,	,160	
	.D	71.060		95,420		***	Oth							. (4.4)	•		
	01	4.920		13,530	AG L	AND I		-			5.260	ļ		4	12,	,755	
	D						Roa	-			3.960						
4]	01				Farm Sites		es										
	D	52.550	14	44,515		Home Sites		_				-					
					Recreation		on				_						
Dwellin					·· <u> </u>		Oth					ļ					
Outbuildin	gs				Nor	-AG T	OTA	$\mathbf{L}$			3.960						

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
JTWD	
<del></del>	
Comments from	Comments:
002010402	
	(Continue on back)

### **VEBRASK** Good Life, Great Service.

DEPARTMENT OF REVENUE

## Real Estate Transfer Statement

• To be filed with the Register of Deeds. • Read instructions on reverse side.

**FORM** 521

 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 2 County Number 3 Date of Sale/Transfer Yr. 2024 Webster - 91 Mo. 12 Day 26 Mo. 12 6 Grantee's Name, Address, and Telephone (Please Print) 5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Armstrong Family Farms, LLC Grantee's Name (Buyer) Barry L. Meyer and Jamie N. Meyer Street or Other Mailing Address Street or Other Mailing Address 1207 Road 1100 1008 Madden Road City State Zip Code City State Zip Code Red Cloud NE 68970 Hastings 68901 NE Phone Number (402) 746-3963 Phone Number (402) 984-0053 Is the grantee a 501(c)(3) organization? Yes If Yes, is the grantee a 509(a) foundation? Yes **Email Address** 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) Improved Single Family Industrial Mineral Interests-Nonproducing State Assessed Mobile Home ✓ Unimproved Multi-Family ✓ Agricultural Mineral Interests-Producing Exempt ☐ IOLL Commercial Recreational 8 Type of Deed Conservator Distribution Land Contract/Memo Partition Sheriff Other Bill of Sale Corrective Easement Lease Personal Ren Trust/Trustee Cemetery Death Certificate - Transfer on Death Executor Mineral Quit Claim ✓ Warranty Was transfer part of IRS like-kind exchange (I.R.C. § 1031 10 Type of Transfer Distribution Foreclosure Irrevocable Trust Revocable Trust Transfer on Death Auction Gift ✓ Sale Easement Life Estate Exchange) by buyer or seller? Trustee to Beneficiary ✓ Seller No Buyer Grantor Trust Court Decree Exchange 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.) ✓ Yes No ✓ 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 **V** No Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC Self Other Brothers and Sisters Grandparents and Grandchild Spouse Parents and Child Ex-spouse Step-parent and Step-child 14 What is the current market value of the real property? 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) 600,000.00 Yes ✓ No \$ 16 Does this conveyance divide a current parcel of land? 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 ✓ Yes No No 18 Address of Property 19 Name and Address of Person to Whom the Tax Statement Should be Sent Ag Land Grantees 18a V 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+-600.000,00 22 Total purchase price, including any liabilities assumed..... 22 \$ 23 Was non-real property included in the purchase? Yes No (If Yes, enter dollar amount and attach itemized list.) (see instructions) . . . 600,000,00 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 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. (402) 984-0053 Barry L. Meyer Print or Type Name of Grantee or Authorized Representative Phone Number sign Grantee 12/19/2024 Date nature of Grantee or Authorized Representative Register of Deed's Use Only For Dept. Use Only 28 Date Deed Recorded 29 Value of Stamp or Exempt Number 30 Recording Data Day AT Yr. at 12 Nebraska Department of Revenue Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2)

State of Nebraska Sss.
Entered on the numerical index and filed for record in the Clerk's office of said county this day of Dec A.D., 20 dec at 8.30
o'clock A. M. Recorded in Book 2024 on Page 2391 Obbly Havia County Clerk
indCompAssessorCarded
Return to: Southern Title, LLC P O Box 221 Red Cloud, NE 68970
JOIN
Armstrong Family Farms, LLC, a
consideration of ONE DOLL AD

JOINT TENANCY WARRANTY DEED

**NEBRASKA DOCUMENTARY** 

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 (SE½) 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

BY: Fustin Axmstrong, Member

Jeff Armstrong, Member

STATE OF NEBRASKA

) ) ss.

COUNTY OF WEBSTER

STER )

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

# Agricultural Land Sales Worksheet

Cnty No.	Bo	ok	Page	Sal	e Date	School District Code													
91	20	24	2402	12/2	6/2024	Base: 01-0123 Affiliated:					iated: Ui				Unified:				
Location I	<b>D</b>	Sale	Number	Useability	& Code#		Parcel Num					vumb	er	er					
0020104	01		233	1		GeoCde	Twn	Rng	Sē	ct	Qrt	Sub	div	Агеа	Blk	i i	arcel		
	D	ate of S	ale Assessed	Value		4245	3	11	1	6	0	000	000	1	000	0	000		
Land		Imp	provements	T	otal		D	ate of	Sale	Pr	operty	Clas	sifica	tion (	Code				
426,	255				426,255	Status	Pro	perty Ty	ре	Z	oning	Lo	cation	Ci	y Size	Par	cel Size		
		Irrigat	tion Type:	,		A) 2	B)	05		C)	5	D)	3	E)	0	F)	10		
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Γ.,	vellings							Otl	-				$\dashv$						
	uildings	181 171 mail m 11 mail				No	n-AG					3.9	70						

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
JTWD	
Comments from	Comments:
002010401	
	(Continue on back)

# Good Life. Great Service.

DEPARTMENT OF REVENUE

# **Real Estate Transfer Statement**

**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.

	it 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 26 Yr. 2024  Mo. 12 Day 26 Yr. 2024									
5 Grantor's Name, Address, and Telephone (Please Print)	6 Grantee's Name, Address, and Telephone (Please Print)									
Grantor's Name (Seller) Armstrong Family Farms, LLC	Grantee's Name (Buyer) Brandon J. Meyer and Kami L. Meyer									
Street or Other Mailing Address 1207 Road 1100	Street or Other Mailing Address 1459 Road AA									
City State Zip Code	City State Zip Code									
Red Cloud         NE         68970           Phone Number	Blue Hill NE 5/8930  Phone Number Is the grantee a 501(c)(3) organization?									
_(402) 746-3963	(402) 469-0439 If Yes, is the grantee a 509(a) foundation? Yes									
Email Address n/a	Email Address n/a									
7 Property Classification Number. Check one box in categories A and B. Check C in	property is also a mobile home.									
	) Property Type (C)									
Improved       Single Family       Industrial         ✓ Unimproved       Multi-Family       Agricultural         IOLL       Commercial       Recreational	Mineral Interests-Nonproducing     ☐ State Assessed     ☐ Mobile Home       Mineral Interests-Producing     ☐ Exempt									
8 Type of Deed Conservator Distribution La	nd Contract/Memo Partition Sheriff Other									
	ase Personal Rep. Trust/Trustee  Personal Rep. Warranty									
	neral									
kind exchange (I.R.C. § 1031 Exchange) by buyer or seller?  Auction  Easement  Gift	Life Estate  Sale  Trustee to Beneficiary									
Exchange) by buyer of seller:	or 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									
Yes No										
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives. Yes No Aunt or Uncle to Niece or Nephew Family Corp., I	Partnership, or LLC Self Other									
	and Grandchild Spouse									
Ex-spouse Parents and C	hild Step-parent and Step-child									
14 What is the current market value of the real property?	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)									
600,000.00	☐ Yes									
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	19 Name and Address of Person to Whom the Tax Statement Should be Sent									
Ag Land	Grantees									
18a 🗾 No address assigned 18b 🔽 Vacant land										
20 Legal Description (Attach additional pages, if needed.)	The Colon Day									
The Northeast Quarter (NE1/4) of Section Sixteen (16), Towl Webster County, Nebraska	nship Three (3) North, Range Eleven (11) West of the 6th P.M.,									
•										
21 If agricultural, list total number of acres transferred in this transaction 160+-										
<ul><li>22 Total purchase price, including any liabilities assumed</li><li>23 Was non-real property included in the purchase?</li></ul>	22 \$ 600,000 <u>1</u> 00									
Yes No (If Yes, enter dollar amount and attach itemized list.) (see instri										
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 V No										
27 If yes, is the required affidavit attached to this filing? Yes No										
	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. Mever	(402) 469-0439									
Print or Type Name of Grantee or Authorized Representative	Phone Number									
sign that of My	Grantee 12/19/2024									
here Signature of Grantee or Authorized Representative	Title Date									
Register of Deed's Use Or										
28 Date Deed Recorded 29 Value of Stamp or Exempt Number	30 Recording Data									
Mo. 12 Day 2 Yr. 27 1550.	BK 2024, Fg 2402 Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2									
Nebraska Department of Revenue Form No. 96-269-2008 7-2024 Rev. Supersedes 96-269-2008 10-2020	Authorized by 1980. Nev. Stat. 99 70-214, 77-1327(2									

NEBRASKA DOCUMENTARY

State of Nebrasia 3
State of Nebraska Ss. County of Webster
Entered on the numerical index and filed for record in the Clerk's office of sold county this 2 day of Dec A.B., 20 24, at 8:28 o'clock A.M. Recorded in Book 2024
on Page 3402  County Clerk  10.00  Deputy  IndCompAssessorCarded
Return to: Southern Title, LLC P O Box 221 Red Cloud, NE 68970
JOINT TEN
Armstrong Family Farms, LLC, a Nebras
consideration of ONE DOLLAR (\$1.00)
Grantees, Brandon J. Meyer and Kami L.
tenants and not as tenants in common, the

ANCY WARRANTY DEED

ska Limited Liability Company, Grantor, in and other valuable consideration received from . Meyer, husband and wife, convey to Grantees, as joint e 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 6th 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

BY: Justin Armstrong, 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

# Agricultural Land Sales Worksheet

Cuty No. B	ook	Page	Sale Date					chool Dis	trict Cod	•					
91 20	24	2422	12/20/2024	Base: 9	91-00	74	Affi	liated:		Unified:					
Location ID	Sale Number Useability & Code #				Parcel Number										
001314901		234	4	GeoCde	Twn	Rng	Se	ct Qrt	Area	Blk	Parcel				
	ate of S	ale Assessed N	/alue	0000	4	9	3:	1 0	00000	1	000	0000			
Land	Improvements Total			. , <b>D</b>	ate of	Sale	Property	Classific	ation (	Code					
6,095			6,095	Status	Pro	perty Ty	ре	Zoning	Location	ı Cit	y Size	Parcel Size			
	Irrigat	tion Type:		A) 2	B)	05		c) 5	D) 3	E)	0	F) 6			
LCG		ACRES:	VALUE:		LCG			ACR	ES:		VAL	U <b>E:</b>			
IRRIGATED 1A	1			GR	RASSLA	ND 10	Gl		3.190			4,945			
1				1G			lG		0.740	0 1,1					
2A	1					20	31								
2/	A					2	2G					·			
3A	1					30	Gl								
32	1					3	3G								
4A	1					40	G1								
4/	Λ					4	IG								
DRYLAND 1D	1		1900 10 11	5	Shelterbe	lt/Timb	er								
1I						Accretion	on								
2D						Was									
21						Oth									
3D				AG L	AND T		<del>-</del>		3.930	wasted throat florest	G4. G14 053179 8 U.T.	6,095			
31						Roa			0.220						
4D						arm Sit					-				
41						ome Sit									
					R	Lecreation									
Dwelling Outbuilding				NT	. 407	Oth			0 000						
Outounding	·   *   *	24.00年,苏特		1/101	n-AG T	IUIA	Tr		0.220						

Assessor's Adjustment to Sale	Total Recapture Value:							
Assessor Comments and Reason for	nent:							
JTWD; TRANSFER BETWEEN	NT & CHILD AND UNCLE T	O NEPHEW						
Comments from	Comm	ents:						
001314901								
delah Militari da karangan karangan karangan karangan karangan karangan karangan karangan karangan karangan ka		(Continue on back)						

### **NEBRASKA** Good Life. Great Service. DEPARTMENT OF REVENUE

# **Real Estate Transfer Statement**

**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.

	to digited and items ( 27 are accurately completed.								
1 County Name Webster - 91  2 County Number	3 Date of Sale/Transfer  Mo. 12 Day 20 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 Kohmetsch									
Street or Other Mailing Address 2148 RD 2000	Street or Other Mailing Address 2073 Martin RD								
City State Zip Code Blue Hill NE 68930	City State Zip Code Blue Hill NE 68930								
Phone Number (402) 984-9005	Phone Number (402) 984-8934 Is the grantee a 501(c)(3) organization? Yes V 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)								
☐ Improved     ☐ Single Family     ☐ Industrial       ☑ Unimproved     ☐ Multi-Family     ☑ Agricultural       ☐ IOLL     ☐ Commercial     ☐ Recreational	Mineral Interests-Nonproducing State Assessed Mobile Home  Mineral Interests-Producing Exempt								
8 Type of Deed Conservator Distribution Lan Bill of Sale Corrective Easement Lea Cemetery Death Certificate – Transfer on Death Executor Min									
9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller?  Buyer Seller No Court Decree Exchange Granto  11 Was ownership transferred in full? (If No, explain the division.)	osure								
✓ Yes	Yes No To build home								
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relative. Yes No Aunt or Uncle to Niece or Nephew Family Corp., Positive Brothers and Sisters Grandparents and Ch	artnership, or LLC Self 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.)								
4,000.00	Yes No \$%								
16 Does this conveyance divide a current parcel of land?  V 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								
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?  Yes  No (If Yes, enter dollar amount and attach itemized list.) (see instru	ctions) 23 \$ 0,00								
24 Adjusted purchase price paid for real estate (line 22 minus line 23)									
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 the and that I am duly authorized to sign this statement.									
David B. Garwood	(402) 746-3613 Phone Number								
VIII VIII VIII VIII VIII VIII VIII VII	Attorney (2-20-3)								
here Signature of Grantee or Adthorized Representative	Title Date								
Register of Deed's Use On									
28 Date Deed Recorded 29 Value of Stamp or Exempt Number \$ 9 00	30 Recording Data BK a Day P a 4422								
Mo. Day Day SUYr. ST ST ST ST ST ST ST ST ST ST ST ST ST	Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2)								

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 OESCRIBEO 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 Sn.

Entered on the numerical index and filed for record in the Clerk's office of said county this 30 day of 10 A.D., 20 at at 10 th o'clock AM. Recorded in Book 20 th on Page 2422 County Clerk 10 Page 10 P

NEBRASKA DOCUMENTARY
STAMP TAX
Date 12-36-24
\$ 9.00 By 4)

### 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 (NW½) OF SECTION THIRTY-ONE (31), TOWNSHIP FOUR (4) NORTH, RANGE NINE (9) WEST OF THE 6TH P.M., WEBSTER COUNTY, NEBRASKA, BEING MORE PARTICULARLY OESCRIBEO 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.

| A sich | A functions | Carolyn Kohmetscher |
| Randall R. Kohmetscher | Peggy Kohmetscher |
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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.

GENERAL NOTARY - State of Nebraska
DAVID B. GARWOOD
My Comm. Exp. December 2, 2026
Comm. expires

# Agricultural Land Sales Worksheet

Cuty No. Book Page Sale Date					School District Code												
91	20	24	2425	12/3	0/2024	Base: 91-0002 Af				ffiliated:				Unified:			
Location	D .	Sale	Number	Useability	& Code#	Parcel Number											
001904901 235		1		GeoCde	Twn	Rng	Se	ect	Qrt	Sub	div	Area	Blk	Parcel			
	D	ate of S	ale Assessed \	Value.		0000	2	11	4	4	0	000	00	1	000	00	000
Land		Imp	orovements -	T	otal	Date of Sale Property Classification Code											
263	,980		, and a same		263,980	Status	Pro	perty T	ре	z	oning	Lo	cation	Cit	y Size	Parc	el Size
		Irrigat	ion Type:			A) 2	B)	05	1200-000	(7)	75.0	D)	3	E)	0	F)	9
LCG			ACRES:	VAJ	UE:		LCG				ACR	ES:			VAL	IIE.	
IRRIGATI			0.510		2,940		ASSLA			X-12-19-18-19-19-19-19-19-19-19-19-19-19-19-19-19-		1.3	80		2000		140
	1A		34.760	2	200,390	1G			1G		1	2.4	30	19,265			
	2A1					2G1			G1			3.2	80	,		4,	755
	2A		4.340		24,065				2G								
	3A1		1.250		6,615			3	Gl								
	3A								3G								
	4A1							4	Gl								
	4A		0.720		3,810				4G								
DRYLANI	D 1D1					\$	Shelterbe	elt/Tim	ber								
	1D							Accreti	on								
	2D1							Wa	ste								
	2D		:					Ot									
	3D1					AG L	AND T		-+			8.6		- and the same	2	63,	980
	3D							Roa	-			0.4	10				(a) (1)
	4D1							arm Si									
	4D	MONIGORIA DE						ome Si									
		Total Addition					F	Cecreati	on								
	wellings						~ -	Otl	-			•					
Out	buildings					No	n-AG	TOTA	L			0.4	10		115 - 12		

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:	
Assessor Comments and Reason for Adjustment:		
PERSONAL REP DEED		
Comments from	Comments:	
001904901		
		(Continue on back)

# NEBRASKA Good Life. Great Service.

# **Real Estate Transfer Statement**

• To be filed with the Register of Deeds. • Read instructions on reverse side.

235

FORM **521** 

• 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. County Name 2 County Number 3 Date of Sale/Transfer 4 Date of Deed Yr. 2024 Yr. 2024 Webster - 91 Mo. 12 Mo. <u>12</u> Day <u>30</u> 5 Grantor's Name, Address, and Telephone (Please Print) 6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer Willie J. Mohlman, Pers Rep Est Thomas L. Mohlman Armstrong Family Farms, LLC Street or Other Mailing Address 341 E 7th Avenue Street or Other Mailing Address 1207 Road 1100 Zip Code 68970 State City Zip Code Red Cloud Red Cloud NE 68970 Phone Number Is the grantee a 501(c)(3) organization? Phone Number Yes ✓ No (402) 746-3963 If Yes, is the grantee a 509(a) foundation? Yes Email Address **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) Improved Single Family Industrial Mineral Interests-Nonproducing State Assessed Mobile Home ✓ Unimproved Multi-Family ✓ Agricultural Mineral Interests-Producing Exempt IOLL Commercial Recreational 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-10 Type of Transfer Distribution Irrevocable Trust Revocable Trust Foreclosure Transfer on Death kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? Auction Easement Gift Life Estate ✓ Sale Trustee to Beneficiary ✓ Buyer Seller No 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.) ✓ Yes 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) Yes 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? 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) 450,000.00 Yes 16 Does this conveyance divide a current parcel of land? Was transfer through a real estate agent or a title company? (If Yes, include the name ✓ Yes No 18 Address of Property 19 Name and Address of Person to Whom the Tax Statement Should be Sent Ag Land Grantee 18a V 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. 450.000,00 22 \$ 23 Was non-real property included in the purchase? Yes No (If Yes, enter dollar amount and attach itemized list.) (see instructions) 23 450.000,00 24 \$ 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. Justin, 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 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 \_ Day <u>30</u> 12 \$ 10 ача Nebraska Department of Revenue Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2)

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.

State of Nebraska 3ss.
County of Webster
Entered on the
numerical index and filed for record in the
Clerk's office of said county this 30 day
of <u>Dec</u> A.D., 20 at 1:0
o'clock OM. Recorded in Book 2020
on Page 1 2425
ables taria County Clerk
15.00 O Deputy
IndCompAssessorCarded
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NEBRASKA DOCUMENTARY
STAMP TAX
Date 12-30-24
\$ 1012-50 By (1)

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 <u>December 30</u>, 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

hobeld

## Agricultural Land Sales Worksheet

Cnty No. Bo	ook	Page	Sale	Date	School District Code															
91 20	24	2426	12/30	/2024	Base: 9	91-00	002	Aff	iliat	ed:			Unified:							
Location ID	Sale	Number	Useability	& Code#					Pa	arcel N	lumb	er								
001904801	2	236	1		GeoCde	Twn	Rng	Se	ect	Qrt	Sub	div	Агеа	Blk	Parcel					
	ate of Sa	ile Assessed V	/alue		4371			0	4	0	000	00	1	000	0 0000					
Land	Împ	rovements	To	otal		I	ate of	Sale	e Pr	Property Classification Code										
394,275		62,845	4	157,120	Status	Pro	perty Ty	ypé	pe Zonin		Lo	cation	Cit	y Size	Par	cel Size				
	Irrigati	on Type: PI	VOT / WE	SLL.	A) 1	B)	0.5		C)	5	D)	3	E)	0	F)	(Machille State of the M				
LCG	Á	CRES:	VAL	UE:		LCG'			-72.50 F	ACR	FS:			VAL	IIF•					
IRRIGATED 1A		0.510		2,940	GF		ND 1	G1			3.6	30	5,62							
1.4	Α	1.530		8,820				1G			2.8	20	· <del> </del>							
2A.	1	24.800	, 1	42,970	2G1						0.5	60				810				
2.A		20.480	1	.13,565	2G															
3A:	1	-				G1														
3.4	<u> </u>						:	3G			2.4	60			4,	440				
4A1	[						40	G1												
4.4	1	13.700		72,475			4	4G	0.180							315				
DRYLAND 1D1	l L					Shelterb	elt/Timl	per												
10		2.180		5,995			Accreti	on												
2D1		0.230		635			Was	ste			0.0	20				10				
20		2.250		6,190			Otl				·									
3D1	ļ				AG L	AND '	ТОТА	-		7	9.4	50	1. No. 1. A. 1.	3	80,	435				
<u>3</u> D	+						Roa	-												
4D1	+					]	Farm Sit	tes			1.0	00			13,	840				
4D		4.100		11,275			ome Sit	-												
	especial contractors	Saukiani eti ole ye	<u> </u>			I	Recreati	on												
Dwellings	A College of the Coll			60.045	Other Non-AG TOTAL															
Outbuildings		e e e e e e e e e e e e e e e e e e e		62,845	Noi	n-AG '	IOTA	L			1.0	00			13,	840				

Assessor's Adjustment to Sale Price	e (+ or -):	Total Recapt	ure Value:
Assessor Comments and Reason for Adjus	tment:		
WD			
Comments from		Comments:	
001904801			
			(Continue on back)

#### NEBRASKA Good Life. Great Service.

### **Real Estate Transfer Statement**

• To be filed with the Register of Deeds. • Read instructions on reverse side.

234

FORM **521** 

Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2)

 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 2 County Number 3 Date of Sale/Transfer 4 Date of Deed Yr. 2024 <sub>Mo.</sub> <u>1</u>2 Mo. 12 Day 30 Webster - 91 5 Grantor's Name, Address, and Telephone (Please Print) 6 Grantee's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Grantee's Name (Buyer) Andrew C. Mohlman and Marla S. Mohlman Armstrong Family Farms, LLC Street or Other Mailing Address Street or Other Mailing Address 1058 Road 1000 1207 Road 1100 Zip Code Zip Code 68970 City State City State 68970 Red Cloud NE Red Cloud NE Phone Number Phone Number Is the grantee a 501(c)(3) organization? Yes (402) 746-3963 If Yes, is the grantee a 509(a) foundation? Email Address **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) Improved Single Family Industrial Mineral Interests-Nonproducing State Assessed Mobile Home Unimproved Multi-Family ✓ Agricultural Mineral Interests-Producing Exempt IOL Commercial Recreational Conservator Distribution 8 Type of Deed Land Contract/Memo Partition Sheriff Other Bill of Sale Easement Corrective Personal Rep. Trust/Trustee Lease Death Certificate - Transfer on Death Mineral Quit Claim ✓ Warranty Cemetery Executor Was transfer part of IRS like-Irrevocable Trust Revocable Trust 10 Type of Transfer Distribution Foreclosure Transfer on Death kind exchange (I.R.C. § 1031 ✓ Sale Gift Auction Easement Life Estate Trustee to Beneficiary Exchange) by buyer or seller? Satisfaction of Contract ✓ Buver Seller No Court Decree Exchange Grantor Trust Partition 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.) ✓ Yes 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) 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 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) 14 What is the current market value of the real property? 550,000.00 ✓ No Yes 17 Was transfer through a real estate agent or a title company? (If Yes, include the name 16 Does this conveyance divide a current parcel of land? of the agent or title company contact.) | | Yes | SouthernTitle,LLC ✓ Yes 19 Name and Address of Person to Whom the Tax Statement Should be Sent 18 Address of Property Ag Land Grantee 18a V 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+-550.000,00 22 \$ 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) . . . . . . 550.000,00 24 \$ 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. (402) 746-3963 Justing Armstrong, Member, Armstrong Family Farms, LLC Print or Type Name of Grantee or Authorized Representative Phone Number sign Grantee 12/30/2024 Date Signature of Grantee or Authorized Representative here Register of Deed's Use Only For Dept. Use Only 28 Date Deed Recorded 29 Value of Stamp or Exempt Number 30 Recording Data \$ Day

County of Webster 533.
Entered on the
numerical index and filed for record in the
Clerk's office of said county this 30 day
of Dec A.D., 20 24, at 1:10
o'clock D.M. Recorded in Book 2024
on Page 2426
- abbey Haring County Clerk
10.00 Deputy
Ind Comp Assessor Cardod

NEBRASKA DOCUMENTA... STAMP TAX Date 12-30-24 \$ 1237.50 By 25

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

State of Nebraska 7

#### 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	<i>30</i> , 2024.	
		Ala S Hall
Andrew C. Mohlman		Marla S. Mohlman
STATE OF NEBRASKA	) ) ss.	·
COUNTY OF WEBSTER	)	

The foregoing instrument was acknowledged before me on 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. B	ook	Page	Sale Date				School District Code											
91 2	024	2427	12/30/2024	Base: 9	91-00	02	Aff	iliated:			Unified:							
Location ID	Sale	Number	Useability & Code #	Parcel Number														
001506100	001506100 237 1						Se	ct Q	r <b>t</b>	Subdiv	Area	Blk	Parce	el				
	4373	2	10	3	5 2	2	00000	1	000	000	0							
Land	Im	provements	Total	7.744	D	ate of	Sale	Prope	rty	Classifica	tion (	Code	La contra					
647,060			647,060	Status	Prop	erty Ty	рe	Zonii	ıg	Location	Ci	y Size	Parcel S	Size				
	Irriga	tion Type:		A) 2	B)	05		C) 5	;	D) 3	E)	0	F) 9					
LCG		ACRES:	VALUE:		LCG			A	CR	ES:	VALUE:							
IRRIGATED 1.4	.1	· · · · · · · · · · · · · · · · · · ·		GR	RASSLA	ND 10	Gl		3	8.740	60,05							
1	A	62.030	357,605	=1 1 11			lG											
2.A	.1					20	G1		1	6.840			24,42	20				
2	A	17.410	96,540	. 2G														
3.A	.1					30	<b>31</b>											
3	A					3	3G											
4.4	.1					40	G1											
4	A	20.500	108,445				1G											
DRYLAND 1E	1			,	Shelterbe	lt/Timb	er											
1	D					Accreti	on											
20	1					Was	ste											
2			-		Other													
3E	1			AG L	AND 1		-			5.520		6	47,06	50				
3						Roa	ds			3.960	916 (10-17)							
41	1				F	arm Sit	es											
4	D					ome Sit	-											
	Management				R	ecreati	on											
Dwelling						Oth	_											
Outbuilding	s 📜			No	n-AG T	OTA	$\mathbf{L}$			3.960	-							

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
WD	
Comments from Com	aments:
001506100	
	(Continue on back)



#### NEBRASKA

ife, Great Service.

• To be filed with the Register of

#### Real Estate Transfer Statement



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 County Number 3 Date of Sale/Transfer 4 Date of Deed Yr. 2024 Mo. 12 Day 30 Yr. 2024 Mo. 12 Day 26 Webster - 91 5 Grantor's Name, Address, and Telephone (Please Print) 6 Grantee's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Grantee's Name (Buyer) Robb Rutt & Tonya Rutt; and Ben Pavelka See Attached Street or Other Mailing Address P.O. Box 253 / 3532 Laredo Ln Street or Other Mailing Address Zip Code City State State Zip Code Kenesaw/Hastings NE 68956/68901 Phone Number (402) 469-0718 Phone Number Is the grantee a 501(c)(3) organization?
If Yes, is the grantee a 509(a) foundation? Yes √ No Yes Email Address N.A. Email Address Ñ.Ă. 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 ✓ Unimproved Multi-Family ✓ Agricultural Mineral Interests-Producing Exempt Commercial Recreational 8 Type of Deed Conservator Distribution Land Contract/Memo 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 ☐ Auction Gift Easement Life Estate √ Sale Trustee to Beneficiary ☐ Seller ✓ No Buyer 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.) √ Yes □ No √ 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 VNo 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? 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) 1.080.000.00 Yes ✓ No 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 Yes **V** 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 (NW1/4) 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 Iotal purchase price, including any liabilities assumed..... 1.080.000:00 22 \$ 23 Was non-real property included in the purchase? No (If Yes, enter dollar amount and attach itemized list.) (see instructions) . . 24 Adjusted purchase price paid for real estate (line 22 minus line 23) ..... 1.080,000,00 24 \$ 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 country 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 Tintor Type Name of Phone Number Grantee Authorized Representative Closing Department Manager Date here ature of Grantee or Authorized Register of Deed's Use Only For Dept. Use Only 28 Date Deed Recorded 29 Value of Stamp or Exempt Number 30 Recording Data Mo. 12 Day 30 \$

Nebraska Department of Revenue Form No. 96-269-2008 7-2024 Rev. Sup

des 96-269-2008 10-2020

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

Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2)

#### 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

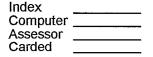
sgebers@hotmail.com

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.



NEBRASKA DOCUMENTARY STAMP TAX

Date: 12/30/24 \$2430.00 By AS Bk 2024, Pg 2427

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 December A.D., 2024, at 03:06 o'clock PM. Recorded in Book 2024 on Pages 2427-2428

SindlepadotA

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 (NW½) 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 (NE½) of said Section to serve the said Northwest Quarter (NW½) 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.	
	01/04
	Robb Rutt
	Robb Rutt
	Jones Trott
	Tonya Rutt
STATE OF NEBRASKA	$\mathcal{O}$
COUNTY OF <u>Adams</u> ss	
On this 30th day of December. Tonya Rutt.	20 <u>1</u> , before me personally appeared Robb Rutt and
	The -11. LYM
GENERAL NOTARY - State of Nebraska DANIELLE L KELLEY My Comm. Exp. September 27, 2028	Notary Public - Janielle L Kelley
	·
. ()	Ben Pavelka
Arrana (MG) STATE OF NEBRASKA	
COUNTY OF Wricepa ss	
On this 74 day of Dec , 20	≥ (, before me personally appeared Ben Pavelka.
Magdalena Garcia	Marchalin flam
Notary Public  Maricopa County, Artzona  My Comm. Expires 06-06-26	Notary Public -
Commission No. 629671	Maricopa Magamenia Carcia

# Agricultural Land Sales Worksheet

Cnty No.	Book		Page .		Sa	le Date					Sch	ool Dis	trict (	Code			9/12 1./ 19		
91	2024		2429		7/2	4/2024	Base:	Affilia	ted:	ed: Unified:									
Location ID		Sale N	umber	Us	eabilit	y & Code#	10 mg				P	arcel N	lumb	er					
001913502		23	8		4	05	GeoCde	Twn	Rng	g	Sect	Qrt	Subdiv Area Bik Par					arcel	
	Date o	of Sale	e Assessed	Valu	e		4371 2 11 35 1 00000 1 000						0	000					
Land		Impro	vements			Total		J	)ate o	of S	Sale P	roperty	Clas	sifica	ation (	lode		171	
164,93	5		7,540	)	ALIE HEED AN WALLEST	172,475	Status	The second secon					To	cation				cel Size	
	Irr	igation	1 Туре:				A) 1	B)	0.5		C	Zoning 5	D)	The second	E)	0	F)	9	
LCG		<b>.</b>	RES:		25 T 2	LUE:	in the section	LCG	Salaka Salak	100	34, 40	Sections 2	120,000,000,000			2018 M. 1975	J. September	Skatikaja	
	lA1	AC	TTDO:	03412000	<b>∀</b>	LOE.		ASSL		1G	71	ACR 2	8.0		VALUE: 43,420				
	IA									1	G		7.4		11,470				
	2A1									2G	F1		7.1						
	2A						· 2G					1	4.2	50	20,66				
	3A1						3G1					23.260 33,							
	3A									30	G								
	IAI									4G	1								
	4A					- 11				40	G								
DRYLAND	DI							Shelterb	elt/Tir	nbe	er								
	1D			<u> </u>					Ассте	etio	n								
	D1			_		·				ast									
	2D			<u> </u>		•	. ~ -			)the						A-11-1 3			
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Dwelli														-					
Outbuildi			15 (15 (15 (15 (15 (15 (15 (15 (15 (15 (			7,540	Noi	n-AG		the			4.47	70			13,	840	
	- 10000	properties (	manage in State 2.5	<u> </u>		- ,	2,0	,	T /										

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
JTWD; TRANSFER BETWEEN PARENT & CHILD WITH LIFE	ESTATE
Comments from Com	ments:
001913502 001913600	
	(Continue on back)

#### NEBRASKA Good Life. Great Service.

#### **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 stateme	nt is signed and items 1-27 are accurately completed.									
1 County Name 2 County Number 91	3 Date of Sale/Transfer  Mo. 07 Day 24 Yr. 2024	24_								
5 Grantor's Name, Address, and Telephone (Please Print)	6 Grantee's Name, Address, and Telephone (Please Print)									
Grantor's Name (Seller) CRAIG C. LOCKHART	Grantee's Name (Buyer) ADRIAN J & NICOLE L LOCKHART									
Street or Other Mailing Address 426 N Elm Street	Street or Other Mailing Address 341 N SEWARD ST									
City State Zip Code NE 68970	Red Cloud NE State Zip C 689									
P402.746.2413	Phone Number 402.746.3491 Is the grantee a 501(c)(3) organization? Yes 1f Yes, is the grantee a 509(a) foundation? Yes									
Email Address NA	Email Address N/A									
7 Property Classification Number. Check one box in categories A and B. Check C	f property is also a mobile home.									
	Property Type (C)									
✓ Improved	Mineral Interests-Producing  Mineral Interests-Producing  Exempt  Mobil	le Home								
Bill of Sale Corrective Easement Le	nd Contract/Memo Partition Sheriff Otherase Personal Rep. Trust/Trustee neral Quit Claim Warranty									
kind exchange (I.R.C. § 1031 Exchange) by buyer or seller?	losure Irrevocable Trust Revocable Trust Transfer on Death Life Estate Sale Trustee to Beneficial or Trust Partition Satisfaction of Contract Other (Explain)	ry								
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 intend	ded use.)								
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary rel	atives? (If Yes, check the appropriate box.)									
	Partnership, or LLC Self Other									
	and Grandchild Spouse									
Ex-spouse Parents and C										
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  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 of the agent or title company contact.) Yes	e name								
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		0,00								
23 Was non-real property included in the purchase?  Yes  No (If Yes, enter dollar amount and attach itemized list.) (see instr		) <u>,</u> .00								
24 Adjusted purchase price paid for real estate (line 22 minus line 23)		2.00								
26 Is an affidavit as described in Neb. Rev. Stat. § 76-2,141 required because the property is located  Yes No		tructions)								
27 If yes, is the required affidavit attached to this filing?										
and that I am duly authorized to sign this statement.  David B. Garwood	that it is, to the best of my knowledge and belief, true, complete, and correct, 402.746									
Sign Print or Type Name of Grantee of Authorized Representative	Attorney 12/30/24									
here Signature of Grantee or Authorized Representative	Attorney 12/30/24 Title Date	r 								
Register of Deed's Use O	nly For Dept. Use	Only								
28 Date Deed Recorded 29 Value of Stamp or Exempt Number	30 Recording Data									
Mo. 12 Day 30 yr. 24 \$ Exempt # 5a	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1									
Nebraska Department of Revenue	BKa0a4, Pg 3449  Authorized by Neb. Rev. Stat. §§ 76-214, 7									

County Surveyor's Lot Twenty-eight (28) in the Northeast Quarter (NE½) 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 (NW½) 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 80feet, 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 (NE½) 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 (NE½) a distance of 350 feet, thence East parallel with the South line of said Northeast Quarter (NE½) 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 Lot23A2; 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 23Al in the Northeast Quarter (NE½) of Section Thirty-five (35). Townshlp 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 23Al, thonce 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 23Al to the power polo line of the City or 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 conmencing; 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-I (23A-I) in the Northeast Quarter (NE<sup>1</sup>/<sub>4</sub>) 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<sup>1</sup>/<sub>4</sub>) 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.

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., 20 14, at 3:30 o'clock D.M. Recorded in Book 2024 on Page 2421 243 County Clerk 22.00 Deputy Ind Comp Assessor

NEBRASKA DOCUMENTARY
STAMP TAX
Date 12-30-24
SEXUMENTE 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 (NE½) 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 (NW½) 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 (NE½) 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 (NE½) 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 (NE¼) a distance of 350 feet, thence East parallel with the South line of said Northeast Quarter (NE¼) 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 Lot23A2; 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 23Al in the Northeast Quarter (NE¼) of Section Thirty-five (35). Townshlp 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, thonce 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 polo line of the City or 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-I (23A-1) in the Northeast Quarter (NE½) 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 (NE½) 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 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

Craig C. Lockhart

STATE OF NEBRASKA, COUNTY OF WEBSTER ) ss.

The foregoing instrument was acknowledged before me on December

2024, by Craig C. Lockhart, a single person.

GENERAL NOTARY - State of Nebraska
DAVID B. GARWOOD
My Comm. Exp. December 2, 2026

Comm. expires 12-2-26

Notary Public

Prepared by Garwood & McCracken, Lawyers 401 North Webster Street, Red Cloud, NE 68970 Phone/Fax: (402) 746-3613

Page 3 of 3 Pages

DAVE:F:\WP\2024\LOCKHART\LOCKHTAJJTD 12/17/24

## Agricultural Land Sales Worksheet

Cnty No.	Bo	ok .	Page	Sale Date						Scho	ol Dis	trict	Code	50 (m) (14)					
91	20	24	2432	12/30/2024	Ва	ase: 6	55-00	11	A	ffiliat	ed:			Unif	ied:				
Location	$\mathbf{D}$	Sale	Number	Useability & Code #		Parcel Number													
0011074	107400 239 1				Ge	oCde	Twn	Rng	7 P. C.	Sect	Qrt	Su	ıbdiv .	Area -	Blk	P	ircel		
Date of Sale Assessed			ale Assessed	Value -	4:	375	2	9	1	15	3	00	000	1	000	12	285		
Land		Imp	orovements -	Total			I	ate of	'Sa	le Pr	operty	Cla	assifica	ification Code					
203	,500			203,500		Status	Pro	perty T	ype	Z	oning	L	ocation	Cit	Size	Parc	el Size		
		Irrigat	tion Type:		A)	2	В)	05		C)	5	D)	) 3	E)	0	F)	9		
LCG			ACRES:	VALUE:		<b>在</b> 被集	LCG	(1) (4)		ener o	ACR	ES:			VALI	IE:			
IRRIGATE	D 1A1					GR	ASSLA		_								A		
	1.A								1G										
	2A1					2G1									-				
	2A					-			2G										
	3A1							3	3G1										
	3A					3G													
	4A1					4G1													
,	4A								4G										
DRYLAND	1D1					S	Shelterb	elt/Tim	ber										
	1D		23.000	63,250				Accret	ion										
	2D1	ļ				Waste													
	2D		25.000	68,750					her						·				
	3D1				1	AG L	AND '	<b>FOT</b>	$\Lambda\Gamma$				000		2	03,	500		
	3D					Roads 4.000													
	4D1					Farm Sites													
	4D	1 Chief Symposium Const	26.000	71,500	bor		H	ome S	ites										
		Tablesia ett dente.	and the second s				I	Lecreat	ion										
	wellings					Other													
Outb	uildings					Nor	ı-AG	<b>FOT</b>	L		4	4.0	00						
	A 11.	, ,	4 C I D •	(1 )			٦,	n , 1	_										

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
JTWD	
	•
Comments from	Comments:
001107400	
	(Continue on back)



#### **NEBRASKA** Good Life. Great Service.

DEPARTMENT OF REVENUE

### **Real Estate Transfer Statement**

**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.

	t 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 Yr. 2024  4 Date of Deed  Mo. 12 Day Vr. 2024					
5 Grantor's Name, Address, and Telephone (Please Print)	6 Grantee's Name, Address, and Telephone (Please Print)					
Grantor's Name (Seller) Jack R. Petsch	Grantee's Name (Buyer) Douglas W. Hubl and Tammy M. Hubl					
Street or Other Mailing Address 858 Hwy 78	Street or Other Mailing Address 2411 Road P					
City State Zip Code	City State Zip Cod	le				
Guide Rock NE 68942 Phone Number	Guide Rock NE 68942  Phone Number Is the grantee a 501(c)(3) organization? Yes	✓ No				
(402) 984-1400 Email Address	(402) 984-1465 If Yes, is the grantee a 509(a) foundation? Yes	✓ No				
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.					
	Property Type (C)					
Improved       Single Family       Industrial         ✓ Unimproved       Multi-Family       Agricultural         IOLL       Commercial       Recreational	Mineral Interests-Nonproducing  State Assessed  Mobile H  Exempt	Home				
8 Type of Deed Conservator Distribution Lar Bill of Sale Corrective Easement Lex	nd Contract/Memo Partition Sheriff Other	_				
	neral Quit Claim Warranty	_				
9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031	osure Irrevocable Trust Revocable Trust Transfer on Death					
Exchange) by buyer or seller?	Life Estate Sale Trustee to Beneficiary					
11 Was ownership transferred in full? (If No, explain the division.)	rrust Partition Satisfaction of Contract Other (Explain)  12 Was real estate purchased for same use? (If No, state the intended	d use )				
✓ Yes	Yes No	. uoo.,				
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives.						
	artnership, or LLC Self Other					
☐ Brothers and Sisters ☐ Grandparents a ☐ Ex-spouse ☐ Parents and Ch						
14 What is the current market value of the real property?	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)					
39 <b>3</b> ,025.00	Yes No \$%					
16 Does this conveyance divide a current parcel of land?	17 Was transfer through a real estate agent or a title company? (If Ves. include the n					
Yes V No	of the agent or title company contact.)	No				
18 Address of Property Ag Land	19 Name and Address of Person to Whom the Tax Statement Should be Sent					
Ag Land	Grantees					
18a 🗹 No address assigned 18b 🗹 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+-	zer com of out to claim of modification in 2000 2001 02, 1 ago 2					
22 Total purchase price, including any liabilities assumed.	· 	<u> </u>				
23 Was non-real property included in the purchase?	22 φ 392,023 <sub>1</sub> .	<u> </u>				
Yes No (If Yes, enter dollar amount and attach itemized list.) (see instru	ctions)					
24 Adjusted purchase price paid for real estate (line 22 minus line 23)						
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   V   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 the	sat it is to the hest of my knowledge and helief true complete, and correct					
and that I am duly authorized to sign this statement.		405				
Douglas W. Hubl Fright or Type Name of Grantee or Authorized Representative	(402) 984-14 Phone Number	102				
	Grantee 12/22/2024					
Jones W Jahren	Title Date 30					
Register of Deed's Use On	V For Port House	nh.				
	y For Dept. Use Or 30 Recording Data	шу				
Mo. 12 Day 31 yr. 24 \$ 884.25	RRANAY HA A432					
Nebraska Department of Revenue	Authorized by Neb. Rev. Stat. 68 76-214 77-13	327/2\				

County of Webster Sss.

Entered on the numerical index and filed for record in the Clerk's office of said county this 3 day of 0'clock A.D., 20 24, at 8:29 o'clock A.M. Recorded in Book 2024 on Page 2432 County Clerk 10.00 Deputy Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 12-31-24
\$ 884.25 By QD

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

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

Notary Public

## Residential & Commercial Sales Worksheet

Cnty No.	Во	ok	Page		system Section	Sale	Date	435 p. 47			S	chool Di	stric	t Code		70.		
91	20	24	2446	;	1	2/9	/2024	Base: 91-0			O2 Affiliated: Unified:							
Location	$\mathbf{D}$	Sale	Number	Useability & Code #									Parcel Number			1000		
0001499	00						GeoCde	T	wn	Rng	Sec	The entire	(	ubdiy	Area	Blk	Parcel	
Date of Sale Assessed					alue	100		4371	Question.	Costadino el		00	C21563 1869 186929	* 900.5	0045		003	0000
Land		Imp	rovement	s		To	otal		an record	Dat	e of S		Propert			ation (		
1,	,640	Section to €	14,7	(a1600)5849	F1 (1) (1) (1)		16,395	Status		C. Sections	rty Ty	10 miles	Zoning		Location		y Size	Parcel Size
Assessor Location: RED CLOUD (RC)						A) 1	_	в)	01	17,32	c) 1	ASSE SUC	) 1	E)	6	F) 2		
	200				Residential										ommer			i de la companya de l
	Mul	tiple Im	provements	: Mu	and the second state of th				Mi	Multiple. Improvements. :								
ATT OF THE STATE OF		GP0080428044445000	uction Date	G-17.	nstructi			20		_	Construction Date :							
		100	Floor	5	or Sq. 1		1,5	64		_	or Sq.							
		Buildin	g Cost New				162,9	75			st:							
Single Family	Salvanian Brahmer	CONTRACT A PROPERTY.	A CARGO CONTRACTOR		sident	ial Co	ndition: 1	5		_	Commercial Occupancy Code:							
(100) 🗆 Mob	oile Hom	ie		(1	) <del>E</del>	Wo	m Out				mary:			ther1			Other2:	e Madagemente de la Caracteria de la Car
(101) 🗆 One	Story			(2	(20) 🗷 Badly Worn					Co	Commercial Construction Class:							
(102) 🗷 Two	Story			(30	(30)  Average					(1	(1) ☐ Fireproof Structural Steel Frame							
(103) □ Split	Level			(40) □ Good					(2	(2)   Reinforced Concrete Frame								
(104) 🗆 1 1/2	2 Story			(50	(50) □ Very Good					(3	(3)   Masonry Bearing Walls							
(111) 🗖 Bi-L				(60	(60) □ Excellent				(4	(4) U Wood or Steel Framed Ext. Walls								
(106) □ Othe	er						(5)  Metal Frame a					and	nd Walls					
Townhouse or		Style:		Re	sident	ial Qı	ality: 30			(6	0 🗆	Pol	e Frame					
(301) 🗆 One	Story			(10	) 🗆	Lov	Ÿ			Co	st Raı	ık:	100		· · · · · C	onditio	n:	
(302) □ Two				(20	) 🗆	Fair				(10	0) 🗆	Lo	w		(1	0) 🗆	Wom	Out
(307) 🗆 1 1/2				(30) 🗷 Average			(20	(20) ☐ Average (20) ☐ Badly Worn				Worn						
(308) □ Split Level			(40) 🗆 Good				(30	30) ☐ Above Average (30) ☐ Average				ge						
(309) 🗆 21/2				(50			y Good			(40	0) 🗆	Hig	h	Granica walio	(4	0) 🗆	Good	
(304) 🗆 One				(60	) <u> </u>		ellent		40 J. 17 100						(5	0) 🗆	Very C	lood
(305) 🗆 Two	Story D	uplex		Sale.											(6	0) 🗆	Excelle	ent
Assessor's	Adjus	tment	to Sale I	Price	e (+ c	or -):												
Assessor Con	nments	and R	eason for A	Adju	stmer	ıt:												
TRUSTEE	'S DI	EED;	FORECLO	SUE	E													
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Comments from Comments:																		
000149900 Comments:																		
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																	(Contin	ue on back)

## Real Estate Transfer Statement 240 • 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

Good Life. Great Service. DEPARTMENT OF REVENUE

The deed will not be recorded unless this statement is signed and items 1-27 are accurately completed.						
1 County Name	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	Grantee's Name (Buyer) Andrew C. Mohlman and Marla S. Mohlman					
Street or Other Mailing Address 401 N Webster St	Street or Other Mailing Address 1158 Rd 1100					
City State Zip Code Red Cloud NE 68970	City State Zip Code Red Cloud NE 68970					
Phone Number (402) 746-3613	Red Cloud   NE   68970					
Email Address n/a	Email Address					
7 Property Classification Number. Check one box in categories A and B. Check C if	n/a					
(A) O	Property Type (C)					
✓ Improved ✓ Single Family Industrial	Mineral Interests-Nonproducing State Assessed Mobile Home					
Unimproved Multi-Family Agricultural	Mineral Interests-Producing Exempt					
Ochmercial Recreational						
8 Type of Deed Conservator Distribution Lar	nd Contract/Memo Partition Sheriff Other					
Bill of Sale Corrective Easement Lea						
Cemetery Death Certificate – Transfer on Death Executor Min	eral Quit Claim Warranty					
9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031	osure Irrevocable Trust Revocable Trust Transfer on Death					
Exchange) by buyer or seller?  Auction  Easement  Gift	Life Estate Sale Trustee to Beneficiary					
	or 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.)					
V Yes No	Yes No					
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives.						
	artnership, or LLC Self Other					
☐ Brothers and Sisters ☐ Grandparents a						
Ex-spouse Parents and Ch						
14 What is the current market value of the real property?	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)					
16,395.00  16 Does this conveyance divide a current parcel of land?						
Yes V 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.)					
18 Address of Property	19 Name and Address of Person to Whom the Tax Statement Should be Sent					
641 W 5th Ave						
Red Cloud, NE 68970	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?	0,00					
☐ Yes ☐ No (It Yes enter dollar amount and attach itemized list ) (see instructions) ☐ 23 ☐						
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 V 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.						
Kory McCracken (402) 746-361						
Print or Type Name of Grantee or Authorized Representative  Attorney  Attorney  12/31/2024						
7 HOTTO						
here Signature of Grantee or Muthorized Representative Title Date						
Register of Deed's Use Only For Dept. Use Only						
17 21 11 - 11 16	30 Recording Data					
Mic Bay II.	DN 2024, tq 2446					
Nebraska Department of Revenue	Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2)					

Lots Twenty-two (22), twenty-three (23) and twenty-four (24), Block Three (3), Radcliff's Addition, Red Cloud, Nebraska.

State of Nebraska Ss

Entered on the numerical index and filed for record in the Clerk's office of said county this 3 day of 0.0 A.D., 20 34, at 1.3 o'clock A.M. Recorded in Book 2024 on Page 244 County Clerk 28.00 0 d. 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 3, 2024.

Kory J. McCracken, Trustee

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on December  $\frac{2}{2}$ , 2024, by Kory J. McCracken, Trustee.

A GENERAL NOTARY - State of Nebraska
DAVID B, GARWOOD
My Comm. Exp. December 2, 2026

Comm. expires 12 - 2 - 26

Notary Public

#### GARWOOD & McCRACKEN

Attorneys at Law 401 North Webster Street Red Cloud, Nebraska 68970





BOOK 2024s BOSTAGE AUL!

AUG 21, 2024

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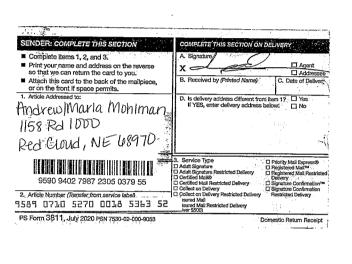
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0009/22/24

RETURN TO SENDER . GMCLAIMED . UNABLE TO FORWARD

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Andrew Marla Mohlman 1158 Rd 1100 Red Cloud, NE 68970	If YES, enter delivery address below: ☐ No.
9590 9402 7987 2305 0383 34	Service Type
. Article Number (Transfer from service label) 7020 0540 0000 0307 356	☐ Collect on Delivery Restricted Delivery Restricted Delivery ☐ Insured Mail
'S Form 3811, July 2020 PSN 7530-02-000-9053	Domestic Return Receipt

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	Chr, Slate, 21944* PSEGim 3800; April 2015 PSN 752-02-0049987	See Reverse (or Instructions

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GARWOOD & McCRACKE Attorneys at Law 401 North Webster Street Red Cloud, Nebraska 68970

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HalmHamllam Mad Shelby Dennard
2106 E 5th St

18/31/2024