Residential & Commercial Sales Worksheet

| Cnty No. | Book | Page | | | ale Date | School District Code | | | | | | | | | | | | | | |
|---------------|---|-------------------------------------|----------------|----------|----------------|---------------------------|------------------------|--|--------------------------------|--------|---------------|----------------------------|--|----------------------------|----------------------------------|--|--|--|--|--|
| 91 | 2025 | 302 | | 2/ | 7/2025 | Base: | 91- | 0074 | Α | ffilia | ated: | | Uı | Unified: Variable Par | | | | | | |
| Location | ID Sal | le Number | Us | eabil | ity & Code# | | | | Self. | P | arcel N | lumber | | | | | | | | |
| 0003122 | 200 | 29 | | 1 | | GeoCde | Tw | n Ri | g | Sect | Qrt | Subdiv | Are | ı Bli | Parcel | | | | | |
| | Date of | Sale Assessed | Valu | 1e | | 4133 | | | | 00 | 0. | 20010 | | 00: | 2 0000 | | | | | |
| Land |] Im | provements | | | Total | | | Date | of Sa | le P | roperty | Classifi | cation | ı Code | # * | | | | | |
| 7, | ,105 | 318,960 | | | 326,065 | Status | 1 | Property | Туре | | Zoning | Locatio | n G | City Size | Parcel Size | | | | | |
| Assessor Lo | cation: BLU | E HILL (E | 3H) | | | A) 1 | В | 9) 0 | 2 | C, |) 2 | D) 1 | E) | 6 | F) 2 | | | | | |
| | | entre la la company | | | Residential | | | 1. H 1. | | | | Comme | rcial | | | | | | | |
| | Multiple Ir | nprovements: | Multip | ole. Im | provements.: | | | Multij | ole. In | nprove | ements. : | | | | | | | | | |
| | 生,让我们会有效不足在1000年2日100000000000000000000000000000000 | truction Date: | | | Date: 19 | 97 | | Const | ructio | n Date | ÷: | | | | | | | | | |
| | | Floor: | Floor | Sq. Ft. | | | | Floor | Sq. F | t. : | | | | | | | | | | |
| | Build | ing Cost New: | Cost : | | 211,6 | 20 | | Cost: | | | | | | -10 pt s -10 f | eta te danak arabatan ara | | | | | |
| Single Family | 7 Style: | | Resi | dentia | l Condition: 3 | 0 | | Com | merc | ial O | ccupan | cy Code: | 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 | view Mari | | | | | | |
| (100) □ Mol | bile Home | (10) | | Worn Out | | | Prim | агу: | anara Car | Ot | her1: | 525 <u>-</u> 4 0 | Other: | 2: | | | | | | |
| (101) □ One | e Story | | (20) | | Badly Worn | | | Com | Commercial Construction Class: | | | | | | | | | | | |
| (102) □ Two | o Story | | (30) 🗷 Average | | | | | (1) | | | | | | | | | | | | |
| (103) □ Spli | it Level | | (40) | | Good | | | (2) | | Rein | forced C | oncrete Fi | ame | | | | | | | |
| (104) 🗆 1 1/ | | | (50) | | Very Good | | | (3) | | | | ring Walls | | | | | | | | |
| (111) 🗆 Bi-I | Level | | (60) | | Excellent | en 1. julius April on a | with a stre | (4) | | | | el Framed | | /alls | | | | | | |
| (106) □ Oth | | . Januaryan ya Januaria da manazara | | | | | | (5) | | | | and Walls | | | | | | | | |
| | r Duplex Style: | 304 | | | l Quality: 30 | | Ay 150 Ay 1 Mary Ay | (6) | neduelt | | Frame | Circle Science in the con- | gendania in h | Makasasa | dadising de Marie e de eerste ee | | | | | |
| (301) 🗆 One | | | (10) | | Low | | | Cost | | | | | | | | | | | | |
| (302) 🗆 Two | | | (20) | | Fair | | | (10) | | Low | | | ` _ | | | | | | | |
| (307) 🗆 11/ | | | (30) | | Average | | | | | Aver | | | | | | | | | | |
| (308) 🗆 Spli | | | (40) | | Good | | | | | | e Avera | ge | | | | | | | | |
| (309) 🗆 21/ | | | (50) | | Very Good | | | (40) | | High | gajgalar Sida | SARCOS SE VINANTO | <u>` </u> | | | | | | | |
| | e Story Duplex | | (60) | | Excellent | The state of the state of | - 3344X | 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1 | | | | | · · | | • | | | | | |
| (305) □ Ţwo | o Story Duplex | | | Silvin. | | | | | | | | | (60) | □ Exc | ellent | | | | | |
| Assessor's | s Adjustmei | nt to Sale P | rice | (+ 01 | r -) : | | | | | | | | | | | | | | | |
| Assessor Co | mments and | Reason for A | djust | ment | • | | | • | | | | | | | | | | | | |
| WD | | | | | | | | | | | | | | | | | | | | |
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| | ***** | <u></u> | | | | | | | | | | | | | | | | | | |
| a | r | | | | | | | | | | | | | | | | | | | |
| Comments f | from 200 00031 | 2300 | | | | | Com | ments: | | | | | | | | | | | | |
| 000312 | 200 00031 | .2300 | | | | | | | | | | | | | | | | | | |
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| | | | | | | | | | | | - | | | (Ce | ontinue on back) | | | | | |



NEBRASKA

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 iter

FORM 521

Good Life. Great Service.

| - Il additional space is needed, add an attachi | Herit and identity the applicable item number. | |
|---|---|-----------------------------|
| 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 | 3 Date of Sale/Transfer 4 Date of Deed | 2025 |
| Webster - 91 | Mo. <u>02</u> Day <u>07</u> Yr. <u>2025</u> Mo. <u>02</u> Day <u>0</u> 6 | 9 Yr. 2023 |
| 5 Grantor's Name, Address, and Telephone (Please Print) | 6 Grantee's Name, Address, and Telephone (Please Print) | |
| Grantor's Name (Seller) Roxane R. Wademan | Grantee's Name (Buyer) Finish Line Rentals, LLC, a Nebraska Limited Liabilit | v Company |
| Street or Other Mailing Address 205 N. Liberty St. | Street or Other Mailing Address P.O. Box 44 | |
| City State Zip Code Blue Hill NE 68930 | City State Hastings NE | Zip Code 68901 |
| Phone Number (402) 460-9151 | Phone Number Is the grantee a 501(c)(3) organization (402) 469-1171 If Yes, is the grantee a 509(a) foundation | |
| Email Address | Email Address | on. I too la ito |
| N.A. | Ñ.A. | |
| 7 Property Classification Number. Check one box in categories A and B. Check C if | <u> </u> | (0) |
| | Property Type | (C) |
| ✓ Improved Single Family Industrial Unimproved Multi-Family Agricultural | Mineral Interests-Nonproducing State Assessed Mineral Interests-Producing Exempt | Mobile Home |
| Unimproved Multi-Family Agricultural L | Mineral Interests-Producing Exempt | |
| | nd Contract/Memo Partition Sheriff Othe | <u> </u> |
| | nd Contract/Memo Partition Sheriff Othe ase Personal Rep. Trust/Trustee | Γ |
| | neral Quit Claim Warranty | |
| | | er 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 Auction Easement Gift | | e to Beneficiary |
| | | (Explain) |
| 11 Was ownership transferred in full? (If No, explain the division.) | 12 Was real estate purchased for same use? (If No, s | tate 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., 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 inter | - |
| 330,000.00 | Yes ✓ No \$ | % |
| 16 Does this conveyance divide a current parcel of land? ☐ Yes | 17 Was transfer through a real estate agent or a title company? (If Yof the agent or title company contact.) Yes Adams Land | d Title Co |
| 18 Address of Property | 19 Name and Address of Person to Whom the Tax Statement Shou | |
| 201 N. Liberty St, Blue Hill, NE 68930 | See Grantee | id be sein |
| 410 W. Nemaha St, Blue Hill, NE 68930 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. | | 330.000,00 |
| 23 Was non-real property included in the purchase? | 22 \$ | 330,000,00 |
| Yes No (If Yes, enter dollar amount and attach itemized list.) (see instru | uctions) 23 \$ | 1 |
| 24 Adjusted purchase price paid for real estate (line 22 minus line 23) | 24 \$ | 330,000,00 |
| 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 via | within a county or other geographic area with an active air force hallictic micrily | field? (See Instructions) |
| Yes V No | The man a country of only geographic cace with an explayer all love believe missing | ileid: (Gee il Bildeloi iş) |
| 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 | hat it is to the best of an important and to list two security and | |
| and that I am duly authorized to sign this statement. | | |
| Danielle L. Kelley | | (402) 463-4198 |
| sign Frint or Type Name of Grantee or Authorized Representative | • | Phone Number |
| - Minute Company | | 2/7/2025 |
| here Signature of Grantee or Authorized Representative | Title | Date |
| Register of Deed's Use On | | For Dept. Use Only |
| 28 Date Deed Recorded 29 Value of Stamp or Exempt Number | 30 Recording Data | |
| m 2 m 7 m 27 s 7113 50 | - /) - | |
| MO. S Day : Fr. 5.9 + 19 a. | BR2025.Pg 302 | |
| Mio | BK2025.PG 302 | Stat. §§ 76-214, 77-1327(2) |

| Index | |
|----------|--|
| Computer | |
| Assessor | |
| Carded | |

NEBRASKA DOCUMENTARY STAMP TAX

Date: 02/07/25

\$ 742.50

By AS

Bk 2025, Pg 302

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 07 day of February A.D., 2025, at 02:54 o'clock PM. Recorded in Book 2025 on Page 302

Sindlywood

County Clerk

Fee: \$10.00 By: AS Deputy Electronically Recorded

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

Warranty Deed

The Grantor, ROXANE R. WADEMAN, A SINGLE PERSON, in consideration of One Dollar and other valuable consideration, the receipt of which is hereby acknowledged, conveys to FINISH LINE RENTALS, LLC, A NEBRASKA LIMITED LIABILITY COMPANY, whether one or more, the following described real estate (as described in Neb. Stat. 76-201):

Tract No. 1:

Lot Seven (7) and the West Seventeen Feet (W17') of Lot Eight (8), Block Two (2), Rohrer's Addition to Blue Hill, Webster County, Nebraska, according to the recorded plat thereof.

Tract No. 2:

The West Twenty-Seven Feet (W27') of Lot Eight (8), all of Lot Nine (9), and the West Four Feet (W4') of Lot Ten (10), Block Two (2), Rohrer's Addition to Blue Hill, Webster County, Nebraska, according to the recorded plat thereof.

GRANTOR covenants with GRANTEE that GRANTOR:

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

| Executed $2 - 6$ 2025 |
|--|
| Sdane & Wademan |
| Roxáne R. Wademan |
| STATE OF NEBRASKA |
| COUNTY OF WEBSTER Adams } ss |
| On this <u>with</u> day of <u>Fubruary</u> , 20 <u>25</u> , before me personally appeared Roxane R. Wademan. |
| waterial. |
| GENERAL NOTARY - State of Nebraska |
| DANIELLE L KELLEY My Comm. Exp. September 27, 2028 Notary Public - Danielle L Kewey |

Residential & Commercial Sales Worksheet

| Cnty No. | В | ok . | Page | | | Sale | Date | | | | | kat, c | Sc | hool Dis | str | ict Code | Jen. | | | | 7936 I 8631 I |
|--------------------------------|-----------|-----------------------|-----------------|------------------|-------------------|---------------------|-------------|--|--------|--|--------------------------------|---------------------------------------|-----------|-----------|----------|------------|---------------------|-----------|---------|--------|------------------|
| 91 | 20 | 25 | 290 | | 5/ | 17 | /2022 | Base: | 91 | L – 0 | 074 | | Affil | iated: | | | Ur | ifie | ed: | | |
| Location | D. | Sale | Number - | Ū | seabi | lity | & Code# | | 7.7 | e de la companya de l | | | | Parcel I | Nu | ımber | | | | | 46,1564 |
| 0003289 | 900 | Curden (Growing etc.) | 28 | 100,000 | 4 | 24 P. O. L. & Phys. | 11 | GeoCd | le | Twn | Rı | ig | Sect | Qrt | | Subdiv | Are | a | Blk | Pa | rcel |
| | D | ate of S | ale Assessed | Val | lue | | | 413: | 3 | ************ | S. 1.2 say | Section 1 | 00 | 0 | 2 | 20035 | | | 006 | 0.0 | 00 |
| Land | | Tmr | rovements | | | Т | otal . | 1000 mm | | | Date | of S | ale I | ropert | y (| Classific | atior | ı Co | ode _ | | |
| Stoppingson sugar problems you | ,315 | 1 (E) (E o y o A | 1,020 | <u> </u> | | (ગામદનુષ | 3,335 | Stati | TR. | Pr | operty | 7 Tvr | | Zoning | | Location | | - City | Size | Parc | el Size |
| | | BLUE | HILL (E | | | | 3,333 | 07/46/2007 R | 1 | B) | ong ongger. | 1 | | c) 1 | 96 | D) 1 | E) | one com | 6 | F) | 1 |
| TABBUBBOT EX | | | y 25 5 5 7 | | | (A.P.L.) | Residential | | | | | | | | (| Commer | | | | | |
| | Mul | tinle Im | provements: | Mult | inle In | margin e | ements.: | | 76 da. | - Ele | Multiple, Improvements. : | | | | | | | | | | |
| Construction Dat | | | | | struction | | | | | | | | on Da | | | | | | · | | |
| | | | COLUMN TO SERVE | | r Sq. Ft | | | | | | Floor | | | | | | | | | | |
| | | | ıg Cost New: | Cost | | - | | | | | Cost | | | | | | | | | | |
| Single Family | Style: | i e e e e e e | | es 2000 | Comment was a for | al Co | ondition: | -Y des | ŽŽ. | | Com | mer | cial (| Occupan | CY | Code: | nesta de Galeria | | | | |
| (100) | | ne | | |) 🗆 | | om Out | | | | Prim | | | | | er1: | | | ther2: | | |
| (101) 🗆 On | e Story | | | (20) |) 🗆 | Ba | dly Worn | | | | Commercial Construction Class: | | | | | | | | | | |
| (102) 🗆 Tw | o Story | | | (30) | | | | | | | (1) |) ☐ Fireproof Structural Steel Frame | | | | | | | | | |
| (103) □ Spl | it Level | | | (40) □ Good | | | | | | | (2) | | Rei | nforced (| Cor | ncrete Fra | me | | | | |
| (104) 🗆 1 1/ | /2 Story | | | (50) |) 🗆 | Ve | ry Good | (3) Masonry Bearing W | | | | | | | ng Walls | alls | | | | | |
| (111) 🗆 Bi- | Level | | | (60) Excellent | | | | | | (4) | | Wo | od or Ste | el : | Framed E | xt. W | /alls | 3 | | | |
| (106) 🗆 Otl | пег | | | | | | | | | | (5) | | Met | al Frame | ar | ıd Walls | | | | | |
| Townhouse of | r Duple | c Style: | | Res | identi | al Q | uality: | 15 25 157 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 | | | (6) | | | e Frame | | | | | | | |
| (301) 🗆 On | e Story | | | (10) | (10) □ Low | | | | | | Cost | Rai | ık: | | | | Cond | itior | 1: | | |
| (302) 🗆 Tw | o Story | | | (20) |) 🗆 | Fai | r | | | | (10) | | Lov | V | | (| 10) | | Worn | Out | |
| (307) 🗆 11/ | /2 Story | | | (30) |) 🏻 | Av | erage | | | | (20) | | Ave | rage | | (| 20) | | Badly | Worn | |
| (308) □ Spl | it Level | | | (40) |) 🗆 | Go | od | | | | (30) | | Abo | ve Avera | age | ; (| 30) | | Averag | ge | |
| (309) 🗆 21/ | /2 Story | | | (50) |) 🗆 | Ve | ry Good | | | | (40) | | Hig | | | (| 40) | | Good | | |
| (304) 🗆 One | e Story I | Duplex | | (60) |) 🛮 | Ex | cellent | are to a Change | | | | | | řesta. | | · (| 50) | | Very C | Good | |
| (305) 🗆 Tw | o Story I | Duplex | | | | | No. | | 1.5 | 100 A | | | | | | | 60) | | Excelle | ent | |
| Assessor's | s Adju | stment | t to Sale Pı | rice | (+ 0 | r -) | : | | | | | • | | | | | | | | | |
| Assessor Co | mment | s and R | leason for A | djus | tmen | t: | | | | | | | | | | | | · | | | |
| CORREC' | TIVE | WD | | | | | | | | | | | | | | | | | | | |
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| 300328 | | | | | | | | | | | | _ | | | | · | | | | | |
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| | | | | | | | | | | | | | | | | | | | (Conti | nue on | back) |

NEBRASKA Good Life. Great Service.

Real Estate Transfer Statement



FORM

DEPARTMENT OF REVENUE

| To be filed with the negister of beeds. | ricad ilistidotions on revelee cide. |
|---|---|
| If additional space is needed, add an att | tachment and identify the applicable item number. |

521

| The deed will not be recorded unless this statemen | | |
|---|--|---------------------|
| 1 County Name 2 County Number Webster - 91 | 3 Date of Sale/Transfer Mo. 5 Day 7 Yr. 2022 4 Date of Deed Mo. 01 Day 7 Pyr. 202 | 25 |
| 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) | |
| City of Blue Hill Street or Other Mailing Address | Kayden S. Ferguson Street or Other Mailing Address | |
| 517 W Gage St, PO Box 277 | 210 N Pine St City State Zip C | ode |
| City State Zip Code Blue Hill NE 68930 | Blue Hill NE 6893 | 0 |
| Phone Number (402) 756-2056 | Phone Number Is the grantee a 501(c)(3) organization? Yes (402) 984-4414 If Yes, is the grantee a 509(a) foundation? Yes | |
| Email Address cityofbluehill@gmail.com | Email Address kaydenferguson444@gmail.com | |
| 7 Property Classification Number. Check one box in categories A and B. Check C if | | |
| (A) Status (B) | Property Type (C) | |
| ✓ Improved ✓ Single Family Industrial ✓ Unimproved Multi-Family Agricultural IOLL Commercial Recreational | Mineral Interests-Producing Exempt | le Home |
| b type of been generated. | d Contract/Memo Partition Sheriff Other Personal Rep. Trust/Trustee | |
| ☐ Bill of Sale | | |
| 9 Was transfer part of IRS like- 10 Type of Transfer Distribution Forecl | | |
| kind exchange (I.R.C. § 1031 | Life Estate Sale Trustee to Beneficia | ry |
| | r 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 inten- | ded use.) |
| Yes No_ | Vyes 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., F | | |
| 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 interest rate.) | |
| 3,335.00 | ☐ 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 of the agent or title company contact.) Yes | ne name No |
| 18 Address of Property 209 S Webster St | 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.) | | |
| North 16' of Lot 7 and all Lot 8 Block 6 Grussells S | ubdivison of Rohrers Addition to the City of Blue | Hill |
| 21 If agricultural, list total number of acres transferred in this transaction | | 0100 |
| 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) | 1 |
| 24 Adjusted purchase price paid for real estate (line 22 minus line 23) | 24 \$ 000 | 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 to | | structions) |
| 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 t | 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. Kayden S. Ferguson | (402) 984 | -4414 |
| Print or Type Name of Grantee or Authorized Representative | (402) 984 Phone Number | er _ |
| sign harden Ferguson | Grantee 01-27 | -26 |
| here Signature of Grantee or Authorized Representative | Title Date | |
| Register of Deed's Use Or | | e Only |
| 28 Date Deed Recorded 29 Value of Stamp or Exempt Number | 30 Recording Data | |
| Mo. d Day & Yr. 25 \$ Exempt #2 | BK 2025 Pa 290 | |
| 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, | <i>i i</i> -1327(2) |

County of Webster Ss.

Entered on the numerical index and filed for record in the Clerk's office of said county this day of 00 A.D., 20 a5, at 10:00 o'clock AM. Recorded in Book 302 on Page 240

Carded



CORRECTIVE WARRANTY DEED

CITY OF BLUE HILL, a Nebraska Municipality, Grantor, in consideration of \$800.00 received from Grantee, KAYDEN S. FERGUSON, a single person, coveys to Grantee, the following described real estate (as defined in Neb. Rev. Stat. § 76-201):

NORTH SIXTEEN FEET (16') OF LOT SEVEN (7) AND ALL OF LOT EIGHT (8) BLOCK SIX (6) GRUSSELLS SUBDIVISION OF ROHRERS ADDITION TO THE CITY OF BLUE HILL, WEBSTER COUNTY, NEBRASKA.

Grantor covenants (jointly and severally, if more than one) with Grantee that Grantor:

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

Executed: MIMMY 28,2025

CITY OF BLUE HILL

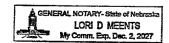
By: Alex Buschow, Mayor

STATE OF NEBRASKA)
) ss
COUNTY OF WEBSTER)

The foregoing instrument was acknowledged before me on January <u>28</u>, 2025, by Alex Buschow, Mayor of Blue Hill, a Nebraska Municipality.

Comm. Expires Luc. 2, 3027

Yori DMeents Notary Public



Agricultural Land Sales Worksheet

| Cnty No. Bo | ook | Page | Sale | Date | | School District Code | | | | | | | | | 1345E | |
|---------------|--|--------------|------------|---------------|---------|----------------------|---------|---------------|---------|-------|----------|-------------|-------------------|-----|----------|--|
| 91 20 | 25 | 288 | 2/4/ | ′ 2025 | Base: 6 | | | Affi | liated: | | | Unif | ied: | | | |
| Location ID | Sale l | Number | Useability | & Code# | | | | Parcel Number | | | | | | | | |
| 001309600 | 2 | 7 | 4 | 05 | GeoCde | Twn | Rng | Se | ct Qrt | Su | ıbdiv | Area | Blk | Ť | arcel | |
| D | ate of Sal | e Assessed V | /alue | | 4135 | 4 | 9 | 2 | 0 3 | 00 | 000 | 1 | 000 | 0 | 000 | |
| Land | Land Improvements | | | ital | | D | ate of | Sale | Proper | y Cla | assifica | ation Code | | | | |
| 41,135 | | 338,650 | 3 | 379,785 | Status | Prop | erty Ty | pe | Zoning | Í | ocation | Cit | y Size | Par | cel Size | |
| | Irrigatio | п Туре: | | | A) 1 | B) | 05 | | c) 5 | D |) 3 | E) | 0 | F) | 5 | |
| LCG | Ā | CRES: | VAL | UE: | | LCG | | | AC | RES: | | | VAL | UE: | | |
| IRRIGATED 1A1 | L | | | | GR | ASSLA | ND 10 | 31 | | 1. | 480 | | | 2, | 295 | |
| IA | 7 | | | | 1G | | | | | | | | | | | |
| 2A1 | l I | | | | 2G1 | | | | | | | | | | | |
| 2A | | | | | | | 2 | 2G | | | | | | | | |
| 3A1 | | | | | | | 30 | G1 | | | | | | | | |
| 3A | | | | | | | 3 | 3G | | | | | | | | |
| 4A1 | <u> </u> | | | | | | 40 | G1 | | | | | | | | |
| 4A | | | | | | | Ž | 1G | | | | | | | | |
| DRYLAND 1D1 | L L | | | | 5 | Shelterbe | lt/Timb | er | | | | | | | | |
| 10 | | | | | | | Accreti | оп | | | | | | | | |
| 2D1 | l | | | | | | Was | ste | | | | | | | | |
| 20 | _ | | | | | | Oth | | | | | | | | | |
| 3D1 | | | | | AG L | AND T | | - | | 1.4 | 480 | Social Comm | a previous Bridge | | 295 | |
| 3D | | | | | | | Roa | - | | | | | | | | |
| 4D1 | | | | | | F | arm Sit | es | | | 000 | | | | 840 | |
| 4D | | | | | | | ome Sit | | | 1. | 000 | | | 25, | 000 | |
| | | | | | | R | ecreati | on | | | | | | | | |
| Dwellings | | | 2 | 89,480 | | | Oth | | | | | | | | | |
| Outbuildings | | | | 49,170 | Noi | n-AG 7 | OTA | \mathbf{L} | - | 2. | 000 | | | 38, | 840 | |

| Assessor's Adjustment to Sale Price | e (+ or -): | Total Recapture Value: |
|--|-------------|------------------------|
| Assessor Comments and Reason for Adjus | stment: | |
| WD; TRANSFER TO REVOCABLE | TRUST | |
| | | |
| | | |
| | | |
| | | · |
| Comments from | C | omments: |
| 001309600 | | |
| | | |
| | | |
| | W. 44. | |
| | | (Continue on back) |

NEBRASKA Good Life. Great Service.

DEPARTMENT OF REVENUE

Real Estate Transfer Statement

27

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**

| | t is signed and items 1-27 are accurately completed. | × |
|--|---|---------------------------------|
| 1 County Name 2 County Number Webster - 91 | 3 Date of Sale/Transfer Mo. 02 Day 04 Yr. 2025 4 Date of Deed Mo. 02 Day | 04 _{Yr.} 2025 |
| 5 Grantor's Name, Address, and Telephone (Please Print) | 6 Grantee's Name, Address, and Telephone (Please Print) | |
| Grantor's Name (Seller) Gary J. Kohmetscher and Paula K. Kohmetscher, husband and wife | Grantee's Name (Buyer) See Attachment | |
| Street or Other Mailing Address | Street or Other Mailing Address | |
| 2040 Highway 4 City State Zip Code | 2040 Highway 4 City State | Zip Code |
| Blue Hill NE 68930 | Blue Hill NE Phone Number Is the grantee a 501(c)(3) organiza | 68930 |
| Phone Number (402) 984-5917 | (402) 984-5917 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 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 | nd Contract/Memo Partition Sheriff O | |
| 8 Type of Deed | | ther |
| Cemetery Death Certificate – Transfer on Death Executor Min | | |
| 9 Was transfer part of IRS like- 10 Type of Transfer Distribution Forec | osure irrevocable Trust Revocable Trust Tra | nsfer 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 Forect Laboratory Distribution Gift | Life Estate Sale Tru | stee to Beneficiary |
| ☐ Buyer ☐ Seller ✔ No ☐ Court Decree ☐ Exchange ☐ Granti | | er (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 | Ves 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 | enves? (if res, check the appropriate box.) Partnership, or LLC Self | |
| | 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 in | iterest rate.) |
| 379,785.00 | ☐ Yes ☑ No \$ | % |
| 16 Does this conveyance divide a current parcel of land? | 17 Was transfer through a real estate agent or a title company? of the agent or title company contact.) | • |
| ☐ Yes ✓ No 18 Address of Property | 19 Name and Address of Person to Whom the Tax Statement Si | No No |
| 2040 Highway 4 | | |
| Blue Hill, NE 68930 | Gary J. Kohmetscher & Paula K. Kohmetsch 2040 Highway 4 | ier, Co- Trusiees |
| 18a No address assigned 18b Vacant land | Blue Hill, NE 68930 | |
| 20 Legal Description (Attach additional pages, if needed.) | | |
| Proceeding North from the Southeast Corner of the Southwest Quarter (SW1/4) of Section Twer on the Section line 328.71 feet to a point; thence continuing Westerly at a right angle to said Section in the Section in th | tion line a distance of 328.71 feet; thence East at a right angle a distance | |
| beginning; of Section Twenty (20), Township Four (4) North, Range Nine (9), West of the 6th P.I. 21 If agricultural, list total number of acres transferred in this transaction 3.48 | w., webster County, Nebraska | |
| 22 Total purchase price, including any liabilities assumed. | | 0;00 |
| 23 Was non-real property included in the purchase? | | I |
| Yes No (If Yes, enter dollar amount and attach itemized list.) (see Instru | | 0.00 |
| 24 Adjusted purchase price paid for real estate (line 22 minus line 23) | | 4.00 |
| 26 Is an affidavit as described in Neb. Rev. Stat. § 76-2,141 required because the property is located | | ssile field? (See Instructions) |
| L Yes ✓ No | | |
| 27 If yes, is the required affidavit attached to this filing? Yes No N/A | | |
| Under penalties of law, I declare that I have examined this statement and | 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. ▲ Andrew M. Loudon (Bar ID #21511) | | (402) 420-6091 |
| Print or Type Name of Grantee or Authorized Representative | | Phone Number |
| sign | Attorney | 2/5/2025 |
| here Signature of Grantee or Authorized Representative | Title | Date |
| Register of Deed's Use O | - | For Dept. Use Only |
| 28 Date Deed Recorded 29 Value of Stamp or Exempt Number | 30 Recording Data | |
| Mo. 2 Day 5 Yr. 20 \$ Exempt # 4 | BK2025/2 288 | w Stat 88 76-214 77-1327(2) |

Form 521 Real Estate Transfer Statement – Attachment

6. Grantee Name:

Gary J. Kohmetscher and Paula K. Kohmetscher as co-trustees of the Kohmetscher Family Revocable Trust dated February 4, 2025

| Index | |
|----------|--|
| Computer | |
| Assessor | |
| Carded | |

NEBRASKA DOCUMENTARY STAMP TAX

Date: 02/05/25 \$ Ex004 By AS Bk 2025, Pg 288

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 05 day of February A.D., 2025, at 01:37 o'clock PM. Recorded in Book 2025 on Pages 288-289

Sindlequetta

County Clerk

Fee: \$16.00 By: AS Deputy Electronically Recorded

RECORD AND RETURN TO: Andrew M. Loudon, Esq. Ball, Loudon, Ebert, & Brostrom, LLC 3701 Union Drive, Suite 200 Lincoln, NE 68516 402.420.6091

WARRANTY DEED TO TRUST

Gary J. Kohmetscher and Paula K. Kohmetscher, husband and wife, Grantors, for good and valuable consideration convey to Gary J. Kohmetscher and Paula K. Kohmetscher as cotrustees of the Kohmetscher Family Revocable Trust dated the day of february, Grantees, including all amendments thereto, and to the trustees' successors in trust without further conveyance, all of Grantors' right, title, and interest in the following described real estate:

Proceeding North from the Southeast Corner of the Southwest Quarter (SW1/4) of Section Twenty (20), Township Four (4) North, Range Nine (9), West of the 6th P.M., Webster County, Nebraska, on the Section line 328.71 feet to a point; thence continuing Westerly at a right angle to said Section line a distance of 328.71 feet; thence East at a right angle a distance of 481.91 feet to a point of beginning; of Section Twenty (20), Township Four (4) North, Range Nine (9), West of the 6th P.M., Webster County, Nebraska.

Any deed, conveyance or other instrument executed by a trustee or any successor in trust shall be conclusive evidence in favor of any person relying or claiming under such instrument that at the time of delivery the trust was in effect, the instrument was executed in accordance with proper authority and within the terms of the trust (including power of sale), and that the instrument is binding on all beneficiaries of the trust.

Legal title to all property conveyed to the trustee shall be vested in the trustee or trustees who are serving from time to time as trustee without any conveyance or transfer to, by, or from any succeeding or retiring trustee or the personal representative of a deceased trustee.

Grantors covenant jointly and severally with Grantees that Grantors:

(1) are lawfully seised of such real estate and that it is free from encumbrances except easements and restrictions of record;

- (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.

Dated the 4 day of february, 2015.

Gary J. Kohmetscher, Grantor

Paula K. Kohmetscher, Grantor

State of Nebraska

County of Lancuster) so

The foregoing instrument was acknowledged before me this 4 day of febourary, 20 25, by Gary J. Kohmetscher and Paula K. Kohmetscher, husband and wife, Grantors, either personally known to me or identified by me through satisfactory evidence as required by law.

GENERAL NOTARY - State of Nebraska ANDREW M. LOUDON My Comm. Exp. January 31, 2027

Notary Public

Printed Name

No title search was performed on the subject property by the preparer. The preparer of this deed makes no representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantors/Grantees and /or their agents, no boundary survey was made at the time of this conveyance.

Agricultural Land Sales Worksheet

| 91 | Cnty No. Book Page Sale Date | | | | | | | School District Code | | | | | | | | | | | | |
|--|---|------------------|---|---|---------------------------------|------------------------------|-----------------------|--|----------|---------------|----------------------|-----------------------|--------------|----------------|----------------------|----------------------|---------------|-----------------|--|--|
| Location ID Sale Number Useability & Code # | us in Tinish 1 - department of a continue of | Confidencials | 10-120038788 | 350000000000000000000000000000000000000 | See Despitation Section 19 | THE CALL CONTRACTOR | | | | contractor, a | Chesta in | elation received | 3000 PR | g in second in | 2000 CA 1980 2004 | ied: | energeniger) | | | |
| O02505800 | Santa S | eráktoká i | Removal Supplied | | | New St. St. Contraction | | | | | s 557 572 55 56 56 5 | mar an easie | Jumh | | | | V. | | | |
| Date of Sale Assessed Value 4 12 5 4 0000 1 000 0000 | Description Section 2 | \$25 A. A. A. A. | Sale | CENTRAL MEDIAN SERVICE AND ASSESSMENT | A STREET TO STREET A STREET | hur hage Lan na transferable | April 1 | And the control of th | | | | | | | | | 100 | | | |
| Land Improvements Total Date of Sale Property Classification Code 807,850 807,850 Status Property Type Zouting Location City Size Parcel St Integration Type: 40 2 B 0 5 C 0 5 D 0 3 E 0 D 3 E D 0 D 0 D 0 D D 0 D D D D D D D D D D | | | open (#EQ1080) | | | 05 | Approximately present | CHARGE AT STORE | 2 10.00 | 1000 | Secure 6 | with Markey St. 12.20 | ALMARGA SALE | erseguisea c | | Shipping who county | 19/39/46/2017 | - 18. GASTER*** | | |
| Signature Sign | TARRESPONDENT | D : | ertiatidesents contral Latination bestellt kni | | negoti produktura i produktura. | | 4129 | | | | | | | | | A 1971 - C 403 (c.4) | 00 | 100 | | |
| Irrigation Type: A) 2 B) 05 C) 5 D) 3 E) 0 F) 10 | Land | | Imp | provements | To | otal | 0.04 | | | | | Section 18 | Clas | sifica | tion (| ode | | | | |
| LCG | 807, | 850 | | | 8 | 307,850 | Status | Pro | perty Ty | pe. | Z | oning | Loc | cation | Cit | y Size | Parc | el Size | | |
| IRRIGATED IAI | | | Irrigat | ion Type: | | | A) 2 | В) | 05 | | (C) | 5 | D) | 3 | E) | Q | F) | 10 | | |
| IRRIGATED 1AI 42.000 242,130 GRASSLAND 1GI 6.300 9,76 2AI 2GI | LCG | | | ACRES: | VAL | UE: | | LCG | | | | ACR | ES: | | | VAL | UE: | | | |
| 2A1 | | 1A1 | | | 1 | 242,130 | | | | | | | | | | | | | | |
| 2A 25.000 138,625 2G | | lA | | 44.000 | 2 | 53,660 | | | | 1G | | | 6.3 | 00 | | | 9, | 765 | | |
| 3A1 3G1 3G1 | | 2A1 | | | | | | | 2 | Gl | | | | | | | | | | |
| 3A | | 2A | | 25.000 |] | .38,625 | | | | 2G | | | | | - | | | | | |
| 4A 21.000 111,090 4G DRYLAND IDI | | 3A1 | | | | | | | 3 | G1 | | | | | | | | | | |
| AA 21.000 111,090 4G | | 3A | | | | | | | , | 3G | | | | | | | | | | |
| DRYLAND 1DI Shelterbelt/Timber 1D 13.120 36,080 Accretion 2D1 Waste | | 4A1 | | | | | | | 4 | Gl | | | | | | | | | | |
| 1D 13.120 36,080 Accretion | | 4A | | 21.000 |] | 11,090 | | | | 4G | | | | | | | | | | |
| 2D1 Waste | DRYLAND | 1D1 | | | | | 1 | Shelterb | elt/Tim | ber | | | | | | | | | | |
| 2D 2.000 5,500 Other 3D1 AG LAND TOTAL 157.420 807,85 3D Roads 4.000 4D1 Farm Sites 4.000 4D 4.000 11,000 Home Sites Recreation Recreation Dwellings Other | | | | 13.120 | | 36,080 | | | Accreti | on | | | | | | | | | | |
| 3D1 AG LAND TOTAL 157.420 807,85 3D Roads 4.000 4D1 Farm Sites 4.000 4D 4.000 11,000 Home Sites Recreation Other Other | | | | | | : | | | | _ | | | | | | | | | | |
| Roads 4.000 4.000 Farm Sites | | | | 2.000 | | 5,500 | | | | | | | | | | | | | | |
| 4D1 Farm Sites 4D 4.000 11,000 Home Sites Recreation Dwellings Other | | | | | | | AG I | AND | | -+ | | | | | (13-18-96) (10-6-10) | | | 850 | | |
| 4D 4.000 11,000 Home Sites Recreation Dwellings Other | | | | <u> </u> | | | | | | | | | 4.0 | 00 | | 1.0 | | | | |
| Dwellings Other | | | | | | | | | | \dashv | | | | | | | | | | |
| Dwellings Other | | 4D | | 4.000 | | 11,000 | | | | - | | | | | | | | | | |
| | | | | | | file vic | | | | _ | | | | | | | | | | |
| Ontourings 1901-AG TOTAL 4.000 | | | | | | | NT- | n 40 | | | | | 1 0 | | | | | | | |
| | Outou | moniße | | | | | 1/0 | n-AG | 1012 | ᄔ | | | 4.0 | 00 | ···· | | | | | |

| Assessor's Adjustment to Sale Price | e (+ or -): | Total Recapture Valu | e: |
|--|-------------|----------------------|--------------------|
| Assessor Comments and Reason for Adjus | stment: | | |
| WD; TRANSFER TO REVOCABLE | TRUST | | |
| | | , | |
| | | | |
| | | | |
| | | | |
| Comments from | | Comments: | |
| 002505800 | | | |
| | | | |
| | | | |
| | | | |
| | | | (Continue on back) |

Real Estate Transfer Statement 24 • To be filed with the Register of Deeds. • Read instructions on reverse side. • If additional space is needed, add an attachment and identify the applicable item number.



FORM 521

| The deed will not be recorded unless this statement | t is signed and items 1-27 are accurately completed | | | | | | | | | | |
|---|--|--|--|--|--|--|--|--|--|--|--|
| 1 County Name 2 County Number | 3 Date of Sale/fransier 4 Date of Deed | | | | | | | | | | |
| Webster - 91 | Mo. 02 Day 03 Yr. 2025 Mo. 02 Day 03 Yr. 2025 | | | | | | | | | | |
| 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) | | | | | | | | | | |
| LaDonna Jean Choquette | see addendum | | | | | | | | | | |
| Street or Other Mailing Address 1011 Highland Drive | Street or Other Mailing Address | | | | | | | | | | |
| City State Zip Code Hastings NE 68901 | City State | Zip Code | | | | | | | | | |
| Phone Number (402) 984-2092 | Phone Number is the grantee a 501(c)(3) organizate if Yes, is the grantee a 509(a) found | | | | | | | | | | |
| Email Address bertsrx@gmail.com | Email Address | | | | | | | | | | |
| 7 Property Classification Number. Check one box in categories A and B. Check C if | 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 | | | | | | | | | | |
| ☐ ICLL ☐ Commercial ☐ Recreational | | | | | | | | | | | |
| 8 Type of Deed Conservator Distribution Lan | nd Contract/Memo Partition Sheriff Or | her | | | | | | | | | |
| 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 | psure Innevocable Trust Revocable Trust Tran | sfer on Death | | | | | | | | | |
| Exchange) by buyer or seller?AuctionEasementClit | | stee to Beneficiary | | | | | | | | | |
| | r Trust Partition Satisfaction of Contract Oth | | | | | | | | | | |
| 11 Was ownership transferred in full? (If No, explain the division.) Yes | 12 Was real estate purchased for same use? (If No |), state the intended use.) | | | | | | | | | |
| Yes No No It was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives. | Yes No | | | | | | | | | | |
| أستسر يستس يستس | Partnership, 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 in | terest rate.) | | | | | | | | | |
| 403,925.00 | ☐ Yes | % | | | | | | | | | |
| 16 Does this conveyance divide a current parcel of land? | 17 Was transfer through a real estate agent or a title company? | | | | | | | | | | |
| Yes 🗹 No | of the agent or title company contact.) | | | | | | | | | | |
| 18 Address of Property | 19 Name and Address of Person to Whom the Tax Statement Sh | ould be Sent | | | | | | | | | |
| Rural Webster County | Thomas Choquette | | | | | | | | | | |
| <u> </u> | 1011 Highland Drive | | | | | | | | | | |
| 18a No address assigned 18b Vacant land | Hastings, NE 68901 | | | | | | | | | | |
| 20 Legal Description (Attach additional pages, if needed.) | | V | | | | | | | | | |
| An undivided one-half (1/2) interest in and to the Southeast Quarter (SE1/4) of P.M., Webster County, Nebraska. | Section Five (5), Township Four (4) North, Range Twelve (1 | 2), West of the 6th | | | | | | | | | |
| 21 If agricultural, list total number of acres transferred in this transaction 161.420 | | | | | | | | | | | |
| 22 Total purchase price, including any liabilities assumed. | | 0,00 | | | | | | | | | |
| 23 Was non-real property included in the purchase? | | 1 | | | | | | | | | |
| Yes Vo (If Yes, enter dollar amount and attach itemized list.) (see instru | 23 \$ 24 \$ | 0,00 | | | | | | | | | |
| 24 Adjusted purchase price paid for real estate (line 22 minus line 23) 25 If this transfer is exempt from the documentary stamp tax, list the exemption number 2 | Testing and a second se | 0,00 | | | | | | | | | |
| 26 Is an affidavit as described in Neb. Rev. Stat. § 76-2,141 required because the property is located to | | ssile field? (See instructions) | | | | | | | | | |
| ∐ 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 t | hat it is, to the best of my knowledge and belief, true, complete, ar | d correct, | | | | | | | | | |
| and that I am duly authorized to sign this statement. • Michael E. Sullivan | | (402) 462-2119 | | | | | | | | | |
| Print or Type Name of Grantee or Authorized Representative | | Phone Number | | | | | | | | | |
| sign / | Attorney | 2/4/2025 | | | | | | | | | |
| here Signature of Grantes or Authorized Representative | Title | <u>Z/4/ZUZ5</u> Date | | | | | | | | | |
| | | minimum de la compania del compania del compania de la compania del la compania de la compania della compania d | | | | | | | | | |
| Register of Deed's Use Or | • | For Dept. Use Only | | | | | | | | | |
| 28 Date Deed Recorded 29 Value of Stamp or Exempt Number | 30 Recording Data RV 205 P. 27/ | | | | | | | | | | |
| Mo. Day Yr. SJ SUMMER OF Revenue | BK2035 tg 276 | v. Stat. §§ 76-214, 77-1327(2) | | | | | | | | | |
| Form No. 96-269-2008 7-2024 Rev. Supersedes 96-269-2008 10-2020 | O * Adminiszed by Neb, Fe | or, Jidi, 29 10-214, 11-1321(2) | | | | | | | | | |

Addendum to Real Estate Transfer Statement

6. Grantee's Name:

Name:

Thomas L. Choquette, Trustee of the LaDonna Jean Choquette Revocable Trust

Address:

1011 Highland Drive

Hastings, NE 68901

Phone:

402-984-2092

Email address: bertsrx@gmail.com

Index
Computer
Assessor
Carded

NEBRASKA DOCUMENTARY STAMP TAX

Date: 02/04/25 \$ Ex004 By AS Bk 2025, Pg 276

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 04 day of February A.D., 2025, at 02:10 o'clock PM. Recorded in Book 2025 on Page 276

BirdlepadorA

County Clerk

Fee: \$10.00 By: AS Deputy Electronically Recorded

Michael E. Sullivan, Sullivan Shoemaker P.C., L.L.O., P.O. Box 309, Hastings, NE 68902-0309

WARRANTY DEED

LaDonna Jean Choquette, GRANTOR, by Thomas L. Choquette, her Agent/Attorney-in-Fact, in consideration of funding the LaDonna Jean Choquette Revocable Trust, conveys to Thomas L. Choquette, Trustee of the LaDonna Jean Choquette Revocable Trust, GRANTEE, the following described real estate in Webster County, Nebraska (as defined in Neb. Rev. Stat. 76-201):

An undivided one-half (1/2) interest in and to the Southeast Quarter (SE1/4) of Section Five (5), Township Four (4) North, Range Twelve (12), West of the 6th P.M., Webster County, Nebraska.

GRANTOR covenants, jointly and severally, with GRANTEE that GRANTOR (1) is lawfully seised of such real estate and that it is free from encumbrances, subject to existing easements and restrictions of record, if any; (2) has legal power and lawful authority to convey the same; and (3) warrants and will defend title to the real estate against the lawful claims of all persons.

Executed: February 3, 2025.

LaDonna Jean Choquette, by Thomas L. D Choquette, her Agent/Attorney-in-Fact

STATE OF NEBRASKA)) ss: COUNTY OF ADAMS)

The foregoing instrument was acknowledged before me on February 3, 2025, by Thomas L. Choquette, signing for and on behalf of LaDonna Jean Choquette, aka LaDonna J. Choquette, in his capacity as Agent/Attorney-in-fact for LaDonna-Jean Choquette.

GENERAL NOTARY - State of Nebraska MICHAEL E. SULLIVAN My Comm. Exp. June 21, 2026

Notary Rublic

Agricultural Land Sales Worksheet

| Cnty No. | Boo | k | Page | Sal | e Date | School District Code | | | | | | | | | | | | | | |
|-------------|-----------|-------------------------|----------------------------|---------------|---|--|-------------|------------|----------|----|---------------|-------|------|--------|---------|--------|-----|----------|--|--|
| 91 | 202 | 5 | 274 | 2/3, | /2025 | Base: (| 01 | -01 | 23 | Af | filiat | ed: | | | Unif | ied: | | | | |
| Location ID | | Sale | Number | Useability | & Code# | AND THE | | | | | Parcel Number | | | | | | | | | |
| 002505800 |) | engalement en en en eur | 25 | 4 | 05 | GeoCde | | ſwn | Rng | ·S | ect | Qrt . | Sub | div | Area | Blk | I | arcel | | |
| | Dat | te of S | ale Assessed | Value 🧎 | | 4129 | | 4 | 12 | 1 | 5 | 4 | 000 | 00 | 1 | 000 | 0 | 000 | | |
| Land | Imp | rovements | T | | Date of Sale Property Classification Co | | | | | | | | Code | ode | | | | | | |
| 807,8 | 50 | | | 1 | 807,850 | Status | | Proj | perty Ty | ρе | Z | oning | Lo | cation | Cit | y Size | Par | cel Size | | |
| | - 30 | Irrigat | ion Type: | ! | | A) 2 | | B) | 05 | | C) | 5 | D) | 3 | E) | 0 | F) | 10 | | |
| LCG | | | ACRES: | VAT | JUE: | | I | CG | | | | ACR | ES: | | | VAL | UE: | | | |
| IRRIGATED | | (w.b., s.m., de. | 42.000 | | 242,130 | | | | ND 1 | | -pro-comment | * | | | | F. C | | | | |
| - | 1A | | 44.000 | 2 | 253,660 | | | | | 1G | | | 6.3 | 00 | 9,765 | | | | | |
| | 2A1 | | | | | | 24 | G1 | | | | | | | | | | | | |
| | 2A 25.000 | | | - | 138,625 | | | 2 G | | | | | | | | | | | | |
| | 3A1 | , | - 100 - 5 - 10 - 104 - 104 | | | | | | 3 | G1 | | | | | | | | | | |
| | 3A | | | | | | | | 3G | | | | | | | | | | | |
| | 4A1 | | | | | 4 | GI | | | | | | | | | | | | | |
| | 4A | | 21.000 | - | L11,090 | 4G | | | | | | | | | | | | | | |
| DRYLAND | 1D1 | | | | | | elterbe | elt/Timl | ber | | | | | | | | | | | |
| | 1D | | 13.120 | | 36,080 | | | | Accreti | on | | | | | | | | | | |
| | 2D1 | | | | | Waste | | | | | | | | | | | | | | |
| | 2D | | 2.000 | | 5,500 | | | | Otl | | | | | | | | | | | |
| | 3D1 | | | | | AG I | Α | ND T | TOTA | | | | 7.4 | | 807,850 | | | | | |
| | 3D | | | | | | Roads 4.000 | | | | | | | 00 | | | | | | |
| | 4D1 | | | | | | Farm Sites | | | | | | | | | | | | | |
| | 4D | | 4.000 | | 11,000 | naie | | | | | | | | | | | | | | |
| ia. | | | | | at a ta | Recreation | | | | | | | | | | | | | | |
| Dwel | | | | | | Other Non-AG TOTAL 4.000 | | | | | | | | | | | | | | |
| Outbuile | migs | | | | | No | n-2 | AG. | IUIA | Щ | | | 4.0 | υU | | | | | | |

| Assessor's Adjustn | ent to Sale Price (+ o | or -): | Total Recapture Value: | |
|----------------------|--|--------|------------------------|--------------------|
| Assessor Comments an | d Reason for Adjustmen | t: | | |
| TRUSTEE'S WD; | BETWEEN SPOUSE | | | |
| | , | | | |
| | | | | |
| | | | | |
| | | | | |
| Comments from | | (| Comments: | |
| 002505800 | | | | |
| | | | | |
| | | | | |
| | | | | |
| | THE PERSON AND THE PE | | | (Continue on back) |



NEBRASKA

Real Estate Transfer Statemen Good Life Great Service



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. 3 Date of Sale/Transfer 4 Date of Deed 1 County Name County Number _{Day} <u>03</u> yr. 2025 Mo. 02Mo. 02 Webster - 91 6 Grantee's Name, Address, and Telephone (Please Print) 5 Grantor's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Grantor's Name (Seller) see addendum LaDonna Jean Choquette Street or Other Mailing Address Street or Other Mailing Address 1011 Highland Drive Zip Code 68901 City State Zip Code State ΝĒ Hastings Is the grantee a 501(c)(3) organization? Yes Phone Number Phone Numbe If Yes, is the grantee a 509(a) foundation? (402) 984-2092 Yes Email Address bertsrx@gmail.com 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) Mobile Home State Assessed ndustrial Mineral Interests-Nonproducing Improved Single Family ✓ Unimproved Multi-Family ✓ Agricultural Mineral Interests-Producing Exempt ☐ 10LL Recreational Commercial Land Contract/Memo Partition Sheriff 8 Type of Deed Conservator Distribution Other Personal Rep. √ Trust/Trustee Corrective Bill of Sale Easement Lease Mineral Quit Claim Warranty Cemetery Death Certificate - Transfer on Death Executo Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? Irrevocable Trust Revocable Trust Transfer on Death 10 Type of Transfer Distribution Foreclosure Easement ✓ Trustee to Beneficiary Auction Gifi Life Estate ☐ Buyer ☐ Seller ✓ No Partition Satisfaction of Contract Other (Explain) Court Decree Exchange Grantor Trust 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 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) Other Family Corp., Partnership, or LLC Self √ Yes Aunt or Uncle to Niece or Nephew Grandparents and Grandchild $\sqrt{}$ Spouse **Brothers and Sisters** Parents and Child Ex-spouse 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? 403.925.00 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 ✓ No Yes 18 Address of Property 19 Name and Address of Person to Whom the Tax Statement Should be Sent Rural Webster County Thomas Choquette 1011 Highland Drive 18a No address assigned Hastings, NE 68901 18b Vacant land 20 Legal Description (Attach additional pages, if needed.) An undivided one-half (1/2) interest in and to the Southeast Quarter (SE1/4) of Section Five (5), Township Four (4) North, Range Tweive (12), West of the 6th P.M., Webster County, Nebraska. 21 If agricultural, list total number of acres transferred in this transaction 161.420 0,00 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) . . 0,00 24 Adjusted purchase price paid for real estate (line 22 minus line 23)

25 If this transfer is exempt from the documentary stamp tax, list the exemption number 20 24 | \$ 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 V 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. <u>Michael-Ę. Sullivan</u> (402) 462-2119 ne of Crantee or Autho Phone Number Print or Type Na ized Representative Attornev 2/3/2025 Date Signature of Grante Title Authorized Representative here Register of Deed's Use Only For Dept. Use Only 28 Date Deed Recorded 29 Value of Slamp or Exempt Number 30 Recording Data δ Nebraska Department of Revenue

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

Addendum to Real Estate Transfer Statement

5. Grantor's Name:

Name:

Thomas L. Choquette, Trustee of the Francis Raymond Choquette Family Trust

Address:

1011 Highland Drive

Hastings, NE 68901

Phone:

402-984-2092

Email address: bertsrx@gmail.com

| Index | |
|----------|--|
| Computer | |
| Assessor | |
| Carded | |

NEBRASKA DOCUMENTARY STAMP TAX

Date: 02/03/25

\$ Ex020 By AS

Bk 2025, Pg 274

State of Nebraska State of Webster ss.

Entered on the numerical index and filed for record in the Clerk's office of said county this 03 day of February A.D., 2025, at 03:58 o'clock PM. Recorded in Book 2025 on Page 274

Singleprette

County Clerk

Fee: \$10.00 By: AS Deputy Electronically Recorded

Michael E. Sullivan, Sullivan Shoemaker P.C., L.L.O., P.O. Box 309, Hastings, NE 68902-0309

TRUSTEE'S WARRANTY DEED

Thomas L. Choquette, Trustee of the Francis Raymond Choquette Family Trust, GRANTOR, in consideration of making distribution to the beneficiary entitled thereto, conveys to LaDonna Jean Choquette, GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

An undivided one-half (1/2) interest in and to the Southeast Quarter (SE1/4) of Section Five (5), Township Four (4) North, Range Twelve (12), West of the 6th P.M., Webster County, Nebraska.

GRANTOR covenants with GRANTEE that GRANTOR (1) is lawfully seised of such real estate and that it is free from encumbrances, subject to existing easements and restrictions of record, if any; (2) has legal power and lawful authority to convey the same; and (3) warrants and will defend title to the real estate against the lawful claims of all persons.

Executed: February 3, 2025.

Thomas L. Choquette, Trustee of the Francis
Raymond Choquette Family Trust

Raymond Choquette Faining Trus

STATE OF NEBRASKA)
) ss:
COUNTY OF ADAMS)

The foregoing instrument was acknowledged before me on February 3, 2025, by Thomas L. Choquette, Trustee of the Francis Raymond Choquette, Family Trust.

A GENERAL NOTARY - State of Nebraska
MICHAEL E. SULLIVAN
My Comm. Exp. June 21, 2026

Notary Public

Agricultural Land Sales Worksheet

| Cnty No. | 3ook | Page | Sale | Date | School District Code | | | | | | | | | | | | |
|-----------------------|--------------------|---------------|--------------|---------|----------------------|----------|----------------|----------------|---------------|-------|---------------------------------------|-------------|---------|-----------------|------------------|--|--|
| 91 2 | 025 | 272 | 7/14 | /2024 | Base: 9 | Aff | iliated | d: | | Uni | fied: | | | | | | |
| Location ID | Sal | e Number | Useability | & Code# | | | | | Parcel Number | | | | | | | | |
| 001309200 | 24 | 4 | GeoCde | Twn | Rng | Se | ct. | Qrt : | Subdiv | Area | Area Blk | | rcel | | | | |
| | Date of S | Sale Assessed | Value; | | 4135 | 4 | 9 | 1 | 9 | 2 | 00000 | 1 | 140 | 00 | 00 | | |
| Land | Im | provements | To | otal | 70.5 | , D | ate of | Sale | Pro | perty | Classific | ation Code | | | | | |
| 1,710,37 | 5 | 15,240 | 1,7 | 725,615 | Status | Pro | perty Ty | ре | Zoi | ning | Location | a | ty Size | Parc | el Size | | |
| | Irriga | tion Type: | - | | A) 2 | B) | 05 | | C) | 5 | D) 3 | E) | 0 | F) | 9 | | |
| LCG | | ACRES: | VAI | UE: | | LCG | | | | ACR | ES: | | VÄĽ | UE: | | | |
| IRRIGATED 1 | | 50.290 | 1 | 89,920 | | RASSLA | | | | 7 | 5.430 | | 1 | 16, | 915 | | |
| | l.A. | 26.260 | 1 | L51,390 | | | | 1G | | 3 | 0.530 | 47,320 | | | | | |
| 2 | A1 | 2.050 | | 11,820 | | | 2 | G1 | | 4 | 6.510 | 67,440 | | | | | |
| | 2A | | | | | | | 2G | | | 0.220 | 110 | | | | | |
| 3. | A1 | | | | | 3 | GI | | 1 | 5.930 | | 23,100 | | | | | |
| | 3A | | | | | | 3G | | | | | | | | | | |
| 4 | A1 | 0.070 | | 370 | | G1 | | | 0.020 | 1.0 | | | | | | | |
| | 4A | | | | | 4G | | | 0.410 | 205 | | | 205 | | | | |
| DRYLAND 1 | D1 | 119.020 | | 327,310 | ; | Shelterb | elt/Tim1 | ber | | | | | | | | | |
| | ID | 63.150 | 1 | L73,670 | | | Accreti | ion | | | | | | | | | |
| | D1 | 19.810 | | 54,480 | | ste | | | 2.320 | | | 1, | 160 | | | | |
| | 2D | 31.500 | 1 | 86,635 | | | Otl | | | | | | | m. 44 r. volov. | | | |
| | D1 | 19.170 | | 52,720 | AGL | AND | | _ | | | 8.850 | 1984 640000 | 1,6 | 96, | 535 | | |
| | BD | | | | | | Roa Farm Si | - | | | 5.560 | | | | | | |
| | D1 | 58.670 | | .61,350 | | \dashv | | | 1.000 | | | 13, | 840 | | | | |
| | 4D | 47.490 | _1 | 30,610 | | | ome Si | _ | | | · · · · · · · · · · · · · · · · · · · | | | | | | |
| F :: | | | | | | ŀ | Recreati | \dashv | | | | | | | | | |
| Dwellir Outbuildir | 111 Page 1850 1850 | | | 15,240 | No | n-AG | Otl TOTA | | | 1 | 6.560 | 13,840 | | | | | |
| Catalanan | 5 FEE | | | 13,210 | 110 | u-AV | 1018 | 4 | | т. | 0.500 | | | 1J, | 0 1 U | | |

| Assessor's Ad | ustment to Sale Price (+ or -): | Total Recapture Value: | | | | | | | | |
|----------------|------------------------------------|------------------------|--------------------|--|--|--|--|--|--|--|
| Assessor Comme | nts and Reason for Adjustment: | | | | | | | | | |
| DEED OF D | STRIBUTION BY PR; BETWEEN PARENT 8 | E CHILD | | | | | | | | |
| | | | | | | | | | | |
| | | | | | | | | | | |
| | | | | | | | | | | |
| Comments from | | Comments | | | | | | | | |
| | 001706400 001708000 001708500 0017 | Comments: | | | | | | | | |
| 001309200 | 001706400 001708000 001708500 0017 | 708600 | | | | | | | | |
| | | | | | | | | | | |
| | | | | | | | | | | |
| | 7 VA VII | | (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 | 3 Date of Sale/Transfer Mo. 7 Day 14 Yr. 2024 4 Date of Deed Mo. 1 Day 28 Yr. 2025 | | | | | | | | | |
| Webster - 91 ▼ | | | | | | | | | | |
| 5 Grantor's Name, Address, and Telephone (Please Print) | 6 Grantee's Name, Address, and Telephone (Please Print) | | | | | | | | | |
| Grantor's Name (Seller) William R. Weiland, Personal Rep of the Estate of George P. Weiland | Grantee's Name (Buyer) William R. Weiland, 823 S. 4th Ave, Decatur, NE 68020 and Street or Other Mailing Address | | | | | | | | | |
| Street or Other Mailing Address 1494 Hwy 75 City State Zip Code | Ruth E. Weiland, 1494 Hwy 75 City State Zip Code | | | | | | | | | |
| City State Zip Code Decatur NE 68020 | Decatur NE 68020 | | | | | | | | | |
| Phone Number (402) 870-2971 | Phone Number Is the grantee a 501(c)(3) organization? Yes V No (402) 870-2971 If Yes, is the grantee a 509(a) foundation? Yes No | | | | | | | | | |
| 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. | | | | | | | | | |
| | Property Type (C) | | | | | | | | | |
| Improved Single Family Industrial | Mineral Interests-Nonproducing State Assessed Mobile Home | | | | | | | | | |
| Unimproved Multi-Family Agricultural | Mineral Interests-Producing Exempt | | | | | | | | | |
| Ochmercial Recreational | - Name - | | | | | | | | | |
| 8 Type of Deed Conservator Distribution Lar | nd Contract/Memo Partition Sheriff Other | | | | | | | | | |
| Bill of Sale Corrective Easement Lea | | | | | | | | | | |
| | neral Quit Claim Warranty | | | | | | | | | |
| 9 Was transfer part of IRS like- kind exchange (I.R.C. § 1031 | | | | | | | | | | |
| kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? | Life Estate Sale Trustee to Beneficiary | | | | | | | | | |
| Buyer Seller No Court Decree Exchange Granto 11 Was ownership transferred in full? (If No, explain the division.) | or Trust Partition Satisfaction of Contract Other (Explain) 12 Was real estate purchased for same use? (If No, state the intended use.) | | | | | | | | | |
| Yes No a 56% undivided interest in an undivided 1/2 | | | | | | | | | | |
| 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives. | | | | | | | | | | |
| _ | Partnership, or LLC Self Other | | | | | | | | | |
| Brothers and Sisters Grandparents | | | | | | | | | | |
| Ex-spouse Parents and Cl | | | | | | | | | | |
| 14 What is the current market value of the real property? | 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) | | | | | | | | | |
| 570.214.33 | ☐ 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.) | | | | | | | | | |
| 18 Address of Property | 19 Name and Address of Person to Whom the Tax Statement Should be Sent | | | | | | | | | |
| RR Webster County, Nebraska | Shelley Moles et al | | | | | | | | | |
| _ | 1121 Middleton Avenue | | | | | | | | | |
| 18a No address assigned 18b Vacant land | Lincoln, NE 68521 | | | | | | | | | |
| 20 Legal Description (Attach additional pages, if needed.) | | | | | | | | | | |
| see attached | | | | | | | | | | |
| ** | | | | | | | | | | |
| 21 If agricultural, list total number of acres transferred in this transaction 625.41 | · | | | | | | | | | |
| 22 Total purchase price, including any liabilities assumed | | | | | | | | | | |
| 23 Was non-real property included in the purchase? | ictions) 23 \$ | | | | | | | | | |
| ☐ 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) | 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 Yes No | | | | | | | | | | |
| 27 If yes, is the required affidavit attached to this filling? Yes No | within a county or other geographic area with an active air force ballistic missile field? (See Instructions) | | | | | | | | | |
| | within a county or other geographic area with an active air force ballistic missile field? (See Instructions) | | | | | | | | | |
| Under penalties of law, I declare that I have examined this statement and | within a county or other geographic area with an active air force ballistic missile field? (See Instructions) that it is, to the best of my knowledge and belief, true, complete, and correct, | | | | | | | | | |
| Under penalties of law, I declare that I have examined this statement and and that I am duly authorized to sign this statement. | hat it is, to the best of my knowledge and belief, true, complete, and correct, | | | | | | | | | |
| Under penalties of law, I declare that I have examined this statement and and that I am duly authorized to sign this statement. Albert E. Maul Print or Type Name of Grantee or Authorized Representative | | | | | | | | | | |
| Under penalties of law, I declare that I have examined this statement and and that I am duly authorized to sign this statement. Albert E. Maul | that it is, to the best of my knowledge and belief, true, complete, and correct, (402) 385-3016 Phone Number | | | | | | | | | |
| Under penalties of law, I declare that I have examined this statement and and that I am duly authorized to sign this statement. Albert E. Maul Print or Type Name of Grantee or Authorized Representative | that it is, to the best of my knowledge and belief, true, complete, and correct, (402) 385-3016 Phone Number | | | | | | | | | |
| Under penalties of law, I declare that I have examined this statement and and that I am duly authorized to sign this statement. Albert E. Maul Print or Type Name of Grantee or Authorized Representative | hat it is, to the best of my knowledge and belief, true, complete, and correct, (402) 385-3016 Phone Number Attorney Title Title For Dept. Use Only | | | | | | | | | |
| Under penalties of law, I declare that I have examined this statement and and that I am duly authorized to sign this statement. Albert E. Maul Print or Type Name of Grantee or Authorized Representative Signature of Grantee or Authorized Representative Register of Deed's Use Of 28 Date Deed Recorded 29 Value of Stamp or Exempt Number | hat it is, to the best of my knowledge and belief, true, complete, and correct, (402) 385-3016 Phone Number Attorney Title | | | | | | | | | |
| Under penalties of law, I declare that I have examined this statement and and that I am duly authorized to sign this statement. Albert E. Maul Print or Type Name of Grantee or Authorized Representative Signature of Grantee or Authorized Representative Register of Deed's Use Of 28 Date Deed Recorded 29 Value of Stamp or Exempt Number | hat it is, to the best of my knowledge and belief, true, complete, and correct, (402) 385-3016 Phone Number Attorney Title Title For Dept. Use Only | | | | | | | | | |

A 56% undivided interest in an undivided one-half interest in and to:

NW1/4 of Section 19, Township 4 North, Range 9, West of the 6th P.M., Webster County, Nebraska AND

A 56% undivided interest in an undivided one-half interest in and to:

SW1/4 of Section 10, Township 4 North, Range 10, West of the 6th P.M., Webster County, Nebraska AND

A 56% undivided interest in an undivided one-half interest in and to:

W1/2 SW1/4 of Section 14, Township 4 North, Range 10, West of the 6th P.M., Webster County, Nebraska AND

A 56% undivided interest in an undivided one-half with interest in and to:

S1/2 SW1/4 of Section 13, Township 4 North, Range 10, West of the 6th P.M., Webster County, Nebraska AND

A 56% undivided interest in an undivided one-half interest in and to:

SE1/4 of Section 14, Township 4 North, Range 10, West of the 6th P.M., Webster County, Nebraska

| BOOK ADS PAG | E 27 | 2 |
|--------------|------|---|
|--------------|------|---|

| State of Nebraska 355 |
|---|
| County of Webster |
| Entered on the |
| numerical index and filed for record in the |
| Clerk's office of said county this 3 day |
| of Jan A.D., 2025, at 11:41 |
| o'clock A.M. Recorded in Book 2025 |
| on Page 972 |
| abben Homa County Clerk |
| ID .00 Deputy |
| IndCompAssessorCarded |

| | | _ |
|------------|----------------|---|
| NF3BASK | (A DOCUMENTARY | |
| S | TAMP TAX | |
| Date | 1-21-25 | - |
| SExempt# 1 | 5 By (1.D | = |

DEED OF DISTRIBUTION BY PERSONAL REPRESENTATIVE

THAT I, William R. Weiland, Personal Representative of the Estate of George P. Weiland, Deceased, GRANTOR, conveys and releases to GRANTEES, Ruth E. Weiland and William R. Weiland, the following described real estate (as defined in Neb. Rev. Stat. 76-201) located in Webster County, Nebraska, to-wit:

A 56% undivided interest in an undivided one-half interest in and to:

NW1/4 of Section 19, Township 4 North, Range 9, West of the 6th P.M., Webster County, Nebraska AND

A 56% undivided interest in an undivided one-half interest in and to:

SW1/4 of Section 10, Township 4 North, Range 10, West of the 6th P.M., Webster County, Nebraska AND

A 56% undivided interest in an undivided one-half interest in and to:

W1/2 SW1/4 of Section 14, Township 4 North, Range 10, West of the $6^{\rm th}$ P.M., Webster County, Nebraska AND

A 56% undivided interest in an undivided one-half interest in and to:

S1/2 SW1/4 of Section 13, Township 4 North, Range 10, West of the 6th P.M., Webster County, Nebraska AND

A 56% undivided interest in an undivided one-half interest in and to:

SE1/4 of Section 14, Township 4 North, Range 10, West of the 6th P.M., Webster County, Nebraska

subject to easements, restrictions and rights of way of record, if any.

GRANTOR has determined that the GRANTEES are the persons entitled to distribution of the real estate from said estate. GRANTOR covenants with GRANTEES that GRANTOR has legal power and lawful authority to convey and release the same.

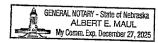
Executed: January 28th, 2025.

ESTATE OF GEORGE P. WEILAND, DECEASED

William R. Weiland, Personal Representative

STATE OF NEBRASKA)
) ss.:
COUNTY OF THURSTON)

The foregoing instrument was acknowledged before me on January 28th, 2025, by William R. Weiland, Personal Representative of the Estate of George P. Weiland, Deceased.



NOTARY PUBLAC

Residential & Commercial Sales Worksheet

| Cnty No. | Во | ok : | Page | | | Sale 1 | Date | 300 | | | School District Code | | | | | | | | | | | |
|---|-----------|----------|-------------------------------|-------------------------|----------|--------|-------------|----------------------|----------------------|--------------------------|--------------------------------|--|--------------------------------|---------|----------|--------|----------|-----------|---------|-------|--|--|
| 91 | 20 | 25 | 256 | 1/21/2025 | | | | Base | Base: 01-0123 | | | | Affi | liated: | | | Un | ified: | | | | |
| Location | D | Sale | Number | Üs | seabil | lity & | c Code# | | | My As | 2 1 2 | | | Parcel | Nu | mber | | a dipo | | | | |
| 0005142 | 201 | | 23 | | 4 | | 03 | GeoC | đe, | Twn | Rı | ıg | Sec | t Qrt | | Subdiv | Агеа | Blk | Pa | rcel | | |
| | D | ate of S | ale Assessed | Valu | ue | | | 413 | 1 | THE SECTION AND ADDRESS. | 3.5 | | 0.0 | 0 | 3 | 0030 | | 001 | 00 | 00 | | |
| Land | | Imp | provements | | | Tot | al | 100 | | | Date | Date of Sale Property Classificat | | | | | | tion Code | | | | |
| 900 54,96 | | | | 0 55,860 | | | | Stat | Status Property T | | | | ю | Zoning | | i , Ĉ | ity Size | Parce | l Size | | | |
| Assessor Lo | EN (BLA) | | | | | A) | 1 | B) | 0 | 1 | | C) 1 | | D) 1 | E) | 7 | F) | 1 | | | | |
| | | | | | | · E | Residential | A Part of the second | | 77 (A) | ¥.1 | | | | ·C | ommer | cial | | | | | |
| | Mul | tiple Im | provéments: | Multi | ple. Im | prover | nents.: | | | | Multiple. Improvements. : | | | | | | | | | | | |
| | | Constr | uction Date: | Const | truction | 1 Date | : 20 | 12 | | | Const | ructi | ion D | ate: | | | | | | | | |
| 446 | | | Floor: | Floor | Sq. Ft | .: | 1,1 | 20 | | | Floor | Sq. | Ft.: | | | | | | | | | |
| 10 22 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 | | Buildin | O the real lasts reference to | Cost | | | 58,8 | | | | Cost: | | | | | | | | | | | |
| Single Family | / Style: | 100 | 字(图4) | Resi | dentia | al Cor | idition: 3 | 0 🗀 🍇 | | | Com | mei | cial | Occupar | ıcy | Code: | | | | | | |
| (100) ★ Mo | bile Hon | ne | | (10) | | Wor | n Out | | | | Prim | ary: | | С | the | r1: | | Other2: | | | | |
| (101) 🗆 On | e Story | | | (20) | | Badl | y Worn | | | | Commercial Construction Class: | | | | | | | | | | | |
| (102) 🗆 Tw | o Story | | | (30) ★ Average | | | | | | | | (1) ☐ Fireproof Structural Steel Frame | | | | | | | | | | |
| (103) 🗆 Spl | it Level | | | (40) □ Good | | | | | | | (2) | (2) Reinforced Concrete Frame | | | | | | | | | | |
| (104) 🗆 11 | /2 Story | | | (50) | | Very | Good | | | | (3) | (3) Masonry Bearing Walls | | | | | | | | | | |
| (111) 🗆 Bi- | Level | | | (60) □ Excellent | | | | | | (4) | | Wo | ood or Ste | eel I | Framed I | ext. W | alls | | | | | |
| (106) 🗆 Otl | ner | | | | | | | | | | (5) Metal Frame and Walls | | | | | | | | | | | |
| Townhouse o | r Duplex | Style: | ****** | Residential Quality: 30 | | | | | | | (6) 🗖 Pole Frame | | | | | | | | | | | |
| (301) 🗆 On | e Story | | | (10) | | | | | | | Cost Rank: Condition: | | | | | | | | | | | |
| (302) 🗆 Tw | o Story | | | (20) | | Fair | | | | | (10) | 0) □ Low (10) □ Worn Out | | | | | | | | | | |
| (307) 🗆 11/ | /2 Story | | | (30) | 法 | Ave | age | | | | (20) 🗆 Average | | | | (| (20) I | ∃ Badly | Worn | | | | |
| (308) 🗆 Spl | it Level | | | (40) | | Goo | d | | | | (30) | | ☐ Above Average (30) ☐ Average | | | | | | | | | |
| (309) 🗆 21/ | /2 Story | | | (50) | | Very | Good | | | | (40) | 40) □ High (40) □ Good | | | | | | | | | | |
| (304) 🗆 On | e Story I | Duplex | | (60) | П | Exce | | | | | (50) U Very Good | | | | | | | | | | | |
| (305) 🗆 Tw | o Story I | Duplex | | | | | | | en de March | | | | | | | (| 60) [| ☐ Excel | lent | | | |
| Assessor's | s Adju | stment | t to Sale Pı | ice | (+ o | r -): | | | | | | | | | | | | | | | | |
| Assessor Co | omment | s and R | Reason for A | djus | tment | t: | | | | | | | | | | | | | | | | |
| QCD; P | RIOR | ASSOC | CIATION | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | | | |
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| | | | | | | | | | | | | | | | | | | | | | | |
| 000514 | | | | | | | | | <u>C</u> | omn | nents: | <u> </u> | | | | | | | | | | |
| 000514 | ZUI | | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | | | |
| V Company | · | | | | | | | | | | | | | | - | | | (Con | inue on | back) | | |

NEBRASKA

Real Estate Transfer Statement

FORM

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.

521

| The deed will not be recorded unless this statemen | t is signed and items 1-27 are accurately completed. | | | | | | | | |
|---|--|--|--|--|--|--|--|--|--|
| 1 County Name | 3 Date of Sale/Transfer Mo. 01 Day 21 Yr. 2025 4 Date of Deed Mo. 01 Day 21 Yr. 2025 | | | | | | | | |
| 5 Grantor's Name, Address, and Telephone (Please Print) | 6 Grantee's Name, Address, and Telephone (Please Print) | | | | | | | | |
| Grantor's Name (Seller) Bruno A Irmer | Grantee's Name (Buyer) Gary D and Dianne L Land | | | | | | | | |
| Street or Other Mailing Address 646 N Webster | Street or Other Mailing Address 223 O Street | | | | | | | | |
| City State Zip Code Bladen NE 68928 | City State Zip Code 68928 | | | | | | | | |
| Phone Number (402) 460-9244 | Phone Number Is the grantee a 501(c)(3) organization? Yes Volume No (402) 705-6186 If Yes, is the grantee a 509(a) foundation? Yes Volume No | | | | | | | | |
| Email Address | Email Address | | | | | | | | |
| 7 Property Classification Number. Check one box in categories A and B. Check C if | | | | | | | | | |
| | 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 | | | | | | | | |
| | ase Personal Rep. Trust/Trustee peral Quit Claim Warranty | | | | | | | | |
| 9 Was transfer part of IRS like-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 | Yes | | | | | | | | |
| 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives. | titives? (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? | 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) | | | | | | | | |
| 10.00 | ☐ 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 Bladen Spence 4 | 19 Name and Address of Person to Whom the Tax Statement Should be Sent | | | | | | | | |
| East 25 ft of Lot 2 BIK 1 Bladen Spence & Bennett addition. | Gary and Dianne Land 223 O Street, Bladen, NE 68928 | | | | | | | | |
| 18a No address assigned 18b Vacant land | 223 O Street, Bladeri, NE 00920 | | | | | | | | |
| 20 Legal Description (Attach additional pages, if needed.) East 25 ft. of Lot 2 Blk 1 Bladen Spence & Bennet | Addition | | | | | | | | |
| East 25 It. of Lot 2 bik 1 bladen Spence & Bennet | Addition | | | | | | | | |
| 21 If agricultural, list total number of acres transferred in this transaction | | | | | | | | | |
| 22 Total purchase price, including any liabilities assumed | 22 \$ 1,00 | | | | | | | | |
| 23 Was non-real property included in the purchase? | uctions) 23 S | | | | | | | | |
| Yes No (If Yes, enter dollar amount and attach itemized list.) (see instr 24 Adjusted purchase price paid for real estate (line 22 minus line 23) | O'OO | | | | | | | | |
| 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) | | | | | | | | |
| 27 If yes, is the required affidavit attached to this filing? Yes V 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. Bruno A Irmer | (402) 460-9244 | | | | | | | | |
| Sign Print Type Name of Grants or Authorized Representative | Phone Number | | | | | | | | |
| James James | 1-22-25 Title | | | | | | | | |
| liele - | | | | | | | | | |
| Register of Deed's Use O 28 Date Deed Recorded 29 Value of Stamp or Exempt Number | nly For Dept. Use Only 30 Recording Data | | | | | | | | |
| Mo. 1 Day 28 yr. 25 \$ 2.25 | BK 2025 / 256 | | | | | | | | |
| | | | | | | | | | |

BOOK <u>2025</u> PAGE <u>256</u>

| Prepared By: Gretchen Lockhart Mastrodonato | |
|--|--|
| After Recording Return To: 223 O Street Bladen, Nebraska 68928 | State of Nebraska County of Webster Ss. Entered on the numerical index and filed for record in the Clerk's office of said county this Ab day of |
| NEBRASKA DOCUMENTARY STAMP TAX Date \$ 2. 35 By 05 | IndCompAssessorCarded |

SPACE ABOVE THIS LINE FOR RECORDER'S USE

QUITCLAIM DEED

On January 21, 2025 THE GRANTOR(S),

Bruno A Irmer ("Grantor"), a single person

for and in consideration of: One Dollar (\$1.00) and/or other good and valuable consideration conveys, releases and quitclaims to the GRANTEE(S):

Gary D Land and Dianne L Land ('Grantee") and Gary D Land and Dianne L Land, a married couple, residing at 223 O Street, Bladen, Webster County, Nebraska 68928

the following described real estate, situated in Bladen, in the County of Webster, State of Nebraska

The legal description is:

East 25 ft. of Lot 2 Blk 1 Bladen Spence & Bennett Addition

Grantor does hereby convey, release and quitclaim all of the Grantor's rights, title, and interest in and to the above described property and premises to the Grantee(s), and to the Grantee(s) heirs and assigns forever, so that neither Grantor(s) nor Grantor's heirs, legal representatives or assigns shall have, claim or demand any right or title to the property, premises, or appurtenances, or any part thereof.

BOOK 2025 PAGE 257

Tax Parcel Number: 000514100

Mail Tax Statements To: Gary and Dianne Land 223 O Street Bladen, Nebraska 68928

[SIGNATURE PAGE FOLLOWS]

BOOK <u>2015</u> PAGE 258

Grantor Signatures:

DATED:

Bruno A Irmer

646 N Webster St.

Bladen, Nebraska, 68928

BOOK 2045 PAGE 259

| STATE OF NEBRASKA, COUNTY OF WE | BSTER, ss: |
|---|---|
| | on this 22 day of Carwary, 2025 |
| by Bruno A Irmer. | Atthew Total Public. |
| GENERAL NOTARY - State of Nebraska GRETCHEN L. MASTRODONATO My Comm. Exp. April 8, 2027 | Title (and Rank) My commission expires Coil 8, 2027. |

Agricultural Land Sales Worksheet

| Cnty No. | Bo | ok | Pa | ige | 1,5 | Sale | Date | 3.4 | | | | | School District Code | | | | | | | | |
|----------------|---------------------|---------------------------------|------------------|------------|--------|----------------|---------|---|---|-----------------|--------------------|-----------------|---------------------------------------|-----------------|------|-------|-------------|------|-----|----------|--|
| 91 | 20: | 25 | 22 | 20 | 12 | /16 | /2024 | Base: 91-0002 Aff | | | | | iliate | ed: | | | Unified: | | | | |
| Location 3 | Ď. | Sale Number Useability & Code # | | | | | | Parcel Number | | | | | | | | | | | | | |
| 002304500 21 1 | | | | | GeoCde | Tv | vn . | Rng | Se | Sect Ort Subdiv | | | iv. | Area Blk Parcel | | arcel | | | | | |
| | Da | ate of S | ale Asse | essed \ | alue . | | | 4369 | 2 | 2 | 12 | 3 | 3 | 2 | 000 | 00 | 1 | 000 | 0 | 000 | |
| Land | | Imp | oroveme | ents | | To | otal | 10.00 20.00 | Date of Sale Property Classification Code | | | | | | | | | | | | |
| 101, | 750 | | | | | 1 | .01,750 | Status | | Ргор | erty Type | | Z | oning" | Loc | ation | i City Size | | Par | cel Size | |
| e garage | | Irrigat | ion Typ | P: | | | | A) 2 | J | B) | 05 | | C) | 5 | D) | D) 3 | | 0 | F) | 9 | |
| LCG | | | ACRES: | | | VAL | UE: | | LC | Ğ | | in in | | ACR | ĖŠ: | | | -VAL | Æ: | | |
| IRRIGATEI | | 1 | | | | | | GI | RASS | SLAI | ND 10 | Gl | | | | | 69,750 | | | | |
| | 1A | | | | | | | | | _ | | lG | | | | | | | | | |
| | 2A1 | | | | | | | | | | 20 | G1 | 6.000 | | | 0 | 8,700 | | | | |
| | 2A | | | | | | | | | | | 2G | | | | | | | | | |
| | 3A1 | | | | | | | | | | 30 | 3 1 | 14.000 | | | 0 | 20,300 | | | | |
| | 3A | | | | | | | | | | 3 | 3G | | | | | | | | | |
| | 4A1 | | | | | | | | | | 40 | G1 | | | | | | | | | |
| | 4A | | | | | | | | | | | 1G | | | | | | | | | |
| DRYLAND | 1D1 | | | | | | | | Shelt | terbe | lt/Timt | er | | | | | | | | | |
| | 1D | | | | | | | | | A | Accreti | on | | | | | | | | | |
| | 2D1 | | | - | | | | | | | Was | -+ | · · · · · · · · · · · · · · · · · · · | | | 00 | 3,00 | | | 000 | |
| | 2D | | | | | | | | Other | | | | | | | | | | | | |
| | 3D1 | | | | | | | AGI | AG LAND TOTAL | | - | 71.000 3.000 | | | _ | 101 | | | 750 | | |
| | 3D | | | | | | | | | | Roa | - | | • | 3.00 | 00 | | | | | |
| | 4D1 | | | | | | | | Farm Sites | | | \dashv | | | | | | | | | |
| | 4D | | | | | | | | | | ome Sit ecreati | _ | | | | - | | | | | |
| τ | wellings | | | | | especial value | 36 | | | K | | \dashv | 6.000 | | | 10 | | | | | |
| | weuings uildings | | | | | | | No | n_Δ | GТ | Oth OTA | | 9.000 | | | | | | | | |
| | | SARAK KA | 240, 75040 MISS. | 3.25(3.54) | | | | 1 10 | / 1 | . J | . V 1 A | | A SHARE | | | | | | | | |

| Assessor's Adjustment to Sale Price (+ or -): | Total Recapture Value: |
|---|------------------------|
| Assessor Comments and Reason for Adjustment: | |
| TRUSTEE'S JTWD | |
| | |
| | |
| | |
| | |
| Comments from C | omments: |
| 002304500 | |
| | |
| | |
| | |
| | (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.

| 1 County Name 2 County Number | | | | | | | | |
|---|--|--|--|--|--|--|--|--|
| Webster - 91 | 3 Date of Sale/Transfer Mo. 12 Day 16 33 rr. 2024 Mo. 01 Day 18 yr. 2025 | | | | | | | |
| 5 Grantor's Name, Address, and Telephone (Please Print) | 6 Grantee's Name, Address, and Telephone (Please Print) | | | | | | | |
| Grantor's Name (Seller) Cindi L. Cavender Successor Ttee of the Richardson Family Trust Street or Other Mailing Address | Grantee's Name (Buyer) Kelvin R. James and Kathy E. James how as just a street or Other Mailing Address | | | | | | | |
| 7968 W 119th Place | Street or Other Mailing Address | | | | | | | |
| City State Zip Code | City State Zip Code | | | | | | | |
| Broomfield CO 80020 Phone Number | Riverton NE 68972 Phone Number Is the grantee a 501(c)(3) organization? Yes V No | | | | | | | |
| (303) 931-4573 | (308) 470-1085 If Yes, is the grantee a 509(a) foundation? Yes No | | | | | | | |
| Email Address cindic2011@hotmail.com | 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 | | | | | | | |
| OLL Commercial Recreational | | | | | | | | |
| | d Contract/Memo Partition Sheriff Other | | | | | | | |
| Bill of Sale Corrective Easement Lea Cermetery Death Certificate – Transfer on Death Executor Mir | se | | | | | | | |
| | | | | | | | | |
| 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 | | | | | | | |
| Examination by Bayer of Bellet. | 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. | | | | | | | | |
| | artnership, or LLC Self Other | | | | | | | |
| ☐ Brothers and Sisters ☐ Grandparents | | | | | | | | |
| Ex-spouse Parents and Ch | | | | | | | | |
| 14 What is the current market value of the real property? 140.000.00 | 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) | | | | | | | |
| 16 Does this conveyance divide a current parcel of land? | Yes V No \$ | | | | | | | |
| 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 | | | | | | | |
| | Kelvin R. James and Kathy E. James | | | | | | | |
| | | | | | | | | |
| | 1157 40 Road | | | | | | | |
| 18a No address assigned 18b Vacant land | | | | | | | | |
| 18a No address assigned 18b Vacant land 20 Legal Description (Attach additional pages, if needed.) | 1157 40 Road | | | | | | | |
| | 1157 40 Road | | | | | | | |
| 20 Legal Description (Attach additional pages, if needed.) N½NW¼ 33-2-12, Webster County, Nebraska | 1157 40 Road | | | | | | | |
| 20 Legal Description (Attach additional pages, if needed.) N½NW¼ 33-2-12, Webster County, Nebraska 21 If agricultural, list total number of acres transferred in this transaction 80 | 1157 40 Road Riverton, NE 68972 | | | | | | | |
| 20 Legal Description (Attach additional pages, if needed.) N½NW¼ 33-2-12, Webster County, Nebraska 21 If agricultural, list total number of acres transferred in this transaction 80 22 Total purchase price, including any liabilities assumed | 1157 40 Road | | | | | | | |
| 20 Legal Description (Attach additional pages, if needed.) N½NW¼ 33-2-12, Webster County, Nebraska 21 If agricultural, list total number of acres transferred in this transaction 80 22 Total purchase price, including any liabilities assumed. 23 Was non-real property included in the purchase? | 1157 40 Road Riverton, NE 68972 | | | | | | | |
| 20 Legal Description (Attach additional pages, if needed.) N½NW¼ 33-2-12, Webster County, Nebraska 21 If agricultural, list total number of acres transferred in this transaction 80 22 Total purchase price, including any liabilities assumed | 1157 40 Road Riverton, NE 68972 22 \$ 140,000,00 actions) 23 \$ 0,00 | | | | | | | |
| 20 Legal Description (Attach additional pages, if needed.) N½NW¼ 33-2-12, Webster County, Nebraska 21 If agricultural, list total number of acres transferred in this transaction 80 22 Total purchase price, including any liabilities assumed | 1157 40 Road Riverton, NE 68972 22 \$ 140,000,00 23 \$ 0,00 24 \$ 140,000,00 | | | | | | | |
| 20 Legal Description (Attach additional pages, if needed.) N½NW¼ 33-2-12, Webster County, Nebraska 21 If agricultural, list total number of acres transferred in this transaction 80 22 Total purchase price, including any liabilities assumed | 1157 40 Road Riverton, NE 68972 22 \$ 140,000,00 actions) 23 \$ 0,00 | | | | | | | |
| 20 Legal Description (Attach additional pages, if needed.) N½NW¼ 33-2-12, Webster County, Nebraska 21 If agricultural, list total number of acres transferred in this transaction 80 22 Total purchase price, including any liabilities assumed | 1157 40 Road Riverton, NE 68972 22 \$ 140,000,00 23 \$ 0,00 24 \$ 140,000,00 | | | | | | | |
| 20 Legal Description (Attach additional pages, if needed.) N½NW¼ 33-2-12, Webster County, Nebraska 21 If agricultural, list total number of acres transferred in this transaction 80 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 instruction 15 this transfer is exempt from the documentary stamp tax, list the exemption number 16 Is an affidavit as described in Neb. Rev. Stat. § 76-2,141 required because the property is located 17 Yes No 27 If yes, is the required affidavit attached to this filing? Yes No | 1157 40 Road Riverton, NE 68972 22 \$ 140,000,00 actions) 23 \$ 0,00 24 \$ 140,000,00 within a county or other geographic area with an active air force ballistic missile field? (See Instructions) | | | | | | | |
| 20 Legal Description (Attach additional pages, if needed.) N½NW¼ 33-2-12, Webster County, Nebraska 21 If agricultural, list total number of acres transferred in this transaction 80 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 instruction of the second line 22 minus line 23) 25 If this transfer is exempt from the documentary stamp tax, list the exemption number 1 list an affidavit as described in Neb. Rev. Stat. § 76-2.141 required because the property is located 1 minus 1 minu | 1157 40 Road Riverton, NE 68972 22 \$ - 140,000,00 23 \$ 0,00 24 \$ 140,000,00 within a county or other geographic area with an active air force ballistic missile field? (See Instructions) | | | | | | | |
| 20 Legal Description (Attach additional pages, if needed.) N½NW¼ 33-2-12, Webster County, Nebraska 21 If agricultural, list total number of acres transferred in this transaction 80 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 instructed 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 10 Is an alfidavit as described in Neb. Rev. Stat. § 76-2.141 required because the property is located 11 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 I am duly authorized to sign this statement. Henry C. Schenker | 1157 40 Road Riverton, NE 68972 22 \$ - 140,000,00 23 \$ 0,00 24 \$ 140,000,00 within a county or other geographic area with an active air force ballistic missile field? (See Instructions) | | | | | | | |
| 20 Legal Description (Attach additional pages, if needed.) N½NW¼ 33-2-12, Webster County, Nebraska 21 If agricultural, list total number of acres transferred in this transaction 80 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 instructed 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 10 Is an affidavit as described in Neb. Rev. Stat. § 76-2.141 required because the property is located 11 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 I am duly authorized to sign this statement. Henry C. Schenker Print or Type Name of Grantee or Authorized Representative | 1157 40 Road Riverton, NE 68972 22 \$ 140,000,00 actions) 23 \$ 0,00 24 \$ 140,000,00 within a county or other geographic area with an active air force ballistic missile field? (See Instructions) hat it is, to the best of my knowledge and belief, true, complete, and correct, (308) 425-6273 Phone Number | | | | | | | |
| 20 Legal Description (Attach additional pages, if needed.) N½NW¼ 33-2-12, Webster County, Nebraska 21 If agricultural, list total number of acres transferred in this transaction 80 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 instructed 4 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 1 Se Is an affidavit as described in Neb. Rev. Stat. § 76-2.141 required because the property is located 1 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 I am duly authorized to sign this statement. Henry C. Schenker Print or Type Name of Grantee or Authorized Representative | 1157 40 Road Riverton, NE 68972 22 \$ 140,000,00 23 \$ 0,00 24 \$ 140,000,00 within a county or other geographic area with an active air force ballistic missile field? (See Instructions) hat it is, to the best of my knowledge and belief, true, complete, and correct, (308) 425-6273 Phone Number 1/23/2025 | | | | | | | |
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| Index | |
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| Computer | |
| Assessor | |
| Carded | |

NEBRASKA DOCUMENTARY STAMP TAX

Date: 01/23/25 \$ 315.00 By AS Bk 2025, Pg 220

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 23 day of January A.D., 2025, at 02:00 o'clock PM. Recorded in Book 2025 on Pages 220-221

Although County Clerk

Fee: \$16.00 By: AS Deputy Electronically Recorded

When recording is completed, please return to:

DUNCAN, WALKER, SCHENKER & DAAKE, P.C., L.L.O. P. O. Box 207
Franklin, NE 68939

TRUSTEE'S JOINT TENANCY WARRANTY DEED

CINDI L. CAVENDER, SUCCESSOR TRUSTEE OF THE RICHARDSON FAMILY TRUST, Grantor,

in consideration of One Hundred Forty Thousand and no/100 --- (\$140,000.00)--- Dollars, receipt of which is hereby acknowledged, conveys to

KELVIN R. JAMES and KATHY E. JAMES, husband and wife, as joint tenants and not as tenants in common, Grantees,

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

The North Half of the Northwest Quarter (N½NW¼) of Section Thirty-three (33), Township Two (2), North, Range Twelve (12) West of the 6th P.M., Webster County, Nebraska.

Grantor covenants (jointly and severally, if more than one) with the Grantees that Grantor:

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

| Executed: | January | 18 | , 2025. |
|-----------|---------|----|---------|
|-----------|---------|----|---------|

Cindi L. Cavender, Successor Trustee of the Richardson Family Trust.

STATE OF COLORADO) ss.

The foregoing instrument was acknowledged before me on January 18th, 2025 by Cindi L. Cavender, Successor Trustee of the Richardson Family Trust.

Notary Public.

JERENY DAMM
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20144024807
MY COMMISSION EXPIRES 06/23/2026

Agricultural Land Sales Worksheet

| Cnty No. | Bo | ok . | Page | | Sale | Date | A TABLE TO SERVICE AND A SERVI | | Sch | ool Dis | e de la propie de | | | | |
|-------------|--------------------------------|------------------|------------|------|--------------|---------------|--|-----------|-----------|---------|-------------------|--------------------------|-----------------|---------------------|-------------|
| 91 | 20 | 25 | 219 | | 1/9, | /2025 | Base: 9 | 1-00 | 02 | Affilia | ted: | hadasa Sindhalanan - cor | Unif | | |
| Location | $\mathbf{D}_{\cdot\cdot\cdot}$ | Sale | Number | | Useability | & Code# | | | | P | arcel N | lumber | 7 | | |
| 0022071 | .00 | | 20 | | 4 | 05 | GeoCde | Twn | Rng | Sect | Qrt | Subdiv | Area | Blk | Parcel |
| | D | ate of S | ale Assess | ed V | alue | | 4493 | 1 | 12 | 7 | 0 | 00000 | 1 | 000 | 0000 |
| Land | | Imp | orovement | s | T | otal | 156.7 | Ď | ate of | Sale P | roperty | Classific | ation (| Code | |
| | ,500 | | | | | 1,500 | Status | Prop | perty Ty | pe | Zoning | Locatio | n Cit | y Size | Parcel Size |
| | Andreas Section 1 | Irrigat | tion Type: | | | | A) 2 | B) | 05 | C) | 5 | D) 3 | E) | 0 | F) 5 |
| LCG | | | ACRES: | | V <u>A</u> I | JUE: | | LCG | | | ACR | ES: | | VAL | U E: |
| IRRIGATE | D 1A1 | | | | | | GR | ASSLA | ND I | G1 | | | | | |
| | 1A | | | | | | | |] | lG | | | | | |
| | 2A1 | | | | | | | | 20 | G1 | | | | | |
| | 2A | | | | | | | | | 2G | | | | | |
| | 3A1 | | | | | | , | | 30 | G1 | | | <u> </u> | | |
| | 3A | | | | | | **** | | - 3 | 3G | | | ļ | | |
| | 4A1 | | | | | | | | 40 | G1 | | | ļ | | |
| | 4A | | | _ | | | | | | 4G | | | | | |
| DRYLANI |) 1D1 | ļ | - | | | | \$ | Shelterbe | elt/Timb | er | | | <u> </u> | | |
| | 1D | | | | | | | Accretion | | on | | | <u> </u> | | |
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| Out | ouildings | | | 46.2 | | | Noi | n-AG T | IOIA | <u></u> | | | | | |
| Assessor's | | | | | |): | Total Recapture Value: | | | | | | | | |
| Assessor Co | | | | | | | | | | | | | | | |
| QCD; T | RANSF | ERED | FROM A | ONT | TO NIE | CE. | | | | | | | | | |
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Good Life. Great Service. DEPARTMENT OF REVENUE

FORM 521

Real Estate Transfer Statement 20
• 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 unle | ess this stateme | nt is signed and i | tems 1-25 are accurat | tely completed. | | | | | |
|--|---|----------------------------|---|---|---|--------------------------------------|--|--|--|--|
| 2 983835070 C 200000000 | County Number | | 3 Date of Sale/Transfer 4 Date of Deed | | | | | | | |
| WEBSTEF | | | Mo. 01 Day 09 Yr. 2025 Mo. 01 Day 09 Yr. 2025 | | | | | | | |
| 5 Grantor's Name, Address, and Telephon | e (Please Print) | | 6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) | | | | | | | |
| Grantor's Name (Seller) Karen Wolf | | | Grantee's Name (Buyer) Michelle Lewis | | | | | | | |
| Street or Other Mailing Address 500 7th Ave. | , | | Street or Other Mailing Address 1935 W. 12th St. | | | | | | | |
| ^{City} Audubon | State IA | Zip Code 50025 | City Hastings | L. a. | State NE | Zip Code 68901 | | | | |
| Phone Number (712) 304-2781 | | | Phone Number (402) 705-07 | 799 Is the grantee If Yes, is the gr | a 501(c)(3) organiza rantee a 509(a) found | tion? Yes ✓ No dation? 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. | | | | | | |
| (A) Status | 0 | (E |) Property Type | | _ | (C) | | | | |
| ☐ Improved ☐ Single Family ☐ Unimproved ☐ Multi-Family ☐ IOLL ☐ Commercial | ☐ Industria ☐ Agricultu ☐ Recreati | ral | Mineral Interests Mineral Interests | | State Assessed Exempt | Mobile Home | | | | |
| 8 Type of Deed Conservator | | | and Contract/Memo | Partition | Sheriff | Other | | | | |
| Bill of Sale Corrective Cemetery Death Certificate — | | Easement Le | ease ineral | Personal Rep. | Trust/Trustee Warranty | <u> </u> | | | | |
| 9 Was the property purchased as 10 | | | | ble Trust Revocable T | | nsfer on Death | | | | |
| part of an IRS like-kind exchange? (I.R.C. § 1031 Exchange) | | sement Gift | Life Esta | = | = | stee to Beneficiary ner (Explain) | | | | |
| 11 Was ownership transferred in full? (If No, | explain the division.) | | 12 \ | | | o, state the intended use.) | | | | |
| 13 Was the transfer between relatives, or if to | a trustee, are the trusto | r and beneficiary rel | atives? (If Yes, chec | | | | | | | |
| | ncle to Niece or Nephew | | Partnership, or LLC | Self | Othe | r | | | | |
| ☐ Brothers a | | Grandparents Parents and 0 | and Grandchild | Spouse Step-parent and 9 | Sten-child | | | | | |
| Ex-spouse | | Falerits and C | | page assumed? (If Yes, sta | | nterest rate.) | | | | |
| \$1,500 | ar property: | | Yes | ✓ No \$ | no mo amount and n | % | | | | |
| 16 Does this conveyance divide a current party Yes No | rcel of land? | | 17 Was transfer th | nrough a real estate agent | or a title company? | (If Yes, include the name | | | | |
| 18 Address of Property | | | 19 Name and Add | dress of Person to Whom t | he Tax Statement Sh | | | | | |
| 5 C C C C C C C C C C C C C C C C C C C | | | Michelle Lewis | | | | | | | |
| | | | 1935 W. 12th St. | | | | | | | |
| | Vacant land | | Hastings, NE 68901 | | | | | | | |
| 20 Legal Description | | | | | | | | | | |
| See attached. | | | | | | | | | | |
| | 2 | | | | | | | | | |
| 21 If agricultural, list total number of acres | 3 | | | | IS | | | | | |
| 22 Total purchase price, including any | liabilities assumed | | ********* | | 22 \$ | 0,00 | | | | |
| 23 Was non-real property included in the | he purchase? Yes | ☐ No (If Yes, e | enter dollar amoun | t and attach itemized lis | | i | | | | |
| 24 Adjusted purchase price paid for rea | al estate (line 22 minu | s line 23) | *********** | | 24 | 0 00 | | | | |
| 25 If this transfer is exempt from the do | | | | the best of my knowledge | and haliaf two as | | | | | |
| correct, and that I am duly aut Daniel D. McMahon | | | ent and that it is, to | the best of my knowledge | and belief, true, col | (402) 834-2022 | | | | |
| Print or Type Name of Grante | e or Authorized Represer | ntative | | | Phone Number | | | | | |
| sign 197 140 | San Marian Land | | | Attorney for Grante | ee | 01/17/25 | | | | |
| here Signature of Grantee or Author | | | Title | | | Date | | | | |
| | | of Deed's Use C | | | | For Dept. Use Only | | | | |
| 23 75 | Value of Stamp or Exem \$ \(\mathcal{4}\) 50 | ıpı Number | 28 Recording Date | . / / | | | | | | |
| Mo. Day Yr. S | 4 7.30 | | UNADO | 5, ta 219 | Authorized by Neb Re | ev Stat && 76-214 77-1327/2\ | | | | |

521 Statement

Line 20 - Legal Description

A tract of land located In the East 1/2 of Section Seven (7), Township One (1) North, Range Twelve (12), West of the 6th P.M., Webster County, Nebraska, described as follows: Commencing at the Southeast corner of the NEI/4 of said Section; thence S88°11'39"W, 1087.12 feet to the True Point of Beginning; thence N02°50'11"W, 278.56 feet; thence N20°18'33"E, 59.03 feet; thence N67°52'16"E, 35.97 feet; thence N18°30'09"W, 71.46 feet; thence S54°59'43"W, 94.20 feet along the south bank of the river; thence S58°34'29"W, 241.03 feet along the south bank of the river; thence S69°05'37"W, 128.75 feet along the south bank of the river; thence S69°05'37"W, 128.75 feet along the south bank of the river; thence S05°44'39"E, 77.76 feet to the existing fence and assumed north county road right-of-way line; thence N82°16'51"E, 520.37 feet along existing fence and assumed road right-of-way to the Point or Beginning. Said tract contains 2.89 acre, more or less and is subject to all easements or rights-of-way as may be previously recorded.

BOOK 2025 PAGE 21°

State of Nebraska 355 County of Webster. Entered on the numerical index and filed for record in the Clerk's office of said county this 23 day Jan A.D., 2020, at 10:3 o'clock AM. Recorded in Book 202 on Page_ Deputy Carded Assessor,

NEBRASKA DOCUMENTARY

Return Address: McM Law Office, LL.C., 2727 W. 2nd St., Suite 225, Hastings, NE 68901

OUITCLAIM DEED

Karen Wolf, a single individual, Grantor (whether one or more), in consideration of Love and Affection, received from Grantee (whether one or more), conveys to Grantee Michelle Lewis, all of Grantor's interest in the following described real estate:

A tract of land located In the East 1/2 of Section Seven (7), Township One (1) North, Range Twelve (12), West of the 6th P.M., Webster County, Nebraska, described as follows: Commencing at the Southeast corner of the NEI/4 of said Section; thence S88°11'39"W, 1087.12 feet to the True Point of Beginning; thence N02°50'11"W, 278.56 feet; thence N20°18'33"E, 59.03 feet; thence N67°52'16"E, 35.97 feet; thence N18°30'09"W, 71.46 feet; thence S54°59'43"W, 94.20 feet along the south bank of the river; thence S58°34'29"W, 241.03 feet along the south bank of the river; thence S37°08'25"W, 228.02 feet along the south bank of the river; thence S69°05'37"W, 128.75 feet along the south bank of the river; thence S05°44'39"E. 77.76 feet to the existing fence and assumed north county road right-of-way line; thence N82°16'51"E, 520.37 feet along existing fence and assumed road right-of-way to the Point or Beginning. Said tract contains 2.89 acre, more or less and is subject to all easements or rights-ofway as may be previously recorded.

Executed on the date set forth in the acknowledgments below.

STATE OF [

COUNTY OF ALBRES

The foregoing instrument was acknowledged before me on the day of January, 2025.

by Karen Wolf, Grantor.

RENE RUSTVOLD ommission Number 840450 Commission Expires June 28, 2025

Residential & Commercial Sales Worksheet

| Cnty No. | Bo | ok | Page | | | Sale Date | | | X.70 | | | | Sc | hool | Dis | tric | ct Code | e 🦾 : | | | | |
|---------------|----------------------|-----------------------|--------------|-------|-----------------------|---------------|-----------|-----------------|-------------------------|----------------|-----------------|------|-------|--------|------------------|----------|-------------|--------|------------|-------------|--------|--------|
| 91 | 20 | 25 | 217 | | 1/ | 22/2025 | | Base | : 9 | 1-0 | 002 Affiliated: | | | | | Unified: | | | | | | |
| Location | D : | Sale | Number | Ţ | Jseabi | lity & Code | # | , | | | | | | Par | cel N | Number | | | | | | |
| 0001258 | 300 | | 19 | | 1 | | | GeoC | de | Twn | Ri | ıg | Sec | t c | Qrt . | S | Subdiv | Are | a . | Blk | Pa | rcel |
| | Date of Sale Assesse | | d Va | lue | | | 437 | 1 | | | 1000000 | 00 |) | 0 | 1 | 0020 | | | 009 | 00 | 00 | |
| Land | | Imp | rovements | | | Total | | | | -] | Date | of S | ale | Prop | erty | C. | lassific | ation | ı C | ode | | |
| 1 | ,310 | | 1,04 | ŧ0 | ** 26 TO STOLEN 16 10 | 2,35 | 0 | Sta | tus | Pi | operty | Туј | pe | Zon | ing | | Location | i | City | Size | Parce | l Size |
| Assessor Lo | cation: | RED | CLOUD (| (RC) | | | | A) | 1 | B) | 0 | 1 | | C) | 1 | I | D) 1 | E |) | 6 | F) | 1 |
| | | | 4.5 | 1.5 | | Residen | tial | | | | | | | | | C | ommer | cial | | | | |
| | Mul | tiple Im | provements | Mu | ltiple. In | provements.: | | | | | Multi | ple. | Impro | vemer | nts.: | | | | | | | |
| | | distribution that the | ruction Date | 694 | structio | n Date : | | | | | Const | ruct | ion D | ate : | | | | | | | | |
| 10.40 | | | Floor | Floo | or Sq. Fi | | | | | | Floor | Sq. | Ft. : | | | | | | | | | |
| | | Buildir | ig Cost New | Cos | st: | | | | | | Cost | : | | | | | | | | | | |
| Single Family | Style: | | | Re | sidenti | al Condition: | | | | | Com | me | rcial | Occu | pane | су (| Code: 🦑 | | | | | |
| (100) 🗆 Mo | | | | (10 |) 🗆 | Worn Out | | | | | Prim | ary: | | | Oť | her | 1: | | 0 | ther2: | | |
| (101) 🗆 One | e Story | | | (20 |)) 🗆 | Badly Worn | | | | | Com | me | rcial | Cons | truc | tior | n Class: | | | | | |
| (102) 🗆 Tw | o Story | | | (30 |)) 🗆 | Average | | | | | (1) | | Fin | ергоо | f Str | ucti | ural Stee | l Fra | me | | | |
| (103) 🗆 Spl | it Level | | | (40 |)) 🗆 | Good | | | | | (2) | | Rei | inforc | ed C | one | crete Fra | me | | | | |
| (104) 🗆 11/ | /2 Story | | | (50 |)) 🗆 | Very Good | | | | | (3) | | Ma | sonry | Bea | ning | g Walls | | | | | |
| (111) 🗆 Bi-l | Level | | | (60 |) 🗆 | Excellent | | | | | (4) | | Wo | od o | r Stee | el F | ramed F | ext. V | /alls | 3 | | |
| (106) 🗆 Oth | ier | | | | i nive | | | | | | (5) | | Me | tal Fr | ame | and | l Walls | | | | | |
| Townhouse or | r Duple: | x Style: | | Re | sidenti | al Quality: | | | | | (6) | | Pol | e Fra | me | | | | | | | |
| (301) 🗆 One | e Story | | | (10 |) 🗆 | Low | | | | | Cost | Ra | nk: | | | | | Cond | itioı | n: | | |
| (302) 🗆 Tw | o Story | | | (20 |) 🗆 | Fair | | | | | (10) | | Lo | W | | | (| (10) | | Worn | Out | |
| (307) 🗆 11/ | 2 Story | | | (30 |) 🗆 | Average | | | | | (20) | | Av | erage | | | (| (20) | | Badly | Wom | |
| (308) □ Spl | it Level | | | (40 |) 🗆 | Good | | | | | (30) | | | ove A | vera | ge | (| (30) | | Averag | ge | |
| (309) 🗆 21/ | | | | (50 |)) 🗆 | Very Good | | | | | (40) | | Hig | gh | r storaged, vice | 7 74 A | (| (40) | | Good | | |
| (304) 🗆 One | | | | (60 |)) 🗆 | Excellent | en aware. | diane constitui | ci k., n. milhalisatoti | saltania teras | | | | | | | <i>(</i> | (50) | | Very C | lood | |
| (305) 🗆 Two | o Story l | Duplex | | 9,00 | | | | | | | | | | | | | (| (60) | | Excelle | ent | ., |
| Assessor's | s Adju | stmen | t to Sale l | Price | e (+ o | r -): | | | | | | | | | | | | | | | | |
| Assessor Co | mment | s and F | Reason for . | Adju | stmen | t: | | | | | | | | | | | | | | | | |
| WD | | | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | | | |
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| | | | | | | | | | | | | | | | | | | | | | | |
| Comments 1 | Fnom- | | | | | | | | | 0.200 | | | | | | | | | | | | |
| 000125 | | | | | | | | | | omn | ients: | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | | | |
| | <u>.</u> | | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | - | | | |
| | • | | | | | | | | | | | | • | | | | | | | (Conti | nue on | back) |

35800

Real Estate Transfer Statement

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

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

FORM 521

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

Good Life, Great Service. DEPARTMENT OF REVENUE

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

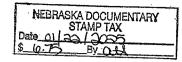
1 County Name 3 Date of Sale/Transfer 2 County Number 4 Date of Deed Mo. 01 Day 22 _{Mo.} <u>0</u>1 Day_22 Yr 2025 Webster - 91 Yr. 2025 5 Grantor's Name, Address, and Telephone (Please Print) 6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Grantor's Name (Seller) High Flow Partnership Alejandro Castró Street or Other Mailing Address Street or Other Mailing Address 309 N Broadwell 309 N Broadwell City State Zip Code City State Zip Code Grand Island NE Grand Island 68803 NE 68803 Phone Number (308) 833-0108 Phone Number (308) 227-8369 Is the grantee a 501(c)(3) organization? Yes If Yes, is the grantee a 509(a) foundation? Yes Email Address Email Address n/a n/a 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. (A) Status (B) Property Type (C) ✓ Improved ✓ Single Family Industrial Mineral Interests-Nonproducing Mobile Home State Assessed Unimproved Multi-Family Agricultural Mineral Interests-Producing Exempt ☐ IOLL Commercial Recreational 8 Type of Deed Conservator Distribution Land Contract/Memo Sheriff Partition Other Bill of Sale Corrective Easement Lease Trust/Trustee Personal Rep. Death Certificate - Transfer on Death Cemetery Executor Mineral Quit Claim Warranty 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 Life Estate Auction Easement **Gift** Sale Trustee to Beneficiary Exchange) by buyer or seller? Buyer ☐ Seller ✓ No Court Decree Grantor Trust Partition Texchange 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? (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.) 2.350.00 ✓ 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 **V** No 18 Address of Property 19 Name and Address of Person to Whom the Tax Statement Should be Sent 822 N Cedar St Same as Grantee Red Cloud, NE 68970 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...... 22 |\$ 0,00 23 Was non-real property included in the purchase? 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 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? Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement. Kory McCracken (402) 746-3613 Print or Type Name of Grantee or Authorized Representative Phone Number sign Attornev 1/22/2025 Gfarftee 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 22_Yr. 25

Lots Nineteen (19), Twenty (20) and Twenty-one (21), Block Nine (9), Smith & Moore's Addition to Red Cloud, Webster County, Nebraska.

BOOK 2005 PAGE 217

State of Nebraska ss.

Entered on the numerical index and filed for record in the Clerk's office of said county this day of Jamuan A.D., 2035, at 3:50 o'clock P.M. Recorded in Book and a Rage 217 County Clerk \$10.00 Deputy Ind Comp Assessor Carded



WARRANTY DEED

High Flow Partnership, a Nebraska partnership, GRANTOR, in consideration of ONE AND NO/100 DOLLARS (\$1.00) receipt of which is hereby acknowledged, convey to Alejandro Castro, a single person, GRANTEES, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Lots Nineteen (19), Twenty (20) and Twenty-one (21), Block Nine (9), Smith & Moore'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 January 72, 2025

Stewart Ritter, Partner

Alejandro Castro, Partner

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on January 2025, by Stewart Ritter, Partner, and Alejandro Castro, Partner, on behalf of High Flow Partnership, a Nebraska partnership.

Comm. expires

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

Notary Public

Agricultural Land Sales Worksheet

| Cnty No. Boo | ok . | Page | Sale | Date | | | aria marka | S | chool Dis | trict Code | | | | | |
|---------------|-------------|------------|------------|---------|---------------|----------|------------|-------------------|-----------|------------|----------|-------------|-------------|--|--|
| 91 20 | 25 | 212 | 11/6 | /2024 | Base: 9 | 1-00 | 02 | Aff | iliated: | | Unified: | | | | |
| Location ID | Sale Nu | imber | Useability | & Code# | Parcel Number | | | | | | | | | | |
| 002310900 | 02310900 14 | | 4 05 | | GeoCde | Twn | Twn Rng S | | ct Qrt | Subdiv | Area | Blk | Parcel | | |
| De | ate of Sale | Assessed V | alue | | 4369 | 2 | 12 | 2 | 7 2 | 00000 | 1 | 000 | 0000 | | |
| Land | Impros | ements | To | ital | | D | ate of | Sale | Property | Classific | ation (| le constant | | | |
| 219,050 | | | 2 | 19,050 | Status | Proj | erty Ty | pe | Zoning | Location | -Cit | y Size | Parcel Size | | |
| | Irrigation | Туре: | | | A) 2 | B) | 05 | | C) 5 | D) 3 | E) | 0 | F) 9 | | |
| LCG | ACE | ŒS: | VAL | UE: | | LCG | | | ACR | ES: | | VAL | J E: | | |
| IRRIGATED 1A1 | | | | | GR. | ASSLA | ND 10 | Gl | 2 | 4.000 | | | 37,200 | | |
| 1 A | | | | | | | 1 | lG | | 9.000 | | | 13,950 | | |
| 2A1 | | | | | · | | 20 | G1 | 2 | | | 37,700 | | | |
| 2A | , | | | | | | 2 | 2G | 1 | | | 14,500 | | | |
| 3A1 | | | | | | | 30 | Gl | | | | | | | |
| 3A | | | | | | | 3 | 3G | | | | | | | |
| 4A1 | | | | | | | 40 | Gl | | | | | | | |
| 4A | | | | | | | 2 | 4G | 8 | 9.000 | | 1 | 15,700 | | |
| DRYLAND 1D1 | | | | | S | helterbe | lt/Timb | er | | | | | | | |
| 1D | | | | | | | Accreti | on | | | | | | | |
| 2D1 | | | | | | | Was | ste | | | | | | | |
| · 2D | | | | | | | Oth | ier | | | | | | | |
| 3D1 | | | | | AG L | AND T | ГОТА | \mathbf{L} | 15 | 8.000 | | 2 | 19,050 | | |
| 3D | | | | | | | Roa | ds | | 2.000 | | 建设设 | | | |
| 4D1 | | | | | | F | arm Sit | es | | : | | | | | |
| 4D | | | | | | H | ome Sit | es | | | | | | | |
| | | | -44 | 1 | | F | ecreation | on | | | | | | | |
| Dwellings | | | | | Other | | | | | | | | | | |
| Outbuildings | | | | | Non | -AG | TOTA | $\mathbf{L} igg[$ | | 2.000 | | | | | |

| Assessor's Adjustment to Sale Price (+ or -): | | Total Recapture Value: |
|---|----------|------------------------|
| Assessor Comments and Reason for Adjustment: | | |
| DEED OF DISTRIBUTION; FROM PARENT | TO CHILD | |
| | | |
| | | |
| | · | |
| | | |
| Comments from | Com | ments: |
| 002310900 | | |
| | | |
| | | |
| | | |
| | | (Continue on back) |



NEBRASKA

Good Life. Great Service.

DEPARTMENT OF REVENUE

Real Estate Transfer Statement

14

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 statemen | t is signed and items 1-27 are accurately completed. | | | | | | | | |
|---|---|---|--|--|--|--|--|--|--|
| 1 County Name Webster - 91 | 3 Date of Sale/Transfer Mo. 11 Day 06 Yr. 2024 4 Date of Deed Mo. 11 Day 06 Yr. 2024 | | | | | | | | |
| 5 Grantor's Name, Address, and Telephone (Please Print) | 6 Grantee's Name, Address, and Telephone (Please Print) | | | | | | | | |
| Grantor's Name (Seller) Robert & Sheila Minnick, Co-tstees Gerald & Winifred Minnick Trust | Grantee's Name (Buyer) Joy E. Chrisman Estate | | | | | | | | |
| Street or Other Mailing Address 782 Hwy 136 | Street or Other Mailing Address c/o Anthony Chrisman 2204 M Road | | | | | | | | |
| City State Zip Code Red Cloud NE 68970 | City State Zip Code 68972 | | | | | | | | |
| Phone Number (402) 746-2465 | Phone Number (402) 746-2461 Is the grantee a 501(c)(3) organization? 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 ☐ Mineral Interests-Nonproducing ☐ State Assessed ☐ Mobile Hor ☑ 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 Mir | ase Personal Rep. Trust/Trustee eral Quit Claim Warranty | | | | | | | | |
| 9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? | | ansfer on Death ustee to Beneficiary | | | | | | | |
| Buyer Seller V No Court Decree Exchange Granto 11 Was ownership transferred in full? (If No, explain the division.) | or Trust Partition Satisfaction of Contract Ot 12 Was real estate purchased for same use? (If N | her (Explain) | | | | | | | |
| V Yes No | Vas No | o, state the interiora acc., | | | | | | | |
| 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) Yes No Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC Self Other Trust to Beneficial | | | | | | | | | |
| | | | | | | | | | |
| ☐ Brothers and Sisters ☐ Grandparents and Grandchild ☐ Spouse ☐ Ex-spouse ☐ Ex-spouse ☐ Step-parent and Step-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.) | | | | | | | | | |
| 344,000.00 | ☐ 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? of the agent or title company contact.) Yes | (If Yes, include the name | | | | | | | |
| 18 Address of Property Rural Webster County, Nebraska | 19 Name and Address of Person to Whom the Tax Statement S (Same as Grantee) | hould be Sent | | | | | | | |
| 18a ☑ No address assigned 18b ☑ Vacant land | | | | | | | | | |
| 20 Legal Description (Attach additional pages, if needed.) The Northwest Quarter (NW1/4) of Section Twenty-S (12) West of the 6th P.M. in Webster County, Nebr | Seven (27), Township Two (2) North, F | Range Twelve | | | | | | | |
| • • | aska. | | | | | | | | |
| 21 If agricultural, list total number of acres transferred in this transaction 160+- 22 Total purchase price, including any liabilities assumed. | | 0,00 | | | | | | | |
| 23 Was non-real property included in the purchase? | | 0,00 | | | | | | | |
| Yes No (If Yes, enter dollar amount and attach itemized list.) (see instru | ections) | 0.00 | | | | | | | |
| 24 Adjusted purchase price paid for real estate (line 22 minus line 23) | | | | | | | | | |
| ☐ Yes ☑ No | | | | | | | | | |
| 2 x mm V 2 x m v 2 x m v 2 x m v 2 x m v 2 x m v 2 x m v 2 x m v 2 x m v 2 x m v 2 x m v 2 x m v 2 x m v 2 x m | | | | | | | | | |
| 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, a | | | | | | | | |
| Print or Type Name of Grantee or Authorized Regresentative | | (402) 746-3613 Phone Number | | | | | | | |
| sign Swell Sprond | ATTORNEY | 1-22-35 | | | | | | | |
| here Signature of Grantee of Authorized Representative | Title | Date | | | | | | | |
| Register of Deed's Use On | lly | For Dept. Use Only | | | | | | | |
| 28 Date Deed Recorded 29 Value of Stamp or Exempt Number | | | | | | | | | |
| 28 Date Deed Recorded Mo. Day 22 | BK 2025, 14 212 | | | | | | | | |

BOOK 2025 PAGE 212

State of Nebraska
County of Webster

Entered on the
numerical index and filed for record in the
Clerk's office of said county this 2 day
of 0 A.D., 20 3 at 9:3
o'clock A. Recorded in Book 202 on Page 2 2 2

County Clerk
10.90 Deputy
Ind. Comp. Assessor Carded

NEBRASKA DOCUMENTARY STAMP TAX Date ーコュームS SExenst#20 By 仏

TRUSTEE'S DEED OF DISTRIBUTION TO BENEFICIARY OF TRUST

Robert Minnick and Sheila Minnick, Co-Trustees of the Gerald Minnick and Winifred Minnick Trust of 2015, GRANTORS, in consideration of ONE AND NO/100 DOLLARS (\$1.00) and Distribution to a Beneficiary of the Trust, convey to the Estate of Joy E. Chrisman, Deceased, GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

The Northwest Quarter (NW¼) of Section Twenty-Seven (27), Township Two (2) North, Range Twelve (12) West of the 6th P.M. in Webster County, Nebraska; AND

The West Half of the Northeast Quarter (W½NE¾); and the Southeast Quarter (SE¾), EXCEPT, that part of the Southeast Quarter (SE¾) lying East of the Public Road as now laid out which crosses said Southeast Quarter from the southwest to the northeast, being about five (5) acres, and EXCEPT that part of the Southeast Quarter (SE¾) described as being a tract thirty-three (33) feet square out of the extreme southwest corner of the Northwest Quarter of the Southeast Quarter (NW¼SE¾), all in Section Eight (8), Township One (1) North, Range Thirteen (13) West of the 6th P.M. in Franklin County, Nebraska.

GRANTOR has determined that the GRANTEE is the person entitled to distributon of the real estate from said Trust. GRANTOR covenants with GRANTEE that GRANTOR has legal power and lawful authority to convey and release the same.

Executed November 11 ~ 4, 2024.

Robert Minnick, Trustee

Sheila Minnick, Trustee

STATE OF NEBRASKA, COUNTY OF WEBSTER) SS.

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

Comm. expires 13-7-36

Notary Public

Agricultural Land Sales Worksheet

| Cnty No. | Book | Page | Sale | Date | | 194 | | | Sch | ool Dis | trict | Code | ar di | | | eren eren eren eren eren eren eren eren |
|-----------------------------|-----------------|------------|--|---------|------------------------------------|----------|----------|--------|---|---------|--------|----------------------------|---------|--------|------------|---|
| 91 2 | 025 | 211 | 11/6 | /2024 | Base: 91-0002 Affiliated: Unified: | | | | | | | | | | | |
| Location ID | Sale | Number | Useability | & Code# | Parcel Number | | | | | | | | | | | |
| 002312600 | | 13 | 4 | 05 | GeoCde | Twn | Rng | Rng Se | | Qrt | Subdiv | | Area | Blk | Blk Parcel | |
| Date of Sale Assessed Value | | | | 4369 | 2 | 12 | | 32 | 4 | 00000 | | 1 | 000 | 00 | 000 | |
| Land | Im ₁ | provements | A To | otal | 4 2 4 | | Date o | f Sa | ale P | roperty | Clas | sifica | ition (| ode | | S |
| 526,47 | | | 5 | 26,475 | Status | Pi | operty | Гуре | | Zoning | Lo | cation | Cit | y Size | Parc | el Size |
| | Irriga | tion Type: | , | | A) 2 | B) | 0.5 | ; | C | 5 | D) | 3 | E) | 0 | F) | 9 |
| LCG | | ACRES: | VAL | UE: | | LCG | . | | | ACR | ES: | | | VÄL | UE: | |
| IRRIGATED 1 | A1 | 43.850 | . 1 | 88,770 | GI | RASSL | ,AND | 1GI | l | | | | | | | |
| | .А | 14.630 | | 62,980 | | | | 1G | ì | | | | | | | |
| 2. | A1 | | | | | | | 2G1 | <u> </u> | | | | | | | |
| | 2A | | | | 2G | | | ì | | | | | | | | |
| 3. | A1 | 5.590 | | 21,380 | 3G1 | | | L L | | | | | | | | |
| | SA . | | | | | <u>.</u> | | 3G | 3 | | | | | | | |
| 4 | A1 | | | | | | | 4GI | <u> </u> | | | | | | | |
| | IA | 28.130 | 1 | .07,035 | | | | 4G | 3 | 11.720 | | | | | 5, | 860 |
| DRYLAND 1 | 01 | 33.670 | | 92,595 | ; | Shelter | belt/Tin | nber | r | | | | | | | |
| | .D | 8.650 | | 23,790 | | | Accre | tion | 1 | | | | | | | |
| 2 | 01 | | | | | | W | aste | e | | | | | | | |
| | .D | | | | | | | ther | | | | | ···· | | | |
| | D1 | | | | AG LAND TOTAL | | | + | 15 | 4.9 | | and an opinion of the con- | 5 | 26, | 475 | |
| | D | | | | Roads | | | + | | 1.9 | 70 | | | | | |
| | 01 | | | | Farm Sites | | | 8 | | | | | | | | |
| | D | 8.750 | | 24,065 | Home Sites | | | | | | | | | | | |
| | 46864880 | | Land Mark Market | | Recreation | | | + | | | | | | | | |
| Dwellir | | | | | Other Non-AG TOTAL | | | - | | | | | | | | |
| Outbuildir | gs | | en e | | No | n-AG | TOT | AL | <u>, </u> | | 1.9 | /0 | | | | |

| Assessor's Adjustment to Sale Price (+ or -): | Total Recapture Value: |
|---|------------------------|
| Assessor Comments and Reason for Adjustment: | |
| DEED OF DISTRIBUTION; FROM PARENT | TO CHILD |
| | |
| | |
| | |
| | |
| Comments from | Comments: |
| 002312600 | |
| | |
| | |
| | |
| | (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.

FORM 521

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

| | innert and identity the approadic term ramber. | | | | | | | | |
|--|--|-------------|--|--|--|--|--|--|--|
| | ent is signed and items 1-27 are accurately completed. | | | | | | | | |
| 1 County Name 2 County Number | 3 Date of Sale/Transfer Mo. 11 Day 06 Yr. 2024 4 Date of Deed Mo. 11 Day 06 Yr. 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) Robert & Sheila Minnick, Co-tstees Gerald & Winifred Minnick Trus | Grantee's Name (Buyer) t Ila E. Chrisman | | | | | | | | |
| Street or Other Mailing Address 782 Hwy 136 | Street or Other Mailing Address 712 N Kearney | | | | | | | | |
| City State Zip Code Red Cloud NE 68970 | City State Zip Co Harvard NE 68944 | | | | | | | | |
| Phone Number (402) 746-2465 | Phone Number Is the grantee a 501(c)(3) organization? Yes (402) 772-2054 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. | | | | | | | | |
| (A) Status | B) 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 | | | | | | | | |
| 8 Type of Deed Conservator Distribution | and Contract/Memo Partition Sheriff Other | | | | | | | | |
| | .ease Personal Rep. Trust/Trustee | | | | | | | | |
| | aclosure | | | | | | | | |
| kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? Auction Easement Giff | Life Estate Sale Trustee to Beneficiary | / | | | | | | | |
| | ntor Trust Partition Satisfaction of Contract Other (Explain) | | | | | | | | |
| 11 Was ownership transferred in full? (If No, explain the division.) Yes No | 12 Was real estate purchased for same use? (If No, state the intende | ed use.) | | | | | | | |
| 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary r | Natives? (If Ves. shock the engressiste box.) | | | | | | | | |
| | , Partnership, or LLC Self Solf Other Trust to Ber | neficia | | | | | | | |
| Brothers and Sisters Grandparen | s 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.) | | | | | | | | |
| 753,000.00 | | % | | | | | | | |
| 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 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 | ∨ No | | | | | | | |
| Rural | (Same as Grantee) | | | | | | | | |
| Webster County, Nebraska | (came as cramos) | | | | | | | | |
| 18a 🗸 No address assigned 18b 🗌 Vacant land | | | | | | | | | |
| 20 Legal Description (Attach additional pages, if needed.) The Southeast Quarter (SE½) of Section Thirty-Two (32), Township County, Nebraska. | Two (2) North, Range Twelve (12) West of the 6th P.M. in Webster | | | | | | | | |
| 21 If agricultural, list total number of acres transferred in this transaction 160+- | | | | | | | | | |
| 22 Total purchase price, including any liabilities assumed | | :00 | | | | | | | |
| 23 Was non-real property included in the purchase? | 0 | 100 | | | | | | | |
| Yes No (If Yes, enter dollar amount and attach itemized list.) (see ins | tructions) | ;00 | | | | | | | |
| 24 Adjusted purchase price paid for real estate (line 22 minus line 23)25 If this transfer is exempt from the documentary stamp tax, list the exemption numbe | 122111000000000000000000000000000000000 | .00 | | | | | | | |
| 26 Is an affidavit as described in Neb. Rev. Stat. § 76-2, 141 required because the property is located by the New Yes. | d within a county or other geographic area with an active air force ballistic missile field? (See Instr | uctions) | | | | | | | |
| 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 an | d 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 of Authorized Representative | Phone Number | | | | | | | | |
| sign Wavel Hanned | ATTORNEY (-50- | -33 | | | | | | | |
| here Signature of Grantee or Authorized Representative | Title 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 | J, | | | | | | | |
| Mo. 1 Day ad Yr. 25 \$ Exemp + 420 | BK2025 Pa 211 | | | | | | | | |

đ

BOOK 2025 PAGE 211

State of Nebraska ss.

Entered on the numerical index and filed for record in the Clerk's office of said county this 22 day of 34 A.D., 20 3 at 9:31 o'clock A.M. Recorded in Book 202 on Page 211 County Clerk 10.00 Deputy Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date ーコューン
SEXEMPT#20By (1)

TRUSTEE'S DEED OF DISTRIBUTION TO BENEFICIARY OF TRUST

Robert Minnick and Sheila Minnick, Co-Trustees of the Gerald Minnick and Winifred Minnick Trust of 2015, GRANTORS, in consideration of ONE AND NO/100 DOLLARS (\$1.00) and Distribution to Beneficiary of the Trust, convey to Ila E. Chrisman, GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

The Southeast Quarter (SE¼) of Section Thirty-Two (32), Township Two (2) North, Range Twelve (12) West of the 6th P.M. in Webster County, Nebraska.

GRANTOR has determined that the GRANTEE is the person entitled to distributon of the real estate from said Trust. GRANTOR covenants with GRANTEE that GRANTOR has legal power and lawful authority to convey and release the same.

Executed November 11 - 6 -, 2024.

Robert Minnick, Trustee

Sheila Minnick, Trustee

STATE OF NEBRASKA, COUNTY OF WEBSTER) SS.

The foregoing instrument was acknowledged before me on November 2024, by Robert Minnick and Sheila Minnick, Co-Trustees of the Gerald Minnick and Winifred Minnick Trust of 2015.

Comm. expires $\sqrt{D} - \overline{J} - \overline{J}$

Notary Public

Agricultural Land Sales Worksheet

| Cnty No. | Во | ok 🦾 | Pa | ge | | ale Date | | S | | | School District Code | | | | | | |
|----------|-----------------------|------------------|-----------|--------|---------|--|--------------------|-----------------|----------------|---------------|----------------------|-----|-----------|---------|--------|------------|----------|
| 91 | 20 | 25 | 21 | .0 | 11 | /6/2024 | Base: 9 | Base: 91-0002 A | | | | | | Unit | | | |
| Location | \mathbf{D} | Sale | Numbe | r | Useabil | ity & Code # | | Parcel Number | | | | | | | | | |
| 0018117 | 00 | 5000 The 20 2000 | 12 | | 4 05 | | GeoCde | Twn | Rng Se | | ct Q | ť | Subdiv | Area | Blk | Blk Parcel | |
| 1 | D | ate of S | Sale Asse | ssed V | alue | | 4491 | 1 | 11 | 3 | 2 0 | | 00000 | 1 | 000 | 8: | 170 |
| Land | | Imp | proveme | nts | | Total | | D | ate of | Sale | Prope | rty | Classific | ation (| Code | | |
| | ,300 | | | | | 227,300 | Status | Pro | erty Ty | рe | Zonii | ıg | Location | Cit | y Size | Par | cel Size |
| | | Irrigat | tion Type | : | | | A) 2 | B) | 05 | | C) 5 | ; | D) 3 | E) | 0 | F) | 9 |
| LCG | | | ACRES: | | 1 | ALUE: | | LCG | | | A | CR | ES: | | VAL | UE: | |
| IRRIGATE | | | | | | | GF | RASSLA | ND 10 | G1 | | 6 | 3.000 | | | 97, | 650 |
| | 1A | | | | | | | |] | lG | | | | | | | |
| | 2A1 | | | | | | | | 20 | G1 | | | 5.000 | | | | 750 |
| | 2A | | | | | | | | | 2G | | | | | | 72, | 500 |
| | 3A1 | | | | | | | | 30 | Gl | | | | | | _ | |
| | 3A | | | | | | | | 3 | 3G | | 2 | 2.000 | | | 31, | 900 |
| | 4A.1 | | | | | | | | 40 | Gl | | | | | | | |
| | 4A | <u> </u> | | | | | | | | 4G | | | | | | | |
| DRYLANI |) 1D1 | | | | | | | Shelterb | | - | | | | | | | |
| | 1D | + | | | | | | | Accreti | on | | | | | | | |
| | 2D1 | + | | | | | | | Was | \rightarrow | | | 7.000 | | | 3, | 500 |
| | 2D | | | | | | <u> </u> | | Oth | | | | | | | | |
| | 3D1 | - | | | | | AGI | AND | 61 - 11 X1 - 1 | - | | | 7.000 | | 2 | 27, | 300 |
| | 3D | 1 | • | | | | | Roads | | | | | 6.000 | | | | 1.50 |
| | 4D1 | | | | | | | | arm Sit | \dashv | | | | | | | |
| Y | 4D | | | | | | | | ome Sit | \rightarrow | | | | | | | |
| Sa | | 92-03 | | | E215200 | | Recreation | | | | | | | | | | |
| | wellings ouildings | | | 100000 | | | Other Non-AG TOTAL | | | | | | 6.000 | | | | |
| Out | ranomigs | is play the | | | | 1105-001-00-110-11-1-1-1-1-1-1-1-1-1-1-1 | 1/0 | u-AG | IOTA | ابك | | | 0.000 | | | | |

| Assessor's Adjustment to Sale | Price (+ or -): | | Total Recapture Value: | |
|----------------------------------|-----------------|-------|------------------------|--------------------|
| Assessor Comments and Reason for | · Adjustment: | | | |
| DEED OF DISTRIBUTION; | FROM PARENT TO | CHILD | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| Comments from | | Com | ments: | |
| 001811700 | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | (Continue on back) |

Real Estate Transfer Statement

12

FORM

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.

521

| The deed will not be recorded unless this statemen | t is signed and items 1-27 are accurately completed. | | | | | | | | | |
|---|--|----------------------|--|--|--|--|--|--|--|--|
| 1 County Name Webster - 91 2 County Number | 3 Date of Sale/Transfer Mo. 11 Day 06 Yr. 2024 4 Date of Deed Mo. 11 Day 06 Yr. | 2024 | | | | | | | | |
| 5 Grantor's Name, Address, and Telephone (Please Print) | 6 Grantee's Name, Address, and Telephone (Please Print) | | | | | | | | | |
| Grantor's Name (Seller) Robert & Sheila Minnick, Co-tstees Gerald & Winifred Minnick Trust | Grantee's Name (Buyer) Rick Minnick | | | | | | | | | |
| Street or Other Mailing Address 782 Hwy 136 | Street or Other Mailing Address c/o Callie Minnick 329 Road J | | | | | | | | | |
| City State Zip Code Red Cloud NE 68970 | Réd Cloud NE 6 | Zip Code 8970 | | | | | | | | |
| Phone Number (402) 746-2465 | Phone Number (402) 746-2465 Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation? | Yes ✓ No 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. | | | | | | | | | |
| (A) Status (B) | Property Type | (C) | | | | | | | | |
| ☐ Improved ☐ Single Family ☐ Industrial ☑ Unimproved ☐ Multi-Family ☑ Agricultural ☐ IOLL ☐ Commercial ☐ Recreational | Mineral Interests-Nonproducing State Assessed Mineral Interests-Producing Exempt | Mobile Home | | | | | | | | |
| | nd Contract/Memo Partition Sheriff Other | | | | | | | | | |
| Bill of Sale Corrective Easement Lea | | | | | | | | | | |
| 9 Was transfer part of IRS like- 10 Type of Transfer Distribution Forecl | | eath | | | | | | | | |
| kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? Auction Easement Gift | Life Estate Sale Trustee to Bender | | | | | | | | | |
| | or Trust Partition Satisfaction of Contract Other (Explain) 12 Was real estate purchased for same use? (If No, state the | | | | | | | | | |
| 11 Was ownership transferred in full? (If No, explain the division.) Yes NoNoNo | | | | | | | | | | |
| 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) Yes No Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC Self Vother Trust to Beneficiary | | | | | | | | | | |
| | And the state of t |) Dellellele | | | | | | | | |
| ☐ Brothers and Sisters ☐ Grandparents and Grandchild ☐ Spouse ☐ Ex-spouse ☐ 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.) | | | | | | | | | | |
| 326,000.00 | 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, including the agent or title company contact.) Yes | ude the name No | | | | | | | | |
| 18 Address of Property | 19 Name and Address of Person to Whom the Tax Statement Should be Sel | nt | | | | | | | | |
| Rural Webster County, Nebraska | (Same as Grantee) | | | | | | | | | |
| 18a V No address assigned 18b Vacant land | | | | | | | | | | |
| 20 Legal Description (Attach additional pages, if needed.) The E½SW¼ and the W½SE¼ of Section Thirty-Two (32), Township | One (1) North, Range Eleven (11) West of the 6th P.M. in We | bster | | | | | | | | |
| County, Nebraska. | | | | | | | | | | |
| 21 If agricultural, list total number of acres transferred in this transaction 160+- | · | | | | | | | | | |
| 22 Total purchase price, including any liabilities assumed | | 0,00 | | | | | | | | |
| 23 Was non-real property included in the purchase? | 22 \$ | 00,00 | | | | | | | | |
| 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) | 23 \$ 24 \$ | 0,00 | | | | | | | | |
| 25 If this transfer is exempt from the documentary stamp tax, list the exemption number 20. 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 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. David B. Garwood | (402) | 746-3613 | | | | | | | | |
| Sign Print or Type Name of Grantee or Authorized Representative | Phone N | umber | | | | | | | | |
| Charles Stranger | ATTORNEY Title Date | 19-22 | | | | | | | | |
| liele | 9.000 | | | | | | | | | |
| Register of Deed's Use Or | | t. Use Only | | | | | | | | |
| 28 Date Deed Recorded 29 Value of Stamp or Exempt Number \$ \text{\$V.am.} \text{\$\text{\$N_{\text{\$Mod}}\$}} \text{\$\text{\$\text{\$V.am.} nt=\frac{1}{2}} \text{\$\text{\$\text{\$\text{\$V.am.} nt=\frac{1}{2}} \text{\$\}\$\text{\$\text{\$\text{\$\text{\$\t | BKJ035 Par 210 | | | | | | | | | |
| Mo Day AV Yr. AS | Authorized by Neb. Rev. Stat. §§ 76 | -214 77-1327(2) | | | | | | | | |

State of Nebraska ss. County of Webster

NEBRASKA DOCUMENTARY STAMP TAX Date 1-22-25 \$ Exand ##20 By 10

TRUSTEE'S DEED OF DISTRIBUTION TO BENEFICIARY OF TRUST

Robert Minnick and Sheila Minnick, Co-Trustees of the Gerald Minnick and Winifred Minnick Trust of 2015, GRANTORS, in consideration of ONE AND NO/100 DOLLARS (\$1.00) and Distribution to Beneficiary of the Trust, convey to Rick Minnick, GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

The East Half of the Southwest Quarter (E½SW½) and the West Half of the Southeast Quarter (W½SE½) of Section Thirty-Two (32), Township One (1) North, Range Eleven (11) West of the 6th P.M. in Webster County, Nebraska.

GRANTOR has determined that the GRANTEE is the person entitled to distributon of the real estate from said Trust. GRANTOR covenants with GRANTEE that GRANTOR has legal power and lawful authority to convey and release the same.

Executed November 11-4-, 2024.

Robert Minnick, Trustee

Sheila Minnick, Trustee

STATE OF NEBRASKA, COUNTY OF WEBSTER) SS.

Comm. expires 12-3-26

Notary Public

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

Agricultural Land Sales Worksheet

| Cnty No. | Book | Page | Sale | Date | | nga da | | S | chool Dis | trict Code | | | |
|-------------|----------------|-----------------|------------|------------------|--------------------|-------------|-----------|--------------|-------------|----------------|----------------|-------------|-------------|
| 91 : | 2025 | 209 | 11/6 | /2024 | Base: 9 | 1-00 | 02 | Αff | iliated: | | Unif | ied: | |
| Location ID | Sal | e Number | Useability | & Code# | | | | | | | | | |
| 002311200 | | 11 | 4 05 | | GeoCde | Twn | Twn Rng S | | ct Ort | Subdiv | Area | Blk" | Parcel |
| | Date of S | Sale Assessed Y | Value : | | 4369 | 2 | 12 | 2 | 8 0 | 00000 | 1 | 000 | 0000 |
| Land | Im | provements | T | otal 🤄 | | . D | ate of | Sale | Property | Classific | ation (| Code | |
| 441,75 | 5 | | 4 | 141,750 | Status | Pro | perty Ty | pe | Zoning | Location | Či | y Size | Parcel Size |
| | Irriga | tion Type: | | | A) 2 | B) | 05 | | C) 5 | D) 3 | E) | 0 | F) 10 |
| LCG | | ACRES: | VAI | ŬE: | | LCG | | in the | ACR | ES: | | VALI | Ú E: |
| IRRIGATED 1 | A1 | | | | GR | ASSLA | ND 1 | Gl | 9 | 3.000 | | 1 | 44,150 |
| | 1A | | | | | | | lG | | | | | |
| 2 | A1 | | | | | | 29 | G1 | 13 | | 1 | 97,200 | |
| | 2A | | | | | | : | 2G | | | | | |
| 3 | A1 | | | | | | 30 | G1 | | | | | |
| | 3A | | | | | | : | 3G | | | | <u> </u> | |
| 2 | A1 | | | | | | 40 | G1 | | | | | |
| | 4A | | | | | | | 4G | 7 | 3.000 | | | 94,900 |
| DRYLAND 1 | DI | | | | S | helterbe | lt/Timl | per | | | | | |
| | 1D | | | | | | Accreti | on | | | | | |
| 2 | D1 | | | | | | Wa | ste | 1 | 1.000 | | | 5,500 |
| | 2D | | | | | | Otl | | | ************** | | | |
| | D1 | | | | AG L | AND ' | | _ | | 3.000 | consumer works | 4 | 41,750 |
| | 3D | | | | Roads | | | 7.000 | | | | | |
| 4 | D1 | | | | Farm Sites | | | | | | | | |
| | 4D | | | | | | ome Si | _ | | | | | |
| | - Singarica in | | | , and the second | Recreation | | | on | | | | | |
| Dwelli | 1.4.4 | | | | Other Non-AG TOTAL | | | - | | | | | |
| Outbuildi | īāz | | | | Non | ı-AG ' | ΓΟΤΑ | \mathbb{L} | 700 | 7.000 | | | |

| Assessor's Adjustment to Sale Price (+ or -): | | Total Recapture Value: |
|---|----------|------------------------|
| Assessor Comments and Reason for Adjustment: | | |
| DEED OF DISTRIBUTION; FROM PARENT | TO CHILD | |
| | | |
| · | | |
| | | |
| | | |
| Comments from | Co | omments: |
| 002311200 | | |
| | | |
| | | |
| | | |
| | | (Continue 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 521

| The deed will not be recorded unless this statemen | t is signed and items 1-27 are accurately completed. |
|---|--|
| 1 County Name Webster - 91 2 County Number | 3 Date of Sale/Transfer Mo. 11 Day 06 Yr. 2024 4 Date of Deed Mo. 11 Day 06 Yr. 2024 |
| 5 Grantor's Name, Address, and Telephone (Please Print) | 6 Grantee's Name, Address, and Telephone (Please Print) |
| Grantor's Name (Seller) Robert & Sheila Minnick, Co-tstees Gerald & Winifred Minnick Trust | Grantee's Name (Buyer) Sheila Minnick |
| Street or Other Mailing Address 782 Hwy 136 | Street or Other Mailing Address 717 N LINCOLN |
| City State Zip Code Red Cloud NE 68970 | City State Zip Code Hastings NE 68901 |
| Phone Number (402) 746-2465 | Phone Number Is the grantee a 501(c)(3) organization? Yes V N (402) 469-6217 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 it | |
| () an area goods | Property Type (C) |
| ☐ Improved ☐ Single Family ☐ Industrial ☑ Unimproved ☐ Multi-Family ☑ Agricultural | Mineral Interests-Nonproducing State Assessed Mobile Home Exempt |
| IOLL Commercial Recreational | |
| Bill of Sale Corrective Easement Le | nd Contract/Memo Partition Sheriff Otherase Personal Rep. Trust/Trustee |
| | neral Quit Claim Warranty osure Irrevocable Trust Revocable Trust Transfer on Death |
| 9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? | Life Estate Sale Trustee to Beneficiary |
| Buyer Seller No Court Decree Exchange Grant 11 Was ownership transferred in full? (If No, explain the division.) | or Trust Partition Satisfaction of Contract Other (Explain) 12 Was real estate purchased for same use? (If No, state the intended use |
| Yes No | Ves No |
| 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives. | tives? (If Ves. check the appropriate hox.) |
| Yes No Aunt or Uncle to Niece or Nephew Family Corp., I | Partnership, or LLC Self Other Trust to Benefic |
| | and Grandchild Spouse |
| Ex-spouse Parents and C | |
| 14 What is the current market value of the real property? 768,000.00 | 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) Yes No \$ % |
| 16 Does this conveyance divide a current parcel of land? Yes No | 17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) |
| 18 Address of Property | 19 Name and Address of Person to Whom the Tax Statement Should be Sent |
| Rural Wobstor County, Nobraska | (Same as Grantee) |
| Webster County, Nebraska | |
| 18a ☑ No address assigned 18b ☑ Vacant land | |
| The West Half (W½) of Section Twenty-Eight (28), of the 6th P.M. in Webster County, Nebraska. | Township Two (2) North, Range Twelve (12) West |
| 21 If agricultural, list total number of acres transferred in this transaction 320 | |
| 22 Total purchase price, including any liabilities assumed | 22 \$ 0,00 |
| 23 Was non-real property included in the purchase? | 0,00 |
| Yes No (If Yes, enter dollar amount and attach itemized list.) (see instr | 23 \$ 1 24 \$ 0,00 |
| 24 Adjusted purchase price paid for real estate (line 22 minus line 23) | Ψ |
| 26 Is an affidavit as described in Neb. Rev. Stat. § 76-2,141 required because the property is located Yes V No | within a county or other geographic area with an active air force ballistic missile field? (See Instructions |
| 27 If yes, is the required affidavit attached to this filing? Yes No | |
| | |
| Under penalties of law, I declare that I have examined this statement and and that I am duly authorized to sign this statement. | |
| David B. Garwood Printor Type Name/of Grantee or Authorized Representative | (402) 746-3613 Phone Number |
| sign Williams of diameter of Authorized Representative | ATTORNEY () 22 - 23 |
| here Signature of Grantee or Authorized Representative | Title Date |
| TIETE | .h. |
| Register of Deed's Use On 28 Date Deed Recorded 29 Value of Stamp or Exempt Number | Ily For Dept. Use Only 30 Recording Data |
| Mo. 1 Day 22 Yr 25 \$ Exampt # 20 | BK2N25 th 209 |
| Nebraska Department of Revenue | Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(|

State of Nebraska Scounty of Webster

_Comp

o'clock AM Recorded in Book 202 County Clerk

On Page 209

On AD County this 20 day

October AM Recorded in Book 202 County Clerk

Assessor___Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date
S Xeapt# 20 By(L)

TRUSTEE'S DEED OF DISTRIBUTION TO BENEFICIARY OF TRUST

Robert Minnick and Sheila Minnick, Co-Trustees of the Gerald Minnick and Winifred Minnick Trust of 2015, GRANTORS, in consideration of ONE AND NO/100 DOLLARS (\$1.00) and Distribution to Beneficiary of the Trust, convey to Sheila Minnick, GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

The West Half (W½) of Section Twenty-Eight (28), Township Two (2) North, Range Twelve (12) West of the 6th P.M. in Webster County, Nebraska.

GRANTOR has determined that the GRANTEE is the person entitled to distributon of the real estate from said Trust. GRANTOR covenants with GRANTEE that GRANTOR has legal power and lawful authority to convey and release the same.

Executed November 11.6 -, 2024.

Robert Minnick, Trustee

Sheila Minnick, Trustee

STATE OF NEBRASKA, COUNTY OF WEBSTER) SS.

The foregoing instrument was acknowledged before me on November 2024, by Robert Minnick and Sheila Minnick, Co-Trustees of the Gerald Minnick and Winifred Minnick Trust of 2015.

Comm. expires /2 -) -J6

ka)

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

Agricultural Land Sales Worksheet

| Cnty No. | Во | ok 💮 | Page | | Sa | le Date | | 1546 2012 | | | trict Cod | de | | | | | | |
|---------------------|------------------|----------|------------|---------------|-----------|------------|--------|--------------|-------|---|--------------|------|---------|-----------|---|--------|-------------|---------------|
| 91 | 20 | 25 | 208 | | 11/ | 5/2024 | Base: | 91- | 000 | 02 | Aff | liat | ed: | | Unif | ied: | | alle Carrents |
| Location | \mathbf{m} | Sale | Number | | Useabilit | v & Code # | | | | | | Pa | ircel N | umber | | | | |
| 0018091 | L00 | | 10 | | 4 | 05 | GeoCde | Tv | vn | Rng | Se | ct | Qrt | Subdiv | Area | Blk | P | arcel |
| | , D | ate of S | ale Assess | ed V | alue _ | | 4491 | 1 | L | 11 | 3: | 1 | 1 | 00000 | 1 | 000 | 8: | L50 |
| Land | Latina Latina | Imp | orovement | ls : | "] | `otal | | | Da | ete of | Sale | Pr | operty | Classific | ation (| Code | | |
| | ,900 | | | | | 226,900 | Status | | Prop | erty Ty | рe | Z | oning | Location | i Cit | y Size | Par | el Size |
| | | Irrigat | tion Type: | | | | A) 2 | I | В) | 05 | | C) | 5 | D) 3 | E) | 0 | F) | 9 |
| LCG | | | ACRES: | | VA | LUE: | | LC | Ğ | i de la companya de | | | ACR | ES: | a de la companya de La companya de la co | VAL | U E: | |
| IRRIGATE | D 1A1 | | | | | | GF | RASS | SLAI | ND I | Gl | | 3 | 5.000 | | | 54, | 250 |
| | lA | | | | | | | | | 1 | IG | | | | | | | |
| | 2A1 | | | | | | | | | 20 | G1 | | 7 | 3.000 | | 1 | 05, | 850 |
| | 2A | | | | | | | | | | 2G | | 3 | 5.000 | | | 50, | 750 |
| | 3A1 | | | | | | | | 30 | G1 | | | 9.000 | | | 13, | 050 | |
| | 3A | | | | | | | | | 3 | 3G | | | | | | | |
| - | 4A1 | | | | | | | | | 40 | Gl | | | | | | | |
| | 4A | | | | | | | | | 2 | 4G | | | | | | | |
| DRYLANI |) 1D1 | | | | | | | Shelt | terbe | lt/Timt | per | | | | | | | |
| | 1D | | | | | | | | £ | Accreti | on | | | | | | | |
| | 2D1 | | | | | | | | | Was | ste | | | 6.000 | | | 3, | 000 |
| | 2D | <u> </u> | | | | | | | | Otl | | | | | | | | |
| | 3D1 | | | | | | AG I | AN | DΊ | OTA | \mathbf{L} | | | 8.000 | | 2 | 26, | 900 |
| | 3D | | | | | | | | | Roa | ds | | | 2.000 | ************************************** | | | |
| | 4D1 | | | | | | | | F | arm Sit | tes | | | | | | | |
| Statute transporter | 4D | | | | | | | | Н | ome Sit | tes | | | | | | | |
| | | | | | | | | | R | ecreati | on | | | | | | | |
| | wellings | | | | | | | | | Oth | | | | | | | | |
| Outl | buildings | | | rtife di 1 | | | No | n-A | G I | OTA | \mathbf{L} | | | 2.000 | | | | |
| | | | | | | | | | | | | | | | | | | |

| Assessor's Adjustment to Sale Price (+ or -): | Total Recapture Value: |
|---|------------------------|
| Assessor Comments and Reason for Adjustment: | |
| DEED OF DISTRIBUTION; FROM PARENT TO CHILD | |
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| · | |
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| | |
| Comments from | Comments: |
| 001809100 001811600 | |
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| | |
| | |
| | (Continue on back) |



NEBRASKA

Real Estate Transfer Statement

10

FORM **521**

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. 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 4 Date of Deed 1 County Name 2 County Number Mo. 11 _{Mo.} 11 _{Day} <u>0</u>6 Yr. 2024 Webster - 91 5 Grantor's Name, Address, and Telephone (Please Print) 6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Grantor's Name (Seller)
Robert & Sheila Minnick, Co-tstees Gerald & Winifred Minnick Trust Robert Minnick Street or Other Mailing Address 782 Hwy 136 Street or Other Mailing Address 782 Hwy 136 Zip Code 68970 Zip Code 68970 City Red Cloud City Red Cloud State NE State NE Phone Number (402) 746-2465 Is the grantee a 501(c)(3) organization? Phone Number (402) 746-2465 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. (B) Property Type (C) (A) Status Mineral Interests-Nonproducing State Assessed Mobile Home Improved Single Family Industrial Mineral Interests-Producing ✓ Unimproved Exempt Multi-Family ✓ Agricultural IOLL Commercial Recreational ✓ Distribution Land Contract/Memo Partition Sheriff 8 Type of Deed Conservator Personal Rep. Lease Trust/Trustee Bill of Sale Corrective Easement Quit Claim Mineral Warranty Death Certificate - Transfer on Death Cemetery Executor Was transfer part of IRS like-Revocable Trust Transfer on Death 10 Type of Transfer Distribution Foreclosure Irrevocable Trust Auction Life Estate Sale Trustee to Beneficiary Exchange) by buyer or seller? 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 ✓ Yes 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) Trust to Beneficia Self ✓ Other ✓ Yes Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC Grandparents and Grandchild Spouse Brothers and Sisters Parents and Child Step-parent and Step-child Ex-spouse 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-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.) **∨** No Yes 18 Address of Property 19 Name and Address of Person to Whom the Tax Statement Should be Sent Rural (Same as Grantee) Webster County, Nebraska 18a V No address assigned 18b Vacant land 20 Legal Description (Attach additional pages, if needed.) See copy attached. 21 If agricultural, list total number of acres transferred in this transaction _/60± 0:00 22 Total purchase price, including any liabilities assumed. 22 \$ 23 Was non-real property included in the purchase? 0!00 Yes No (If Yes, enter dollar amount and attach itemized list.) (see instructions) 23 00,00 24 \$ 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? Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement.

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

Nebraska Department of Revenue

Mo

Day dd

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

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

208

The South Half of the Southwest Quarter (S½SW¼) of Section Thirty-One (31), Township One (1) North, Range Eleven (11) West of the 6th P.M. in Webster County, Nebraska; AND

The West Half of the Northeast Quarter (W½NE¾) of Section Thirty-One (31), Township One (1) North, Range Eleven (11) West of the 6th P.M. in Webster County, Nebraska.

State of Nebraska ss.

Entered on the numerical index and filed for record in the Clerk's office of said county this adday Jan A.D., 2025, at 9:3 AM. Recorded in Book 202 County Clerk _Deputy _Carded_

Assessor

NEBRASKA DOCUMENTARY

TRUSTEE'S DEED OF DISTRIBUTION TO BENEFICIARY OF TRUST

Robert Minnick and Sheila Minnick, Co-Trustees of the Gerald Minnick and Winifred Minnick Trust of 2015, GRANTORS, in consideration of ONE AND NO/100 DOLLARS (\$1.00) and Distribution to Beneficiary of the Trust, convey to Robert Minnick, GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

The South Half of the Southwest Quarter (S½SW½) of Section Thirty-One (31), Township One (1) North, Range Eleven (11) West of the 6th P.M. in Webster County, Nebraska; AND

The West Half of the Northeast Quarter (W½NE¾) of Section Thirty-One (31), Township One (1) North, Range Eleven (11) West of the 6th P.M. in Webster County, Nebraska.

GRANTOR has determined that the GRANTEE is the person entitled to distributon of the real estate from said Trust. GRANTOR covenants with GRANTEE that GRANTOR has legal power and lawful authority to convey and release the same.

Executed November 11-4, 2024.

Sheila Minnick, Trustee

STATE OF NEBRASKA, COUNTY OF WEBSTER) SS.

The foregoing instrument was acknowledged before me on November 2024, by Robert Minnick and Sheila Minnick, Co-Trustees of the Gerald Minnick and Winifred Minnick Trust of 2015.

Comm. expires /2

GENERAL NOTARY - State of Nebraska DAVID B. GARWOOD

Agricultural Land Sales Worksheet

| Cuty No. Bo | ok | Page | Sale | Date | School District Code | | | | | | | | | | | | | |
|---------------|---------------|--------------|------------|---------|----------------------|---|----------|---------------|------------|--------|---------|---------|--------|--------|----------|--|--|--|
| 91 20 | 25 | 207 | 11/6 | /2024 | Base: 9 | 91-00 | 02 | Afī | iliate | ed: | | Uni | fied: | | | | | |
| Location ID | Sale | Number . | Useability | & Code# | 154 | | | | - Pa | rcel N | umber | | | | | | | |
| 002311800 | | 9 | 4 | 05 | GeoCde | Twn | Rng | Se | ct | Qrt | Subdiv | Area | Blk | Раг | cel | | | |
| , D | ate of S | ale Assessed | Value | | 4369 | 2 | 12 | 2 | 9 | 4 | 00000 | 1 | 000 | 000 | 00 | | | |
| Land | Imp | provements | Te | otal | | \cdot \cdot \cdot \cdot \cdot \cdot | ate of | Classific | ation Code | | | | | | | | | |
| 730,640 | | 104,025 | 8 | 334,665 | Status | Proj | perty Ty | ре | Z | oning | Locatio | ı Ci | y Size | Parcel | I Size . | | | |
| | Irrigat | ion Type: | · | | A) 1 | B) | 05 | | C) | 5 | D) 3 | E) | 0 | F) | 9 | | | |
| LCG | | ACRES: | VAI | UE: | | LCG | | | | ACR | ES: | | VAL | UE: | | | | |
| IRRIGATED 1A1 | | | | | | ASSLA | | GI | | | 7.000 | | | 57,3 | | | | |
| 1.4 | | | | | | | | 1G | · | | | | | | | | | |
| 2A1 | i l | | | | | | 2 | G1 | | 5 | 4.000 | | | 78,3 | 00 | | | |
| 2 <i>A</i> | | | | | | | : | 2G | | 14 | 7.000 | | 2 | 13,1 | .50 | | | |
| 3A1 | <u> </u> | | | | | | 3 | G1 | | | | | | | | | | |
| 3A | <u> </u> | | | | | | | 3G | | | | | | | | | | |
| 4A1 | + | | | | | | | G1 | | | | | | | | | | |
| 4A | - | | | | | | | 4G | | 3 | 5.000 | | | 45,5 | 00 | | | |
| DRYLAND 1D1 | + | 10 000 | | F0 0F0 | 3 | Shelterbe | | - | | | | | | | | | | |
| 11 | | 19.000 | | 52,250 | | | Accreti | \dashv | | - | 0 000 | | | | | | | |
| 2D1 | | 36.000 | | 99,000 | | | Wa | | | | 2.000 | ļ | | 6,0 | 100 | | | |
| 2D | | 30.000 | | 33,000 | AGI | AND | Otl | | | 39 | 1.000 | | 6 | 91,8 | 0.0 | | | |
| 3E | - | | | | AGL | | Roa | | ٠ | | 7.000 | 0.40000 | | | | | | |
| 4D1 | - | 25.000 | | 68,750 | | F | arm Si | | | | 1.000 | | | 13,8 | | | | |
| 4E | + | 26.000 | | 71,500 | | | ome Si | \dashv | | | 1.000 | | | 25,0 | | | | |
| | | | | | - | | Lecreati | \rightarrow | | | | | | | | | | |
| Dwellings | | | | 58,095 | | ner | | | | | | | | | | | | |
| Outbuildings | 5 | | | 45,930 | No | n-AG | ΓΟΤΑ | L | | | 9.000 | | | 38,8 | 40 | | | |

| Assessor's Adjustment to Sale | e Price (+ or -): | | Total Recapture Value: | |
|----------------------------------|-------------------|-------|------------------------|--------------------|
| Assessor Comments and Reason for | r Adjustment: | | | |
| DEED OF DISTRIBUTION; | FROM PARENT TO | CHILD | | |
| | | | **** | |
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| Comments from | | Com | ments: | |
| 002311800 001811900 | | | | , |
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| | | | | (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 a | dditi | onal | space | is ne | eded, | add ar | attacl | nment | and | identify | the a | pplica | ble ite | n numb | er. |
|--------|-------|------|-------------------|-------|--------------------|--------|------------------------|-------|-----|----------|-------|--------|------------------|--------|-----|
| | | | day byter introve | | STANDARD OF STREET | | -275-1-2007 - 14-14-15 | | | | | | ATT DOLAR STREET | | |

| | t is signed and items 1-27 are accurately completed. |
|--|--|
| 1 County Name 2 County Number Webster - 91 | 3 Date of Sale/Transfer Mo. 11 Day 06 Yr. 2024 4 Date of Deed Mo. 11 Day 06 Yr. 2024 |
| 5 Grantor's Name, Address, and Telephone (Please Print) | 6 Grantee's Name, Address, and Telephone (Please Print) |
| Grantor's Name (Seller) Robert & Sheila Minnick, Co-tstees Gerald & Winifred Minnick Trust | Grantee's Name (Buyer) Ryan Minnick |
| Street or Other Mailing Address 782 Hwy 136 | Street or Other Mailing Address 741 N Cherry St |
| City State Zip Code Red Cloud NE 68970 | City State Zip Code Red Cloud NE 68970 |
| Phone Number (402) 746-2465 | Phone Number Is the grantee a 501(c)(3) organization? Yes V No (402) 767-0066 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. |
| V 12 23 250 260 | Property Type (C) |
| ✓ Improved Single Family Industrial ☐ Unimproved Multi-Family ✓ Agricultural ☐ IOLL Commercial Recreational | Mineral Interests-Nonproducing State Assessed Mobile Home Exempt |
| | d Contract/Memo Partition Sheriff Other Other |
| 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? | Life Estate Sale Trustee to Beneficiary r 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. Yes No Aunt or Uncle to Niece or Nephew Family Corp., P | artnership, or LLC Self Ster Other Trust to Beneficia |
| Brothers and Sisters Grandparents a | nd Grandchild Spouse |
| Ex-spouse Parents and Ch | |
| 14 What is the current market value of the real property? 1,130,350.00 | 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 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 |
| Rural | (Same as Grantee) |
| Webster County, Nebraska 18a ✓ No address assigned 18b ☐ Vacant land | |
| 18a ✓ No address assigned 18b Vacant land 20 Legal Description (Attach additional pages, if needed.) | |
| See copy attached. | |
| 450. | |
| 21 If agricultural, list total number of acres transferred in this transaction 452+- | |
| Total purchase price, including any liabilities assumed | 22 \$ 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) | |
| 26 Is an affidavit as described in Neb. Rev. Stat. § 76-2,141 required because the property is located were required because the property is located with the property is located w | rithin a county or other geographic area with an active air force ballistic missile field? (See Instructions) |
| 27 If yes, is the required affidavit attached to this filing? Yes No | |
| Under penalties of law, I declare that I have examined this statement and the | aat it is, to the best of my knowledge and belief, true, complete, and correct, |
| and that I am duly authorized to sign this statement. David B. Garwood | (402) 746-3613 |
| Sign Print or Type Name of Grantee or Authorized Representative | Phone Number |
| A COLOR SOL | ATTORNEY /-02-55 |
| 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 22 Yr. 25 \$ Exempt # 20 | BKadas, Fg ad7 |
| Nebraska Department of Revenue | Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2) |

The Northwest Quarter (NW½) and the West Half of the Southwest Quarter (W½SW½) of Section Thirty-Two (32), Township One (1) North, Range Eleven (11) West of the 6th P.M. in Webster County, Nebraska; AND

The Southeast Quarter (SE¼) of Section Twenty-Nine (29), Township Two (2) North, Range Twelve (12) West of the 6th P.M. in Webster County, Nebraska; AND

The South One-Third (S1/3) of the West Half of the West Half (W½W½) of Section One (1), Township One (1) North, Range Thirteen (13) West of the 6th P.M. in Franklin County, Nebraska.

BOOK 2025 PAGE 207

State of Nebraska
County of Webster

Entered on the
numerical index and filed for record in the
Clerk's office of said county this a day
of Jan A.D., 20 as, at 9:37
o'clock A.M. Recorded in Book 2020
on Page 2020
County Clerk
10.20 Assessor Carded

TRUSTEE'S DEED OF DISTRIBUTION TO BENEFICIARY OF TRUST

Robert Minnick and Sheila Minnick, Co-Trustees of the Gerald Minnick and Winifred Minnick Trust of 2015, GRANTORS, in consideration of ONE AND NO/100 DOLLARS (\$1.00) and Distribution to Beneficiary of the Trust, convey to Ryan Minnick, GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

The Northwest Quarter (NW¼) and the West Half of the Southwest Quarter (W½SW¼) of Section Thirty-Two (32), Township One (1) North, Range Eleven (11) West of the 6th P.M. in Webster County, Nebraska; AND

The Southeast Quarter (SE¼) of Section Twenty-Nine (29), Township Two (2) North, Range Twelve (12) West of the 6th P.M. in Webster County, Nebraska; AND

The South One-Third (S1/3) of the West Half of the West Half (W½W½) of Section One (1), Township One (1) North, Range Thirteen (13) West of the 6th P.M. in Franklin County, Nebraska.

GRANTOR has determined that the GRANTEE is the person entitled to distributon of the real estate from said Trust. GRANTOR covenants with GRANTEE that GRANTOR has legal power and lawful authority to convey and release the same.

Executed November 11-6, 2024.

Robert Minnick, Trustee

Sheila Minnick, Trustee

STATE OF NEBRASKA, COUNTY OF WEBSTER) SS.

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

Comm. expires 12-2-26

Notary Public

Residential & Commercial Sales Worksheet

| Cnty No. | Во | ok | Page | | | Sale Date | | | | | Sc | hool Dis | trict Cod | ode | | | | | | |
|-----------------|------------------------|----------------|--|--------------|------------|--------------|------------------|-----------|--------|-------------------------------------|---------|-----------|----------------------------|-------------------|---------------------------------------|---------------|--|--|--|--|
| 91 | 20 | 25 | 176 | | 1/ | 15/2025 | Base: | 91- | 0002 | 2 | Affil | iated: | | Uni | Unified: | | | | | |
| Location | \mathbf{D} | Sale | Number | Ü | seabil | ity & Code# | | | | | | Parcel N | Number | | | er Period | | | | |
| 0001001 | .00 | | 8 | | 4 | 05 | GeoCde | Tw | n F | Rng | Sect | t Qrt | Subdiv - | Area | Blk | Parcel | | | | |
| 17.0 | D | ate of S | ale Assessec | l Val | ue | | 4373 | | | | 00 | 0 | 10020 | | 023 | 0000 | | | | |
| Land | | Imp | rovements | | | Total | in the | | Date | e of S | ale 1 | Property | Classific | ation | Code | | | | | |
| 69 | ,635 | | 10 | 0 | | 69,735 | Status | I | Proper | ty Ty | pe | Zoning | Location | i a | ty Size | Parcel Size | | | | |
| Assessor Lo | cation: | RED | CLOUD (1 | RC) | | | A) 1 | В |) (| 01 | | C) 1 | D) 1 | E) | 6 | F) 5 | | | | |
| - 10 Table 1 | | | | | Parallel S | Residential | ad. | | | | | | Comme | cial | | | | | | |
| 7975775 1356 77 | Mul | tiple Im | provements: | Multi | ple. Im | provements.: | | | Mul | ltiple. | Impro | vements.: | | | | | | | | |
| | | Constr | uction Date: | Cons | truction | Date: | | | Con | struct | ion Da | ate: | - 1 | | | | | | | |
| | Floor: Floor Sq. Ft. : | | | | | | | | Floo | or Sq. | Ft.: | | | | | | | | | |
| | 議長衰 | Buildin | ig Cost New: | Cost | : | | | | Cos | | | | | | | | | | | |
| Single Family | Style: | | | Resi | dentia | l Condition: | | | Cor | mme | rcial | Occupan | cy Code: | 1435 | 3. Z.F. | | | | | |
| (100) □ Mo | bile Hon | ne | | (10) | | Worn Out | | | →— | mary: | | | ther1: | | Other2: | | | | | |
| (101) 🗆 One | e Story | | | (20) | | Badly Worn | | | Cor | mme | rcial (| Construc | Marian Arab Marian Arab | | | | | | | |
| (102) 🗆 Two | o Story | | | (30) | | Average | | | (1) |) 🛮 | Fire | proof Str | uctural Ste | l Fram | e | | | | | |
| (103) 🗆 Spli | it Level | | | (40) | | Good | | | (2) |) 🗆 | Rei | nforced C | me | | | | | | | |
| (104) 🗆 11/ | 2 Story | | | (50) | | Very Good | | | (3) | (3) Masonry Bearing Walls | | | | | | | | | | |
| (111) 🗆 Bi-I | Level | | | (60) | П | Excellent | | | (4) | (4) Wood or Steel Framed Ext. Walls | | | | | | | | | | |
| (106) □ Oth | er | Company or and | and the second of the second of the second | | | | | | (5) |) 🛮 | Met | tal Frame | and Walls | | | | | | | |
| Townhouse or | Duplex | Style: | W. Carrier Control | Resi | dentia | l Quality: | | | (6) |) 🛮 | Pol | e Frame | Tark | ECOLORI ELECTRICA | * * * * * * * * * * * * * * * * * * * | | | | | |
| (301) □ One | - | | | (10) | | Low | | | Cos | st Ra | ok: | | | Conditi | on: | | | | | |
| (302) □ Two | | | · | (20) | | Fair | | | (10 | | Lov | | | | Worn | | | | | |
| (307) 🗆 11/ | | | | (30) | | Average | | | (20 | | Ave | | | | Badly | | | | | |
| (308) 🗆 Spli | | | | (40) | | Good | | | (30 | | | ove Avera | ge i | | Avera; | | | | | |
| (309) 🗆 21/ | | | | (50) | | Very Good | | | (40 |)) 🛮 | Hig | h | Euclidean (1944) | | Good | | | | | |
| (304) □ One | | | | (60) | | Excellent | a. vineski frank | rection (| 3.00 | | | | ACTOR SERVICE TARGET | | Very (| | | | | |
| (305) 🛘 Two | o Story I | Duplex | | | | | | | | | | | 1 | 60) L | Excell | ent | | | | |
| Assessor's | | - | | | | | | | | | | | | | | | | | | |
| Assessor Co | | | | | | | • | | | | | | | | | | | | | |
| WD; SAI | LE BE | TWEEN | AUNT & | UN | CLE | TO NEPHEW | | | | | | | | | | | | | | |
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| Comments f | rom | | | | | " | | | ment: | ~ | | | | | | | | | | |
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| | | | | | | | | | | | | | | | (Cont | inue on back) | | | | |

Agricultural Land Sales Worksheet

| ., | | | | | OIL | | | | | | | | | | | | | | |
|----------------|-----------------|--|--------------|------------|--------------|---|--|--|--|--------|--------------|--------|--------|---------------------|---------|------|---------|--|--|
| Cnty No. | Во | ok | Page | Sal | le Date | School District Code | | | | | | | | | | | | | |
| 91 | 202 | 25 | 176 | 1/1 | 5/2025 | Base: | 91-00 | 02 | Aff | iliate | ed: | | | Unif | ied: | | | | |
| Location ID | | Sale | Number | Useability | 7 & Code # | | | | | Pa | rcel N | umb | er | | | | | | |
| 000100100 |) | and the second of the second o | 8 | 4 | 05 | GeoCde | Twn | Rng | Se | ct | Qrt' | Sub | div . | Агеа | Blk | Pa | ırcel | | |
| | Da | ate of S | ale Assessed | Value | | 4373 | The state of the s | 19 19 19 19 19 19 19 19 19 19 19 19 19 1 | 0 | 0 | 0 | 100 | 20 | | 023 | 0.0 | 00 | | |
| Land | | Imp | rovements | T | otal | Date of Sale Property Classification Code | | | | | | | | | | | | | |
| 69,6 | 35 | The second secon | 100 | | 69,735 | Status | Pro | perty T | ре | Z | oning | Lo | cation | Cir | y Size | Рагс | el Size | | |
| | | Irrigat | ion Type: | .1 | | A) 1 | B) | 01 | T-12-16-16-16-16-16-16-16-16-16-16-16-16-16- | C) | 1 | D) | 1 | E) | 6 | F) | 5 | | |
| LCG | | t site in the | ACRES: | VA | LUF: | | LCG | | 7 | Call | ACR | ES: | | | VAL | lik: | | | |
| IRRIGATED | 1A1 | | XXXXX | | LCL* (Surre | | RASSLA | 1,100 | 300000000000 | 100 | | 0.6 | 50 | te gagine tree este | | 32, | 005 | | |
| | 1A | | | | | | | | 1G | | | 0.8 | 00 | | | , | 400 | | |
| | 2A1 | | | | | 2G1 8.140 | | | | | 11,800 | | | | | | | | |
| | 2A | | | | | 2G 0 | | | | | 0.2 | 90 | | | | 145 | | | |
| | 3A1 | | • | | | | | 3 | G1 | | | | | | | | | | |
| | 3A | | | | | | | | 3G | | | 0.0 | 40 | | | | 20 | | |
| | 4A1 | | | | | | | 4 | G1 | | | | | | | | | | |
| | 4A | | | | | | | | 4G | | 1 | 2.5 | 90 | | | 6, | 295 | | |
| DRYLAND | 1D1 | | | | | | Shelterb | elt/Tim | ber | | | | | | | | | | |
| | 1D | | | | | | | Accreti | on | | | | | | | | | | |
| | 2D1 | | | | | | | Wa | - | | | 5.0 | 50 | | | 2, | 525 | | |
| | 2D | | | | | | | Ot | | | | | | | | | | | |
| | 3D1 | | | | | AGI | AND ' | | _ | | 4 | 7.5 | 60 | 4448000000 | | 53, | 190 | | |
| | 3D | | | | | | | Ros | | | | | | | | | | | |
| | 4D1 | | | | | | | Farm Si | -+ | | | 4 5 | 40 | | | | 445 | | |
| | 4D | | | 74-12-1 | | Home Site | | | | | | 4.5 | 4 U | | | 16, | 445 | | |
| | | | | | | Recreation | | | | | | 3.2 | 0 0 | | | | | | |
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| Assessor's Adjustment to Sale Price (+ or -): | Total Recapture Value: | |
|---|------------------------|--------------------|
| Assessor Comments and Reason for Adjustment: | | |
| WD; SALE BETWEEN AUNT & UNCLE TO NEPHEW | | |
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NEBRASKA Good Life, Great Service

Real Estate Transfer Statement

FORM 521

For Dept. Use Only

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

• 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 4 Date of Deed County Number 1 County Name _ Day 15 _{Day} <u>15</u> Yr. 2025 Mo. 1 Webster - 91 6 Grantee's Name, Address, and Telephone (Please Print) 5 Grantor's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Grantor's Name (Seller) Roger L. Bohrer, Lila J. Bohrer, Crooked Creek Lodging & Vineyard Jerrod Keith Meyer Street or Other Mailing Address Street or Other Mailing Address 1669 W Siesta Drive City Pueblo West State Zip Code 81007 Zip Code City State 68970 NE Red Cloud Is the grantee a 501(c)(3) organization? Yes Phone Number (402) 746-4618 Phone Number 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. (C) (B) Property Type Mobile Home Mineral Interests-Nonproducing State Assessed Improved Single Family Industrial Mineral Interests-Producing Exempt Unimproved ✓ Agricultural Multi-Family | IOLL Commercial Recreational Distribution Land Contract/Memo Partition Sheriff Other 8 Type of Deed Conservator Trust/Trustee Corrective Easement Lease Personal Rep. Bill of Sale Quit Claim ✓ Warranty Mineral Death Certificate - Transfer on Death Executor Cemetery Was transfer part of IRS like-Irrevocable Trust Revocable Trust Transfer on Death 10 Type of Transfer Distribution Foreclosure Life Estate ✓ Sale Trustee to Beneficiary Gift Auction Fasement Exchange) by buyer or seller? Seller V No Satisfaction of Contract Other (Explain) Exchange Buyer Court Decree **Grantor Trust** Partition 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.) ☐ No ✓ 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.) Other Family Corp., Partnership, or LLC Self ✓ Aunt or Uncle to Niece or Nephew ✓ Yes Brothers and Sisters Grandparents and Grandchild Spouse Step-parent and Step-child Fx-spouse Parents and 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? 175,500.00 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 ✓ No Yes 19 Name and Address of Person to Whom the Tax Statement Should be Sent 18 Address of Property No Address assigned 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 54+ 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) 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) 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) 746-2246 Teresa Theobald Phone Number Print or Type Name of Grantee or Authorized Representative Closing Agent 1/15/2025 Date Signature of Grantee or Authorized Representative here

Day

28 Date Deed Recorded

20

30 Recording Data

Register of Deed's Use Only

29 Value of Stamp or Exempt Number

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TRACT 1- The South Half of the Northwest Quarter (S½NW¼) of Section Thirty-six (36), Township Two (2) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska, EXCEPT that portion conveyed to the State of Nebraska recorded in Deed Book 25, Page 9, and in Book 77, Page 1261, and in Book 72, Page 617, all in the records of Webster County, Nebraska;

EXCEPT a tract of land located in the South Half of the Northwest Quarter of Section 36, Township 2 North, Range 11 West of the 6th P.M., Webster County, Nebraska, being described as follows: Commencing at the Southwest corner of the Northwest Ouarter of said Section 36; thence N88°37'16"E on the South line of said Northwest Quarter, a distance of 33.00 feet to the East right of way line of U.S. Highway 281 as recorded in Deed record Book 77, Page 1261, Also being the point of beginning; thence N1°05'00"W on said East right-of-way line a distance of 249.68 feet (250.00' record) to a tract of land as described in Deed record Book 2015, Page 2523, thence N88°53'25"E, on the South line of said tract, a distance of 299.98 feet (300.00' record) to the Southeast corner of said tract; thence N1°06'12"W on the east line of said tract, a distance of 199.96 feet (200.00' record) to the Northeast corner of said Tract; thence S 88°53'47"W, on the North line of said Tract, a distance of 285.52 feet (285.55' record) to the Northwest corner of said tract and the East right-of-way line of said U.S. Highway 281, also being the beginning of a curve concave to the West having a radius of 1974.86 feet and a central angle of 8°37'52"; thence Northerly on said curve, the chord of which bears N 3°14'33"E, 297.22 feet, an arc distance of 297.50 feet; thence N 1°35'00"W on said East right-of-way line, a distance of 98.42 feet; thence N 3°06'00"E on said East right-of-way line, a distance of 490.48 feet to the North line of the South Half of the Northwest Quarter of said Section 36; thence N88°48'59"E on said North line, a distance of 960.57 feet; thence S 3°08'12"E, a distance of 1271.98 feet; thence S52°07'17"W, a distance of 98.50 feet to the South line of the Northwest Ouarter of said Section 36; thence S 88°35'04"W on said South line, a distance of 259.06 feet to the Southeast corner of a tract of land as recorded in Deed record Book 2016, Page 1162; thence N1°19'51"W on the East line of said Tract, a distance of 204.10 feet (203.83' record) to the Northeast corner of said tract; thence S 88°35'53"W on the North line of said tract, a distance of 510.08 (510.00' record) to the northwest corner of said tract; thence S00°29'25"E, a distance of 130.92 feet; thence S89°38'28"W, a distance of 41.50 feet; thence S00°36'44"E 72.98 feet to the South line of the Northwest Quarter of said Section 36; thence S89°36'43"W, on said South line a distance of 188.98 feet to the point of beginning, subject to county road right of way;

AND EXCEPT a parcel of land located in the Northwest Quarter (NW¼) of Section 36, Township 2 North, Range 11 West of the 6th P.M., Webster County, Nebraska, being described as follows: Commencing at the Southwest corner of the Northwest Quarter of said Section 36, thence N89°35'39"E (assumed bearing) on the South line of said Northwest Quarter a distance of 263.00 feet to the point of beginning; thence continuing on said South line N89°35'39"E, a distance of 510.00 feet; thence N00°24'21"W perpendicular to said South line, a distance of 203.83 feet; thence S89°35'39W parallel to said South line, a distance of 510.00 feet; thence S00°24'21"E perpendicular to said South line, a distance of 203.83 feet to the point of beginning, subject to county road right of way on the south; AND EXCEPT a tract of land located in the South Half of the Northwest Quarter (S1/2NW1/4) of Section Thirty-six (36), Township Two (2) North Range Eleven (11) West of the 6th P.M., being more particularly described as follows: Commencing at the southwest corner of said Section 36, thence N88°36'37"E on

Thirty-six (36), Township Two (2) North Range Eleven (11) West of the 6th P.M., being more particularly described as follows: Commencing at the southwest corner of said Section 36, thence N88°36'37'E on the south line of the Northwest Quarter (NW14) of said Section 221.95 feet to the Point of Beginning; thence N01°25'21"W, 73.00 feet; thence N88°36'71"E parallel with the South line of said NW1/4, 41.00 feet, to a point on the West line of a tract as recorded in Deed Book 2016, Page 1162; thence S01°25'21"E, along said west line, 73.00 feet to a point on the south line of said NW1/4; thence S88°36'37"W on the south line of said NW14, 41.00 feet to the Point of beginning, subject to county road right of way;

AND EXCEPT part of the South 1/2 of the NW¼ of Section 36, Township 2 North, Range 11 West of the 6th P.M., Webster County, Nebraska, more particularly described as follows: Commencing at the southwest corner of said South 1/2 of the NW1/4 of Section 36; thence N01°05'51"W (assumed bearing) along the west line of said South 1/2 of the NW1/4 of Section 36, a distance of 250.00 feet; thence N88°54'09"E, a distance of 33.00 feet to a point on the Easterly line of Highway No. 281, said point also being the point of beginning; thence N01°05'51"W along said Easterly line of Highway No. 281, a distance of 114.35 feet; thence Northeasterly along said Easterly line of Highway No. 281 on a curve to the left with a radius of 1974.86 feet, a distance of 86.87 feet, said curve having a long chord which bears N08°28'39"E, a distance of 86.86 feet; thence N88°54'09"E, a distance of 285.55 feet; thence S01°05'15"E, a distance of 200.0 feet; thence S88°54'09"W, a distance of 300.00 feet to the point of beginning;

AND EXCEPT A tract of land located in the South Half of the Northwest Quarter of Section 36, Township 2 North, Range 11 West of the 6th P.M., City of Red Cloud, Webster Couty, Nebraska, being described as follows: Commencing at the Southwest Corner of the Northwest Quarter of said Section 36; thence N89°36'43"E (assumed bearing) on the South line of said Northwest Quarter a distance of 33.00 feet to the East right-of-way line of U.S. Highway 281, as recorded in Deed Record Book 77, Page 1261, this being the point of beginning; thence N00°06'49"W, on said East right-of-way line a distance of 216.78 feet; thence N89°52'47"E, a distance of 299.98 feet; thence S00°07'44"E, a distance of 44.49 feet; thence S89°36'46"E, a distance of 71.01 feet; thence S00°29'25"E, a distance of 130.92 feet; thence S89°38'28"W, a distance of 41.50 feet; thence S00°36'44"E, a distance of 72.98 feet to the South line of the Northwest Quarter of said Section 36; thence S89°36'43"W, on said South line a distance of 188.98 feet to the point of beginning, subject to county road right of way.

Tract 2 – A parcel of land in the northwest corner of Block Twenty-three (23) Smith and Moore's Addition to Red Cloud, Webster County, Nebraska, described as follows: Commencing at a point 600 feet East of the Quarter Section Corner between Section Thirty-five (35) and Thirty-six (36), Township Two (2) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska, thence East 421 feet; thence South 441 feet; thence West on the existing fence right of way to a point 2 feet North of the existing water hydrant; thence West Southwest to a point 470 feet South of the point of beginning; thence North 470 feet to the place of beginning.

Tract 3 – Part of Block 23, Smith and Moore's Addition to Red Cloud, Webster County, Nebraska, described as follows: Commencing at a point 421 feet East of the Northwest corner of Block 23, Smith and Moore' Addition, thence East 328.7 feet; thence South 622 feet; thence West 328.7 feet; thence North 622 feet to the place of beginning.

| 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 | воок <u> 2025</u> раде <u> 176</u> |
|---|--|
| of A.D., 2025, at 2:00 o'clock O.M. Recorded in Book 2025 on Page The The County Clerk 22:00 Deputy Ind Comp Assessor Carded | NEERASKA DOCUMENTARY STAMP TAX Date S 39600 By CD |
| Return to: Southern Title, LLC P O Box 221 Red Cloud, NE 68970 WARRANTY I | DEED |
| Roger L. Bohrer and Lila J. Bohrer, husband and wife Members, Crooked Creek Lodging and Vineyard, LLG Grantors, in consideration of ONE DOLLAR (\$1.00) a from Grantee, Jerrod Keith Meyer, married, convey to estate (as defined in Neb. Rev. Stat. 76-201): | C, a Nebraska limited liability company, and other valuable consideration received |
| See Attached Exhibit "A" | |
| Grantors covenant, jointly and severally, with Grantee | that Grantors: |
| are lawfully seised of such real estate and have legal power and lawful authority to warrant and will defend title to the real estate | convey the same; |
| Executed January 15,2025. | |
| De A | Defru |
| Roger L. Bohrer Lila | 1/Bohrer |
| | |

Crooked Creek Lodging and Vineyard, LLC, a Nebraska limited liability company

Roger L. Bohrer, Member

STATE OF NEBRASKA

COUNTY OF WEBSTER

The foregoing instrument was acknowledged before me on January 15, 2025 by Roger L. Bohrer and Lila J. Bohrer, husband and wife, individually, and as Members of Crooked Creek Lodging and Vineyard, LLC, a Nebraska limited liability company.

) ss.

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

Notary Public

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Residential & Commercial Sales Worksheet

| Cnty No. | Во | ok | Page | | S | ale Date | | | School District Code | | | | | | | | | | |
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| (103) 🗆 Split L | evel | | | (40) | | Good | | | (2) | | Rei | inforced (| Concrete Fi | ame | | | | | |
| (104) □ 11/2 S | tory | | | (50) | | Very Good | | | (3) | | Ma | sonry Bea | aring Walls | | | | | | |
| (111) 🗆 Bi-Lev | el | | | (60) | | Excellent | | | (4) | | Wo | ood or Ste | el Framed | Ext. W | alls | | | | |
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NEBRASKA

Good Life. Great Service.

Real Estate Transfer Statement

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

FORM **521**

| | additional space is need | | | | | | | | |
|---|--|---|---|---|------------------------------|--------------------|----------------------------|--|--|
| Landa de la constantina della | will not be recorded unl | ess this stateme | | | | | | | |
| 1 County Name 2 County Number | | | 3 Date of Sale/Transfer Mo. 01 Day 16 Yr. 2025 4 Date of Deed Mo. 01 Day 16 Yr. 2025 | | | | | | |
| Webster - 9 | . <u></u> | | | | | <u>_</u> | Yr. 2020 | | |
| 5 Grantor's Name, Address, and Tel | ephone (Please Print) | · | - | | elephone (Please P | rint) | | | |
| Grantor's Name (Seller) Valli Wyatt | | | Grantee's Name (Michael L. Hy | | | | | | |
| Street or Other Mailing Address 554 Road 2225 | | | Street or Other Ma 1058 Road 2 | ailing Address | | | | | |
| City | State | Zip Code | City | | State | ····· | Zip Code | | |
| Guide Rock Phone Number | NE | 68942 | Guide Rock Phone Number | is the | NE grantee a 501(c)(3) c | manization? | 68924 Yes V No | | |
| (402) 257-7052 | | | (402) 984-120 | 0 If Yes, | is the grantee a 509 | a) foundation | n? Yes V No | | |
| Email Address | | | Email Address | | | | | | |
| 7 Property Classification Number. 0 | check one box in categories | A and B. Check C I | property Is also a | mobile home. | | | | | |
| (A) Status | | (B | Property Type | | | | (C) | | |
| Improved Single F | amily Industria | ป [| Mineral Interests | -Nonproducing | State Ass | essed | Mobile Home | | |
| Unimproved Multi-Fa | · = · | _ | Mineral Interests | -Producing | | | | | |
| IOLL Comme | rcial Recreati | | | <u></u> | | L | | | |
| 8 Type of Deed Conservator | . = | | nd Contract/Memo | Partition | Sheriff | Other_ | | | |
| Bill of Sale Corrective | | | 35 9 | Personal Rep | | | | | |
| | | Executor Mi | | Quit Claim | ✓ Warranty | <u> </u> | D-M | | |
| 9 Was transfer part of IRS like- kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? | | stribution Foreciusement Gift | osure Inrevocal | | ocable Trust | = | on Death to Beneficiary | | |
| Buyer Seller No | | | or Trust Partition | | faction of Contract | Other (E | - | | |
| 11 Was ownership transferred in full? (I | | orango [Grane | | | rchased for same us | | 7 | | |
| Yes No | | | 1 . | | lo | | , | | |
| 13 Was the transfer between relatives, | or if to a trustee, are the trusto | r and beneficiary rela | tives? (If Yes, check | | | | | | |
| ☐ Yes ✔No ☐ Aunt | or Uncle to Niece or Nephew | Family Corp., F | artnership, or LLC | Self | | Other | | | |
| ☐ Broth | ers and Sisters | Grandparents | and Grandchild | Spouse | | | · | | |
| Ex-sp | ouse | Parents and Cl | nild . | Step-pare | nt and Step-child | | | | |
| 14 What is the current market value of t | ne real property? | | 15 Was the mortg | age assumed? (If | Yes, state the amoun | it and interes | t rate.) | | |
| | | | | ✓ No \$ | | | % | | |
| 16 Does this conveyance divide a curre | nt parcel of land? | | 17 Was transfer th of the agent or | rough a real estat title company con | e agent or a title contact.) | pany? (If Yes | | | |
| 18 Address of Property | | | | | Whom the Tax State | | ✓ No | | |
| 625 University Street | | | | | WHOM HE IAX SIZIE | Herr Stould | ne peur | | |
| Guide Rock, NE 68942 | | | Michael L. Hyr 1058 Road 23 | | | | | | |
| 18a No address assigned 18b | Guide Rock, N | | | | | | | | |
| 18a No address assigned 18b Vacant land Guide Rock, NE 68942 20 Legal Description (Attach additional pages, if needed.) | | | | | | | | | |
| A tract described as: Beginning | | the Southeast con | ner of Block 5. Tal | bot's Addition to | o Guide Rock, We | bster Coun | tv. Nebraska: | | |
| thence West 140 feet; thence N | orth 75 feet; thence East 1 | 40 feet; thence S | outh 75 feet to the | point of beginn | ing. | | y, . 102. doi:u, | | |
| 21 if agricultural, list total number of ac | es transferred in this transacti | on | · | | | | | | |
| 22 Total purchase price, including any l | labilities assumed | ************ | | | 22 \$ | | 1:00 | | |
| 23 Was non-real property included in the | | | | | | | 0.60 | | |
| Yes No (if Yes, enter de | ctions) | • | 23 5 | | 1100 | | | | |
| 24 Adjusted purchase price paid for real estate (line 22 minus line 23) | | | | | | | | | |
| 26 Is an affidavit as described in Neb. Rev. S | tat. § 76-2,141 required because | the property is localed v | vithin a county or other | geographic area wit | th an active air force bal | listic missile fie | ald? (See Instructions) | | |
| Yes V No | and the state of t | ٦., | | | | | | | |
| 27 If yes, is the required affidavit attac | |] _{No} | | | | | | | |
| Under penalties of law, | declare that I have examined zed to sign this statement. | this statement and ti | nat it is, to the best o | f my knowledge a | nd bellef, true, comp | lete, and cor | rect, | | |
| Randall Alexa | nder | | | | | (3) | 08) 236-7979 | | |
| Print of Type Heme & S | antee or Authorized Represen | | | | | | one Number | | |
| sign // arms Local | T = - | | Attorney | | | \\[| 1617065 | | |
| here Signature of Grantee or | Authorized Representative | | Title | | | Da | ie l | | |
| | Register | of Deed's Use On | ly | | | For | Dept Use Only | | |
| 28 Date Deed Recorded | 29 Value of Stamp or Exemp | ot Number | 30 Recording Data | 20 | 107 | | | | |
| Mo. L Day 1 Yr. 27 | 1 \$ 2 35 | | ルレ つ | 135 Km | 197 | ı | | | |
| Nebraska Department of Revenue | 1 4 9. 2J | | し りるい | 00114 | <u> </u> | • | | | |

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

| ndex | er | | | OCUMENTARY MP TAX | Bk 2025, Pg 197 |
|--------------------|----------------|---|--------------------------------|------------------------------------|--|
| Assessor Carded | | | | 01/17/25 | State of Nebraska ss. |
| Jaraca | | | \$ 2.25 | By AS | Entered on the numerical index and filed for record in the Clerk's office of said county this 17 day of January A.D., 2025, at 02:42 o'clock PM. Recorded in Book 2025 on Page 197 |
| | | | | | Fee: \$10.00 By: AS Deputy Electronically Recorded |
| | Return to: | WAR | RANTY I | DEED | |
| | | exander & Wood 68848-0744 | | | |
| | VAL | LI WYATT, a single pers | on, Grantor, w | hether one or n | nore, in consideration of One |
| | Dollar (\$1.00 |) and other valuable cons | sideration, rece | ipt of which is | hereby acknowledged, |
| | conveys to M | IICHAEL L. HYNEK, G | rantee, the foll | owing describe | d real estate (as defined in |
| | Neb. Rev. St | at. 76-201) in Webster Co | ounty, Nebrask | a: | |
| | corne Nebra | et described as: Beginning r of Block 5, Talbot's Ad aska; thence West 140 fee e South 75 feet to the poin | dition to Guidet; thence North | e Rock, Webste h 75 feet; thenc | r County, |
| | Grantor cove | nants (jointly and several | ly, if more tha | n one) with the | Grantee that Grantor: |
| | (1) | is lawfully seized of sucto easements, reservation | | | e from encumbrances subject s of record; |
| | (2) | has legal power and lav | vful authority t | to convey the sa | ame; |
| | (3) | warrants and will defen persons. | | | ainst the lawful claims of all |
| | Executed: _ | January 14 | 202 | 15 AH | |
| | | · | : | Valli Wyatt, Gr | antor antor |
| | STATE OF 1 | | Ţ | | |
| | COUNTY O | FNUCIOILS) ss. | : | | ı. lh |
| | The f | oregoing instrument was : | | | he 1011 day of |
| | | 5AH | J wong at Darligh | | 100 11/41/ |

GENERAL NOTARY - State of Nebraska
ASHLEY M HOFSTETTER
My Comm. Exp. February 24, 2027

Residential & Commercial Sales Worksheet

| Cnty No. | Cnty No. Book Page Sale Date | | School District Code | | | | | | | | | | | | | | | |
|--|---|-----------------------------------|--|------------------|----------------|--------------|---------------------------------------|-----------------------------|---------------------------------|---------|-------------|---------|------------|------------|----------------|------------|---------|-----------------------|
| 91 | 20 | 25 | 255 | | 1/1 | 6/2025 | Base: 65-00 | | | | Affiliated: | | | | Unified: | | | |
| Location | \mathbf{D} | Sale | Number | Üs | seabili | y & Code# | | | | | |] | earcel I | Number | | ing in the | | |
| 0006176 | 00 | | 22 | | 1 | | GeoC | de | Twn | Ri | g | Sect | Qrt | Subdiv | $ \cdot _{2}$ | ırea | Bİk | Parcel |
| | · · · D | ate of S | ale Assessed | Valu | ue 🤛 | | 448 | 7 | 22000000 | 37,00 | A | 00 | 0 | 4002 | 0 | | 005 | 0000 |
| Land | | Imp | rovements | | 4 | Total | 16 16 17 | | | Date | of S | ale P | ropert | y Classi | ficat | ion (| Code | |
| 1 | ,345 | Tennens Series | 2,58 | 5 | ALTER SECTIONS | 3,930 | Sta | | P | roperty | Туј | pe | Zoning | Local | ion | Cit | y Size | Parcel Size |
| Assessor Lo | | GUID | | |) | | A) | 1 | B) | 0 | 1 | C |) 1 | D) : | L | E) | 7 | F) 2 |
| | | | | 100 | | Residentia | | | | 1854 | | | | Comm | erci | al . | | |
| | Můl | tiple Im | provements: | Multi | iple. Imp | ovements.: | A | | | | | | ements.: | | | | | |
| | 7-71 J | a constitution of the contract in | uction Date: | | truction 1 | Date: 19 | 05 | | | Const | ruct | ion Dat | e : | | | | | |
| 10.75 (1.75) | | | Floor: | Floor | Sq. Ft. | 1,0 | 87 | | | Floor | Sq. | Ft.: | | | | | | |
| | | | ig Cost New: | | | | | | Cost: | | | | | | | | | |
| Single Family | Style: | Let be warmen market | | Resi | dential | Condition: 1 | 0 | 1971 | 11.71 | Com | me | rcial C | ccupan | cy Code: | | | | de comprese. Sexes |
| (100) □ Mo | | | THE STATE OF THE S | (10) | | Worn Out | | 12.045.4 | | Prim | | | | ther1: | | | Other2: | |
| (101) 🗷 One | Story | | | (20) | | Badly Worn | | | | Com | me | rcial C | onstruc | tion Cla | ss: | 14.14 | | and the second |
| (102) 🗆 Two | o Story | | | (30) | | Average | | | | (1) | | | | uctural S | | | | |
| (103) Split Level | | | | (40) □ Good | | | | | (2) Reinforced Concrete Frame | | | | | | | | | |
| (104) □ 1 1/2 Story | | | | (50) U Very Good | | | | (3) Masonry Bearing Walls | | | | | | | | | | |
| (III) □ Bi-Level | | | (60) Excellent | | | | (4) U Wood or Steel Framed Ext. Walls | | | | | | | | | | | |
| (106) □ Other | | | | | | | (5) Metal Frame and Walls | | | | | | | | | | | |
| Townhouse or Duplex Style: | | | Residential Quality: 30 | | | | (6) 🗆 Pole Frame | | | | | | | | | | | |
| (301) 🗆 One | e Story | | | (10) | | Low | | | | Cost | Ra | nk: | | | Co | nditi | on: | |
| (302) 🗆 Two | o Story | | | (20) | | Fair | | | | (10) | | Low | | | (10 |) 🗆 | Wom | Out |
| (307) 🗆 1 1/ | 2 Story | | | (30) | ₩ . | Average | | | | (20) | | Ave | age | | (20 |) 🛮 | Badly | Wom |
| (308) 🗆 Spli | it Level | | | (40) | | Good | | | | (30) | | Abo | ve Avera | age | (30 |) [| Avera | ge |
| (309) 🗆 21/ | 2 Story | | | (50) | | Very Good | | | | (40) | | High | 1 | | (40 |) 🛮 | Good | |
| (304) 🛘 One | Story I | Ouplex | | (60) | | Excellent | , | | | | | | | | (50 |) 🛮 | Very (| Good |
| (305) 🛘 Two | o Story I | Duplex | | | | | | | | | | | | | (60 |) 🗆 | Excell | ent |
| Assessor's | Assessor's Adjustment to Sale Price (+ or -): | | | | | | | | | | | | | | | | | |
| Assessor Comments and Reason for Adjustment: | | | | | | | | | | | | | | | | | | |
| WD | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | |
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| | | | | | | | | | | | | | | | | | | |
| Community form | | | | | | | | | | | | | | | | | | |
| 1 | Comments from Comments: | | | | | | | | | | | | | | | | | |
| 00017 | | | | | | | | | | | - | | | | | | | |
| | | | | | | | | | | - | | | | ·········· | | | | |
| | · · · · · · · · · · · · · · · · · · · | | | | | | - | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | (Conti | nue on back) |



NEBRASKA

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.

The deed will not be recorded unless this statement 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 Mo. 01 Day 16 Yr. 2025 Mo. 0 | | | | | | | |
|--|---|---|--|--|--|--|--|--|
| 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) | | | | | | | |
| Michael L. Hynek and Cailie L. Hynek Street or Other Mailing Address | Aubree Ellena Dumas Street or Other Mailing Address | | | | | | | |
| 1058 Road 2300 City State Zip Code | 129 Haugen Drive City State | Zip Code | | | | | | |
| Guide Rock NE 68942 | Kildeer ND | 58640 | | | | | | |
| Phone Number (402) 984-1200 | Phone Number Is the grantee a 501(c)(3 If Yes, is the grantee a 5 | | | | | | | |
| 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 | | Assessed Mobile Home | | | | | | |
| Unimproved Multi-Family Agricultural L | Mineral Interests-Producing Exemp | Л | | | | | | |
| | d Contract/Memo Partition Sheriff | Other | | | | | | |
| ☐ Bill of Sale ☐ Corrective ☐ Easement ☐ Lea | _ · _ | | | | | | | |
| Cernetery 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? 10 Type of Transfer Distribution Forecle Auction Easement Gift | | Transfer on Death | | | | | | |
| | ☐ Life Estate | Trustee to Beneficiary | | | | | | |
| 11 Was ownership transferred in full? (If No, explain the division.) | 12 Was real estate purchased for same | | | | | | | |
| ✓ Yes | Yes | | | | | | | |
| 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., Po ☐ Brothers and Sisters ☐ Grandparents a | · — | Other | | | | | | |
| 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.) | | | | | | | | |
| 10,000.00 | ☐ Yes | % | | | | | | |
| 16 Does this conveyance divide a current parcel of land? ☐ Yes ✓ No | 17 Was transfer through a real estate agent or a title of the agent or title company contact.) Yes_ | company? (If Yes, include the name ✓ No | | | | | | |
| 18 Address of Property 19 Name and Address of Person to Whom the Tax Statement Should be Sent | | | | | | | | |
| | Aubree Ellena Dumas 625 University Street | | | | | | | |
| · | Guide Rock, NE 68942 | | | | | | | |
| 20 Legal Description (Attach additional pages, if needed.) | | | | | | | | |
| A tract described as: Beginning at a point 85 feet North of the Southeast corner of Block 5, Talbot's Addition to Guide Rock, Webster County, Nebraska; thence West 140 feet; thence North 75 feet; thence East 140 feet; thence South 75 feet to the point of beginning. | | | | | | | | |
| 21 If agricultural, list total number of acres transferred in this transaction | · | | | | | | | |
| 22 Total purchase price, including any liabilities assumed | | \$ 10,000,00 | | | | | | |
| 23 Was non-real property included in the purchase? Yes No (If Yes, enter dollar amount and attach itemized list.) (see instruction) | ctions) 23 | \$ 1 | | | | | | |
| 24 Adjusted purchase price paid for real estate (line 22 minus line 23) | 24 | \$ 10,000;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 | ill in a county of onlief geographic area with an active air look | s ballistic massile lielo? (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, co | omplete, and correct, | | | | | | |
| and that I am duly authorized to sign this statement. Randall Alexander | | (308) 236-7979 | | | | | | |
| Print of Type Name of Grantee or Authorized Representative | | Phone Number | | | | | | |
| | Attorney | 112717075 | | | | | | |
| here Signature of Grantee or Authorized Representative | Title | Date | | | | | | |
| Register of Deed's Use On | <u> </u> | For Dept. Use Only | | | | | | |
| 28 Date Deed Recorded 29 Value of Stamp or Exempt Number \$\text{\$A} \text{\$A} | 30 Recording Data BK2025 Pa 255 | | | | | | | |
| Mo Day X Yr P | | ed by Neb. Rev. Stat. §§ 76-214, 77-1327(2) | | | | | | |
| Form No. 96-269-2008 7-2024 Rev. Supersedes 96-269-2008 10-2020 | 7.0010/128 | , | | | | | | |

| Index Computer Assessor Carded | |
|---|--|
| | |

NEBRASKA DOCUMENTARY STAMP TAX

> Date: 01/27/25 22.50 By AS

Bk 2025, Pg 255

State of Nebraska ss. County of Webster

Entered on the numerical index and filed for record in the Clerk's office of said county this 27 day of January A.D., 2025, at 02:32 o'clock PM. Recorded in Book 2025 on Page 255

County Clerk Fee: \$10.00 By: AS Deputy

Electronically Recorded

Return to:

WARRANTY DEED

Downing, Alexander & Wood PO Box 744 Kearney, NE 68848-0744

MICHAEL L. HYNEK and CAILIE L. HYNEK, husband and wife, Grantor, whether one or more, in consideration of One Dollar (\$1.00) and other valuable consideration, receipt of which is hereby acknowledged, conveys to AUBREE ELLENA DUMAS, Grantee, the following described real estate (as defined in Neb. Rev. Stat. 76-201) in Webster County, Nebraska:

A tract described as: Beginning at a point 85 feet North of the Southeast corner of Block 5, Talbot's Addition to Guide Rock, Webster County, Nebraska; thence West 140 feet; thence North 75 feet; thence East 140 feet; thence South 75 feet to the point of beginning.

Grantor covenants (jointly and severally, if more than one) with the Grantee that Grantor:

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

Executed: ACM | CAILIE L. HYNEK |

STATE OF NEBRASKA | SS.

COUNTY OF | Debote | Debote | Cailie L. HYNEK |

The foregoing instrument was acknowledged before me on the | Lebel | Cailie L. HYNEK, husband and wife.

GENERAL NOTARY - State of Nebraska LOPI L SMITH My Comm. Sep. January 14, 2028

Notary Public