

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code		Unified:	
91	2025	302	2/7/2025	Base: 91-0074		Affiliated:	
Location ID	Sale Number	Useability & Code #	Parcel Number				
000312200	29	1	GeoCde	Twn	Rng	Sect	
Date of Sale Assessed Value			4133		00	0	
Land			Date of Sale Property Classification Code				
Improvements	Total						
7, 105	318,960	326,065	Status	Property Type	Zoning	Location	
Assessor Location: BLUE HILL (BH)		A) 1 B) 02 C) 2 D) 1 E) 6 F) 2					
Residential			Commercial				
Multiple Improvements:			Multiple Improvements:				
Construction Date:			Construction Date:				
Floor: Floor Sq. Ft. : 2,460			Floor Sq. Ft. :				
Building Cost New:			Cost:				
Cost : 211,620			Cost :				
Single Family Style:			Residential Condition:				
(100) <input type="checkbox"/> Mobile Home	(10) <input type="checkbox"/> Worn Out	Commercial Occupancy Code:					
(101) <input type="checkbox"/> One Story	(20) <input type="checkbox"/> Badly Worn	Commercial Construction Class:					
(102) <input type="checkbox"/> Two Story	(30) <input checked="" type="checkbox"/> Average	(1) <input type="checkbox"/> Fireproof Structural Steel Frame					
(103) <input type="checkbox"/> Split Level	(40) <input type="checkbox"/> Good	(2) <input type="checkbox"/> Reinforced Concrete Frame					
(104) <input type="checkbox"/> 1 1/2 Story	(50) <input type="checkbox"/> Very Good	(3) <input type="checkbox"/> Masonry Bearing Walls					
(111) <input type="checkbox"/> Bi-Level	(60) <input type="checkbox"/> Excellent	(4) <input type="checkbox"/> Wood or Steel Framed Ext Walls					
(106) <input type="checkbox"/> Other		(5) <input type="checkbox"/> Metal Frame and Walls					
Townhouse or Duplex Style: 304			Residential Quality: 30				
(301) <input type="checkbox"/> One Story	(10) <input type="checkbox"/> Low	Cost Rank:					
(302) <input type="checkbox"/> Two Story	(20) <input type="checkbox"/> Fair	(6) <input type="checkbox"/> Pole Frame					
(307) <input type="checkbox"/> 1 1/2 Story	(30) <input checked="" type="checkbox"/> Average	(10) <input type="checkbox"/> Low					
(308) <input type="checkbox"/> Split Level	(40) <input type="checkbox"/> Good	(20) <input type="checkbox"/> Average					
(309) <input type="checkbox"/> 2 1/2 Story	(50) <input type="checkbox"/> Very Good	(30) <input type="checkbox"/> Above Average					
(304) <input checked="" type="checkbox"/> One Story Duplex	(60) <input type="checkbox"/> Excellent	(40) <input type="checkbox"/> High					
(305) <input type="checkbox"/> Two Story Duplex		(50) <input type="checkbox"/> Very Good					
			(60) <input type="checkbox"/> Excellent				
Assessor's Adjustment to Sale Price (+ or -):							
Assessor Comments and Reason for Adjustment:							
WD							
Comments from							
000312200 000312300							
Comments:							
(Continue on back)							

NEBRASKA
Good Life, Great Service
DEPARTMENT OF REVENUE

Real Estate Transfer Statement

29

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 Webster - 91	2 County Number	3 Date of Sale/Transfer Mo. <u>02</u> Day <u>07</u> Yr. <u>2025</u>	4 Date of Deed Mo. <u>02</u> Day <u>06</u> Yr. <u>2025</u>
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5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Roxane R. Waddenman Street or Other Mailing Address 205 N. Liberty St.	6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Finish Line Rentals, LLC, a Nebraska Limited Liability Company Street or Other Mailing Address P.O. Box 2917
--	---

City Blue Hill	State NE	Zip Code 68930	City Hastings	State NE	Zip Code 68901
Phone Number (402) 460-9151	Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		Phone Number (402) 469-1171	If Yes, is the grantee a 509(c) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Email Address N.A.			Email Address N.A.		

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

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

8 Type of Deed

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

9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchanges) by buyer or seller?

<input checked="" type="checkbox"/> Buyer	<input type="checkbox"/> Seller	<input type="checkbox"/> No	<input type="checkbox"/> Court Decree	<input type="checkbox"/> Exchange	<input type="checkbox"/> Grantor Trust	<input type="checkbox"/> Partition	<input type="checkbox"/> Irrevocable Trust	<input type="checkbox"/> Revocable Trust	<input type="checkbox"/> Transfer on Death
							<input type="checkbox"/> Foreclosure	<input type="checkbox"/> Easement	<input type="checkbox"/> Gift
							<input type="checkbox"/> Auction	<input type="checkbox"/> Easement	<input type="checkbox"/> Life Estate
							<input type="checkbox"/> Satisfaction of Contract	<input type="checkbox"/> Other (Explain)	<input type="checkbox"/> Trustee to Beneficiary

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

<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
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12 Was real estate purchased for same use? (If No, state the intended use.)

<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
---	-----------------------------

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

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

14 What is the current market value of the real property?
330,000.00

15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	\$ _____ %
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16 Does this conveyance divide a current parcel of land?

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
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17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) Yes **Adams Land Title Co.** No

18 Address of Property
201 N. Liberty St, Blue Hill, NE 68930
410 W. Nemaha St, Blue Hill, NE 68930

18a No address assigned

18b Vacant land

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

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 Non-real property included in the purchase?
 Yes No (If Yes, enter dollar amount and attach itemized list.) (See instructions)

23 \$ _____	24 \$ _____
24 \$ _____	25 \$ 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 within a county or other geographic area with an active air force ballistic missile field? (See instructions.)
 Yes No

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

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

sign here

Print or Type Name Danielle L. Kelley	Grantee Authorized Representative <i>Danielle L. Kelley</i>	Closing Department Manager	Phone Number (402) 463-4198
Signature of Grantee or Authorized Representative		Title	Date 2/7/2025

Register of Deed's Use Only

28 Date Deed Recorded Mo. <u>2</u> Day <u>7</u> Yr. <u>25</u>	29 Value of Stamp or Exempt Number \$ <u>742.50</u>	30 Recording Data BR2025, Pg 302	For Dept Use Only
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NEBRASKA DOCUMENTARY
STAMP TAX
Date: 02/07/25
\$ 742.50 By AS

State of Nebraska } ss.
County of Webster }

Entered on the numerical index and filed for record in the Clerk's office of said county this 07 day of February A.D., 2025, at 02:54 o'clock PM. Recorded in Book 2025 on Page 302

Christina 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:

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

Executed 2-10. 2025

Roxane R. Wademan
Roxane R. Wademan

STATE OF NEBRASKA
COUNTY OF WEBSTER } ss
Adams

On this 10th day of February, 2025, before me personally appeared **Roxane R. Wademan**.



Danielle L Kelley
Notary Public - *Danielle L Kelley*

Residential & Commercial Sales Worksheet

Cntry No.	Book	Page	Sale Date	Base: 91-0074	School District Code	Affiliated:	Unified:
91	2025	290	5/17/2022				
Location ID	Sale Number	Usability & Code #		Parcel Number			
000328900	28	4	11	Geocode	Twn	Range	Section
Date of Sale Assessed Value		4133		Qtr	Subdiv	Area	Blk
Land		Improvements	Total	Date of Sale Property Classification Code			
2,315	1,020		3,335	Status	Property Type	Zoning	Location
Assessor Location: BLUE HILL (BH)				A) 1	B) 01	C) 1	D) 1
				E) 6	F) 1		
Residential				Commercial			
Multiple Improvements:				Multiple Improvements:			
Construction Date:				Construction Date:			
Floor:		Floor Sq. Ft.:		Floor Sq. Ft.:			
Building Cost New:		Cost:		Cost:			
Single Family Style:				Residential Condition:			
(100) <input type="checkbox"/> Mobile Home	(10) <input type="checkbox"/> Worn Out			Commercial Occupancy Code:			
(101) <input type="checkbox"/> One Story	(20) <input type="checkbox"/> Badly Worn			Primary: Other1: Other2:			
(102) <input type="checkbox"/> Two Story	(30) <input type="checkbox"/> Average			Commercial Construction Class:			
(103) <input type="checkbox"/> Split Level	(40) <input type="checkbox"/> Good			(1) <input type="checkbox"/> Fireproof Structural Steel Frame			
(104) <input type="checkbox"/> 1 1/2 Story	(50) <input type="checkbox"/> Very Good			(2) <input type="checkbox"/> Reinforced Concrete Frame			
(111) <input type="checkbox"/> Bi-Level	(60) <input type="checkbox"/> Excellent			(3) <input type="checkbox"/> Masonry Bearing Walls			
(106) <input type="checkbox"/> Other				(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls			
Townhouse or Duplex Style:				(5) <input type="checkbox"/> Metal Frame and Walls			
Residential Quality:				(6) <input type="checkbox"/> Pole Frame			
(301) <input type="checkbox"/> One Story	(10) <input type="checkbox"/> Low			Cost Rank:			
(302) <input type="checkbox"/> Two Story	(20) <input type="checkbox"/> Fair			Condition:			
(307) <input type="checkbox"/> 1 1/2 Story	(30) <input type="checkbox"/> Average			(10) <input type="checkbox"/> Low			
(308) <input type="checkbox"/> Split Level	(40) <input type="checkbox"/> Good			(20) <input type="checkbox"/> Average			
(309) <input type="checkbox"/> 2 1/2 Story	(50) <input type="checkbox"/> Very Good			(30) <input type="checkbox"/> Badly Worn			
(304) <input type="checkbox"/> One Story Duplex	(60) <input type="checkbox"/> Excellent			(40) <input type="checkbox"/> Above Average			
(305) <input type="checkbox"/> Two Story Duplex				(50) <input type="checkbox"/> High			
				(60) <input type="checkbox"/> Very Good			
				(60) <input type="checkbox"/> Excellent			
Assessor's Adjustment to Sale Price (+ or -):							
Assessor Comments and Reason for Adjustment:							
CORRECTIVE WD							
Comments from				Comments:			
000328900							
(Continue on back)							

Real Estate Transfer Statement

28

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 Webster - 91 2 County Number _____

3 Date of Sale/Transfer Mo. 5 Day 17 Yr. 2022 4 Date of Deed Mo. 01 Day 27 Yr. 2025

5 Grantor's Name, Address, and Telephone (Please Print) Webster - 91 6 Grantee's Name, Address, and Telephone (Please Print) _____

Grantor's Name (Seller) _____ City of Blue Hill Grantee's Name (Buyer) Kayden S. Ferguson

Street or Other Mailing Address 517 W Gage St, PO Box 277 Street or Other Mailing Address 210 N Pine St

City Blue Hill State NE Zip Code 68930 City Blue Hill State NE Zip Code 68930

Phone Number (402) 756-2056 Phone Number (402) 984-4414 Is the grantee a 501(c)(3) organization? Yes No
If Yes, is the grantee a 509(a) foundation? Yes No

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 property is also a mobile home.

(A) Status Improved Single Family Industrial Mineral Interests-Nonproducing State Assessed Mobile Home
 Unimproved Multi-Family Agricultural Mineral Interests-Producing Exempt
 IOLL Commercial Recreational

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

9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? Buyer Seller No Court Decree Exchange Grantor Trust Partition Irrevocable Trust Revocable Trust Transfer on Death
 Buyer Seller No Court Decree Exchange Grantor Trust Partition Life Estate Sale Trustee to Beneficiary
 Buyer Seller No Court Decree Exchange Grantor Trust Partition Satisfaction of Contract Other (Explain) _____

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

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

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

14 What is the current market value of the real property? 3,335.00 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) _____ %

16 Does this conveyance divide a current parcel of land? Yes 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 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 Subdivision of Rohrs Addition to the City of Blue Hill

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

22 Total purchase price, including any liabilities assumed. _____ 22 \$ 800,00

23 Was non-real property included in the purchase? Yes No (If Yes, enter dollar amount and attach itemized list.) (see instructions) 23 \$ _____

24 Adjusted purchase price paid for real estate (line 22 minus line 23) _____ 24 \$ 800,00

25 If this transfer is exempt from the documentary stamp tax, list the exemption number 2 25 \$ _____

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

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

Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement.
Kayden S. Ferguson (402) 984-4414
Print or Type Name of Grantee or Authorized Representative
Kayden S. Ferguson Phone Number
Signature of Grantee or Authorized Representative
Kayden S. Ferguson Grantee
Title Grantee Date 01-27-25

28 Date Deed Recorded _____ 29 Value of Stamp or Exempt Number _____ 30 Recording Data _____ For Dept. Use Only _____
Mo. 2 Day 6 Yr. 25 \$ Exempt #2 BK 2025 Pg 290

State of Nebraska }
County of Webster } ss.

Entered on the
numerical index and filed for record in the
Clerk's office of said county this 16 day
of Feb A.D., 2025, at 10:00
o'clock AM. Recorded in Book 2025
on Page 290
Allyson Hainig County Clerk
10:00 Deputy
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 2-16-25
\$ Exempt By AS

CORRECTIVE WARRANTY DEED

CITY OF BLUE HILL, a Nebraska Municipality, Grantor, in consideration of \$800.00 received from Grantee, KAYDEN S. FERGIJON, a single person, conveys 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: January 28, 2025

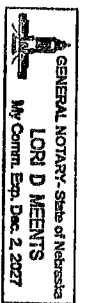
CITY OF BLUE HILL

By: Alex Buschow
Alex Buschow, Mayor

STATE OF NEBRASKA)
) ss.
COUNTY OF WEBSTER)

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

Comm. Expires Nov. 2, 2027 Lori D Meents
Notary Public



Agricultural Land Sales Worksheet

Cnty No.		Book	Page	Sale Date	School District Code		Unified:				
91		2025	288	2/4/2025	Base: 65-0005		Affiliated:				
Location ID	Sale Number	Useability & Code #	Parcel Number		Date of Sale Property Classification Code						
001309600	27	4 05	GeoCode	Twn	Rng	Sect	Qtr	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value			4135	4	9	20	3	00000	1	000	0000
Land	Improvements	Total	Date of Sale Property Classification Code								
41, 135	338,650	379,785	Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type:			A) 1	B) 05	C) 5	D) 3	E) 0	F) 5			
LCG	ACRES:	VALUE:	LCG	ACRES:	VALUE:						
IRRIGATED	1A1		GRASSLAND	1G1	1,480						
	1A			1G							
	2A1			2G1							
	2A			2G							
	3A1			3G1							
	3A			3G							
	4A1			4G1							
	4A			4G							
DRYLAND	1D1		Shelterbelt/Timber								
	1D			Accretion							
	2D1			Waste							
	2D			Other							
	3D1		AGLAND TOTAL			1,480					
	3D		Roads								
	4D1		Farm Sites		1,000						
	4D		Home Sites		1,000						
			Recreation								
			Other								
Dwellings		289,480									
Outbuildings		49,170	Non-AG TOTAL		2,000						
Assessor's Adjustment to Sale Price (+ or -):					Total Recapture Value:						
Assessor Comments and Reason for Adjustment:					WD; TRANSFER TO REVOCABLE TRUST						
Comments from					Comments:						
001309600											

(Continue on back)

12315

NEBRASKA

Good Life, Great Service.
DEPARTMENT OF REVENUE

Real Estate Transfer Statement

27

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 Webster - 91	2 County Number	3 Date of Sale/Transfer Mo. <u>02</u> Day <u>04</u> yr. <u>2025</u>	4 Date of Deed Mo. <u>02</u> Day <u>04</u> yr. <u>2025</u>
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Gary J. Kohmetscher and Paula K. Kohmetscher, husband and wife Street or Other Mailing Address 2040 Highway 4 City Blue Hill State NE Zip Code 68930 Phone Number (402) 984-5917		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) See Attachment Street or Other Mailing Address 2040 Highway 4 City Blue Hill State NE Zip Code 68930 Phone Number (402) 984-5917	
Email Address N/A		Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, Is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address N/A	

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

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

8 Type of Deed

<input type="checkbox"/> Bill of Sale <input type="checkbox"/> Cemetery <input type="checkbox"/> Conservator <input type="checkbox"/> Corrective <input type="checkbox"/> Death Certificate - Transfer on Death	<input type="checkbox"/> Distribution <input type="checkbox"/> Essement <input type="checkbox"/> Executor <input type="checkbox"/> Land Contract/Memo <input type="checkbox"/> Lease <input type="checkbox"/> Mineral <input type="checkbox"/> Partition <input type="checkbox"/> Personal Rep. <input type="checkbox"/> Quit Claim <input checked="" type="checkbox"/> Warranty	<input type="checkbox"/> Other _____ <input type="checkbox"/> Sheriff <input type="checkbox"/> Trust/Trustee <input type="checkbox"/> Other _____
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9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller?

<input type="checkbox"/> Buyer <input checked="" type="checkbox"/> Seller	<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes	<input type="checkbox"/> Auction <input type="checkbox"/> Court Decree <input type="checkbox"/> Exchange <input type="checkbox"/> Foreclosure <input type="checkbox"/> Distribution <input type="checkbox"/> Easement <input type="checkbox"/> Gift <input type="checkbox"/> Grantor Trust <input type="checkbox"/> Partition <input type="checkbox"/> Life Estate <input type="checkbox"/> Satisfaction of Contract <input type="checkbox"/> Other (Explain) _____	<input type="checkbox"/> 10 Type of Transfer <input type="checkbox"/> 11 Was ownership transferred in full? (if No, explain the division.) <input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> 12 Was real estate purchased for same use? (if No, state the intended use.) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
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13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (if Yes, check the appropriate box.)

<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Aunt or Uncle <input type="checkbox"/> Brothers and Sisters <input type="checkbox"/> Ex-spouse	<input type="checkbox"/> Family Corp., Partnership, or LLC <input type="checkbox"/> Grandparents and Grandchild <input type="checkbox"/> Parents and Child	<input type="checkbox"/> Self <input checked="" type="checkbox"/> Spouse <input type="checkbox"/> Step-parent and Step-child	<input type="checkbox"/> Other _____
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14 What is the current market value of the real property?
379,785.00

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

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

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

18 Address of Property
**2040 Highway 4
Blue Hill, NE 68930**

19 Name and Address of Person to Whom the Tax Statement Should be Sent
**Gary J. Kohmetscher & Paula K. Kohmetscher, Co-Trustees
2040 Highway 4
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 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 Westery at a right angle to said Section line a distance of 328.71 feet, thence East at a right angle a distance of 481.51 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

21 If agricultural, list total number of acres transferred in this transaction **3.48**

22 Total purchase price, including any liabilities assumed..... **0.00**

23 Was non-real property included in the purchase?
 Yes No (If Yes, enter dollar amount and attach itemized list.) (see Instructions) **23 \$ _____**

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 **4** **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 forces ballistic missile field? (See Instructions)
 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 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.
Andrew M. Loudon (Bar ID #21511)
Print or Type Name of Grantor or Authorized Representative

sign here

Signature of Grantor or Authorized Representative

Attorney
Title

(402) 420-6091
Phone Number
2/5/2025
Date

28 Date Deed Recorded

29 Value of Stamp or Exempt Number

30 Recording Data

For Dept. Use Only

Mo. 2 Day 5 yr. 25 \$ Exempt # 4

BK 2025 P 288

Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2)
Form No. 96-269-2008 7-2024 Rev. Supersedes 96-269-2008 10-2020

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 }
County of Webster } ss.

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

Anthony King

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 co-trustees of the Kohmetscher Family Revocable Trust dated the 9 day of February, 2025, 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.

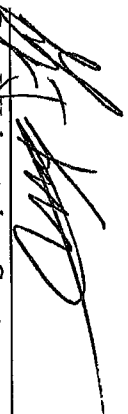
Legal title to all property conveyed to the trustee shall be vested in the trustee or trustees who are serving from time to time as trustee without any conveyance or transfer to, by, or from any succeeding or retiring trustee or the personal representative of a deceased trustee.

Grantors covenant jointly and severally with Grantees that Grantors:

(1) are lawfully seized 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, 2025.

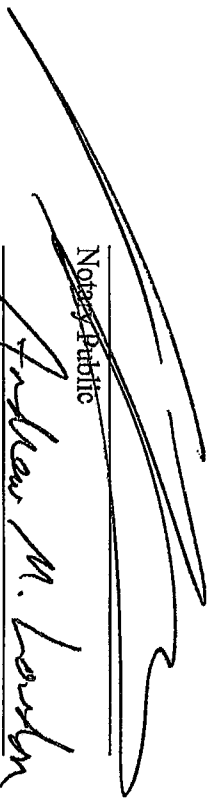

 Gary J. Kohmetscher, Grantor


 Paula K. Kohmetscher, Grantor

State of Nebraska)
) ss
 County of Lancaster)

The foregoing instrument was acknowledged before me this 4 day of February, 2025, 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.




~~Notary Public~~
 Andrew M. Loudon
 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

City No.	Book	Page	Sale Date	School District Code	Unified:
91	2025	276	2/3/2025	Base: 01-0123	Affiliated:
Location ID	Sale Number	Useability & Code #	Parcel Number		
002505800	26	4 05	GeoCde 4129	Twn 4	Rng 12
			Sect 5	Qt 4	Subdiv 00000
			Area 1	Blk 000	Parcel 0000
Land	Improvements	Total	Date of Sale Property Classification Code		
807,850		807,850	Status A) 2	Property Type B) 05	Zoning C) 5
			Location D) 3	City Size E) 0	Parcel Size F) 10
LCG	ACRES:	VALUE:	LCG	ACRES:	VALUE:
IRRIGATED 1A1	42.000	242,130	GRASSLAND 1G1		
1A	44.000	253,660	1G	6.300	9,765
2A1			2G1		
2A	25.000	138,625	2G		
3A1			3G1		
3A			3G		
4A1			4G1		
4A	21.000	111,090	4G		
DRYLAND 1D1			Shelterbelt/Timber		
1D	13.120	36,080	Accretion		
2D1			Waste		
2D	2.000	5,500	Other		
3D1			AG LAND TOTAL	157.420	807,850
3D			Roads	4.000	
4D1			Farm Sites		
4D	4.000	11,000	Home Sites		
			Recreation		
			Other		
Dwellings			Non-AG TOTAL	4.000	
Outbuildings					

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

Total Recapture Value:

Assessor Comments and Reason for Adjustment:

WD; TRANSFER TO REVOCABLE TRUST

Comments from
002505800

Comments:

(Continue on back)

Real Estate Transfer Statement

26

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

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

1 County Name Webster - 91 2 County Number _____ 3 Date of Sale/Transfer Mo. 02 Day 03 Yr. 2025 4 Date of Deed Mo. 02 Day 03 Yr. 2025

5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Ladonna Jean Choquette 6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) see addendum

Street or Other Mailing Address 1011 Highland Drive Street or Other Mailing Address _____
City Hastings State NE Zip Code 68901 City _____ State _____ Zip Code _____

Phone Number (402) 984-2092 is the grantee a 501(c)(3) organization? Yes No
If Yes, is the grantee a 509(e) foundation? Yes No

Email Address Denstx@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 Improved Single Family Industrial Mineral Interests-Nonproducing State Assessed Mobile Home
 Unimproved Multi-Family Agricultural Mineral Interests-Producing Exempt
 IOLL Commercial Recreational

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

9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031)? Buyer Seller No Court Decree Exchange Grantor Trust Partition Irrevocable Trust Revocable Trust Transfer on Death
 Buyer Seller No Court Decree Exchange Grantor Trust Partition Satisfaction of Contract Other (Explain) _____
11 Was ownership transferred in full? (if No, explain the division.) Yes No 12 Was real estate purchased for same use? (if No, state the intended use.) Yes No

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

14 What is the current market value of the real property? 403,925.00 15 Was the mortgage assumed? (if Yes, state the amount and interest rate.) Yes No \$ _____ %
16 Does this conveyance divide a current parcel of land? Yes No 17 Was transfer through a real estate agent or a title company? (if Yes, include the name of the agent or title company contact.) Yes No

18 Address of Property Rural Webster County 19 Name and Address of Person to Whom the Tax Statement Should be Sent Thomas Choquette
1011 Highland Drive
Hastings, NE 68901

18a No address assigned 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 Twelve (12), West of the 6th P.M., Webster County, Nebraska.

21 If agricultural, list total number of acres transferred in this transaction 161.420

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

25 If an affidavit is described in Neb. Rev. Stat. § 76-2-141, required because the property is located within a county or other geographic area with an active air force ballistic missile field? (See instructions.) Yes No
27 If yes, is the required affidavit attached to this filing? Yes No

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

Print or Type Name of Grantor or Authorized Representative Michael E. Sullivan (402) 462-2119
Signature of Grantor or Authorized Representative [Signature] Phone Number 214/2025
here here Title Attorney Date 2/4/2025

Register of Deed's Use Only
28 Date Deed Recorded No. 2 Day 4 Yr. 25 29 Value of Stamp or Exempt Number \$ Exempt #4 30 Recording Data BK2025 Pg 276
Nebraska Department of Revenue Form No. 96-269-2008 7-2024 Rev. Supersedes 96-269-2008 10-2020 Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2)

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: bertstrx@gmail.com

Index _____
Computer _____
Assessor _____
Carded _____

NEBRASKA DOCUMENTARY
STAMP TAX

BK 2025, Pg 276

Date: 02/04/25

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

\$ EX004 By AS

Anthony King

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.

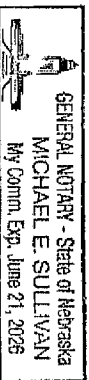
GRANTOR covenants, jointly and severally, with GRANTEE that GRANTOR (1) is lawfully seized of such real estate and that it is free from encumbrances, subject to existing easements and restrictions of record, if any; (2) has legal power and lawful authority to convey the same; and (3) warrants and will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

Executed: February 3, 2025.

LaDonna Jean Choquette
LaDonna Jean Choquette, by Thomas L. 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.



[Signature]
Notary Public

Agricultural Land Sales Worksheet

City No.	Book	Page	Sale Date	School District Code												
91	2025	274	2/3/2025	Base: 01-0123			Affiliated:			Unified:						
Location ID	Sale Number	Useability & Code #	Parcel Number													
002505800	25	4 05	GeoCde	Twn	Rng	Sect	Qtr	Subdiv	Area	Blk	Parcel					
Date of Sale Assessed Value			4129	4	12	5	4	00000	1	000	0000					
Land	Improvements	Total	Date of Sale Property Classification Code													
807, 850		807, 850	Status	Property Type	Zoning	Location	City Size	Parcel Size								
	Irrigation Type:		A) 2	B) 05	C) 5	D) 3	E) 0	F) 10								
ICG ACRE: VALUE:			ICG ACRE: VALUE:			ICG ACRE: VALUE:										
IRRIGATED 1A1	42.000	242,130	GRASSLAND 1G1													
1A	44.000	253,660	1G			6.300			9,765							
2A1			2G1													
2A	25.000	138,625	2G													
3A1			3G1													
3A			3G													
4A1			4G1													
4A	21.000	111,090	4G													
DRYLAND 1D1			Shelterbelts/Timber													
1D	13.120	36,080	Accretion													
2D1			Waste													
2D	2.000	5,500	Other													
3D1			AG LAND TOTAL			157.420			807,850							
3D			Roads			4.000										
4D1			Farm Sites													
4D	4.000	11,000	Home Sites													
			Recreation													
			Other													
Dwellings			Non-AG TOTAL			4.000										
Outbuildings																

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

Total Recapture Value:

Assessor Comments and Reason for Adjustment:

TRUSTEE'S WD; BETWEEN SPOUSE

Comments from

002505800

Comments:

(Continue on back)

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 Webster - 91	2 County Number	3 Date of Sale/Transfer Mo. <u>02</u> Day <u>03</u> Yr. <u>2025</u>	4 Date of Deed Mo. <u>02</u> Day <u>03</u> Yr. <u>2025</u>
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) See addendum Street or Other Mailing Address City State Zip Code		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Ladonna Jean Choquette Street or Other Mailing Address 1011 Highland Drive City Hastings State NE Zip Code 68901	
Phone Number		Phone Number (402) 984-2092	Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Email Address		Email Address Dentsrx@gmail.com	

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

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

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

9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller?
 Buyer Seller No Court Decree Exchange Grantor Trust Partition Irrevocable Trust Revocable Trust Transfer on Death Trustee to Beneficiary
 Buyer Seller No Court Decree Exchange Grantor Trust Partition Satisfaction of Contract Other (Explain) _____

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

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

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

14 What is the current market value of the real property?
 403,925.00

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

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

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

18 Address of Property
 Rural Webster County
 Thomas Choquette
 1011 Highland Drive
 Hastings, NE 68901

19 Name and Address of Person to Whom the Tax Statement Should be Sent
 Thomas Choquette
 1011 Highland Drive
 Hastings, NE 68901

20 Legal Description (Attach additional pages, if needed.)
 An undivided one-half (1/2) interest in and to the Southeast Quarter (SE 1/4) of Section Five (5), Township Four (4) North, Range Twelve (12), West of the 6th P.M., Webster County, Nebraska.

19a No address assigned 19b Vacant land

21 If agricultural, list total number of acres transferred in this transaction 161.420

22 Total purchase price, including any liabilities assumed: 22 \$ 0.00

23 Was non-real property included in the purchase?
 Yes No (if Yes, enter dollar amount and attach itemized list. (see instructions)) 23 \$ 1
 24 Adjusted purchase price paid for real estate (line 22 minus line 23) 24 \$ 0.00

25 If this transfer is exempt from the documentary stamp tax, list the exemption number 20

26 Is an affidavit as described in Neb. Rev. Stat. § 78-2141 required because the property is located within a county or other geographic area with an active air force ballistic missile field? (See Instructions)
 Yes No

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

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

Print or Type Name of Grantor or Authorized Representative
Michael E. Sullivan

Print or Type Name of Grantee or Authorized Representative
Thomas Choquette

Signature of Grantor or Authorized Representative _____ Title **Attorney**
 Signature of Grantee or Authorized Representative _____ Date **2/3/2025**

(402) 462-2119
 Phone Number
 2/3/2025

18 Date Deed Recorded

29 Value of Stamp or Exempt Number

30 Recording Data

For Dept. Use Only

Mo. 2 Day 3 Yr. 25 \$ Exempt #20 BR2025 Pg 214

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 } ss.
County of Webster } 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

Anthony Davis 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 68802-0309

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 seized 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

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

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.

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

Michael E. Sullivan

Notary Public

Agricultural Land Sales Worksheet

City No.	Book	Page	Sale Date	School District Code		Unified:					
91	2025	272	7/14/2024	Base: 91-0074		Affiliated:					
Location ID	Sale Number	Usability & Code #	Parcel Number								
001309200	24	4 05	GeoCde	Twn	Range	Sec	Qt	Subdiv	Area	Bk	Parcel
			4135	4	9	19	2	00000	1	140	0000
Land	Improvements	Total	Date of Sale Property Classification Code								
1,710,375	15,240	1,725,615	Status	Property Type	Zoning	Location	City Size	Parcel Size			
			A) 2	B) 05	C) 5	D) 3	E) 0	F) 9			
LCG	ACRES:	VALUE:	LCG	ACRES:	VALUE:						
IRRIGATED 1A1	50.290	289,920	GRASSLAND 1G1	75.430	116,915						
1A	26.260	151,390	1G	30.530	47,320						
2A1	2.050	11,820	2G1	46.510	67,440						
2A			2G	0.220	110						
3A1			3G1	15.930	23,100						
3A			3G								
4A1	0.070	370	4G1	0.020	10						
4A			4G	0.410	205						
DRYLAND 1D1	119.020	327,310	Shelterbelt/Timber								
1D	63.150	173,670	Accretion								
2D1	19.810	54,480	Waste								
2D	31.500	86,635	Other								
3D1	19.170	52,720	AGLAND TOTAL								
3D			Roads	15.560							
4D1	58.670	161,350	Farm Sites	1.000	13,840						
4D	47.490	130,610	Home Sites								
			Recreation								
			Other								
Dwellings											
Outbuildings		15,240	Non-AG TOTAL	16.560	13,840						

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

Total Recapture Value:

Assessor Comments and Reason for Adjustment:

DEED OF DISTRIBUTION BY PR, BETWEEN PARENT & CHILD

Comments from

001309200 001706400 001708000 001708500 001708600

Comments:

(Continue on back)

Real Estate Transfer Statement

ax

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

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

1 County Name Webster - 91
2 County Number
3 Date of Sale/Transfer Mo. 7 Day 14 yr. 2024
4 Date of Deed Mo. 1 Day 28 yr. 2025
5 Grantor's Name, Address, and Telephone (Please Print)
6 Grantee's Name, Address, and Telephone (Please Print)
City, State, Zip Code
Phone Number
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)

8 Type of Deed
9 Was transfer part of IRS like-kind exchange?
10 Type of Transfer
11 Was ownership transferred in full?
12 Was real estate purchased for same use?

13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives?
14 What is the current market value of the real property?
15 Was the mortgage assumed?
16 Does this conveyance divide a current parcel of land?

17 Was transfer through a real estate agent or a title company?
18 Address of Property
19 Name and Address of Person to Whom the Tax Statement Should be Sent

20 Legal Description (Attach additional pages, if needed.)
21 If agricultural, list total number of acres transferred in this transaction
22 Total purchase price, including any liabilities assumed.
23 Was non-real property included in the purchase?

24 Adjusted purchase price paid for real estate
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. § 78-2,141 required because the property is located within a county or other geographic area with an active air force ballistic missile field?
27 If yes, is the required affidavit attached to this filing?

Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement.
sign here
Print or Type Name of Grantee or Authorized Representative
Signature of Grantee or Authorized Representative
Attorney
Title
Date

28 Date Deed Recorded
29 Value of Stamp or Exempt Number
30 Recording Date
Register of Deeds's Use Only
For Dept Use Only
Nebraska Department of Revenue
Form No. 96-269-2008 7-2024 Rev. Supersedes 96-269-2008 10-2020
Grantee - Retain a copy of this document for your records.

6314

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

6320 **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:

6325 **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

6330 **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

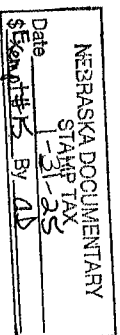
6335 **A 56% undivided interest in an undivided one-half interest in and to:**

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

State of Nebraska } ss.
County of Webster

BOOK 2025 PAGE 272

Entered on the numerical index and filed for record in the Clerk's office of said county this 31 day of May A. D., 2025 at 11:11 o'clock A.M. Recorded in Book 2025 on Page 272
Robert H. Hugg County Clerk
ID: 00 Deputy
Ind Comp Assessor Carded



**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 GRANTEEES, 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 6th 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 GRANTEEES are the persons entitled to distribution of the real estate from said estate. GRANTOR covenants with GRANTEEES that GRANTOR has legal power and lawful authority to convey and release the same.

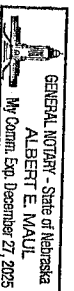
Executed: January 28th, 2025.

ESTATE OF GEORGE P. WEILAND,
DECEASED

By: [Signature] P.R.
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.



[Signature]
NOTARY PUBLIC

Return to: Maul & Bodlak, L.L.P., PO Box 490, Pender, NE 68047, (402) 385-3016

Real Estate Transfer Statement

23

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 Webster - 91	2 County Number	3 Date of Sale/Transfer Mo. <u>01</u> Day <u>21</u> yr. <u>2025</u>	4 Date of Deed Mo. <u>01</u> Day <u>21</u> yr. <u>2025</u>
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Bruno A Irmer Street or Other Mailing Address 646 N Webster City Bladen State NE Zip Code 68928 Phone Number (402) 460-9244 Email Address		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Gary D and Dianne L Land Street or Other Mailing Address 223 O Street City Bladen State NE Zip Code 68928 Phone Number (402) 705-6186 Email Address <input type="checkbox"/> Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

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

(A) Status	(B) Property Type	(C)
<input type="checkbox"/> Improved <input checked="" type="checkbox"/> Single Family <input checked="" type="checkbox"/> Unimproved <input type="checkbox"/> Multi-Family <input type="checkbox"/> IOLL <input type="checkbox"/> Commercial <input type="checkbox"/> Recreational	<input checked="" type="checkbox"/> Mineral Interests-Nonproducing <input type="checkbox"/> Mineral Interests-Producing <input type="checkbox"/> Land Contract/Memo <input type="checkbox"/> Partition <input type="checkbox"/> Personal Rep. <input checked="" type="checkbox"/> Quit Claim <input type="checkbox"/> Warranty <input type="checkbox"/> Sheriff <input type="checkbox"/> Other _____ <input type="checkbox"/> Trust/Trustee	<input type="checkbox"/> State Assessed <input type="checkbox"/> Exempt <input type="checkbox"/> Mobile Home

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

9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller?
 Buyer Seller No Court Decree Exchange Grantor Trust Partition Satisfaction of Contract Other (Explain) _____
 Buyer Seller No

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

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

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

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

14 What is the current market value of the real property?
10.00

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

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

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

18 Address of Property
East 25th of Lot 2 Blk 1 Bladen Spence + Bennett Addition.
223 O Street, Bladen, NE 68928

19 Name and Address of Person to Whom the Tax Statement Should be Sent
Gary and Dianne Land
223 O Street, Bladen, NE 68928

20 Legal Description (Attach additional pages, if needed.)
East 25 ft. of Lot 2 Blk 1 Bladen Spence & Bennett Addition

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

22 Total purchase price, including any liabilities assumed.....	22 \$ 1,100
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	23 \$ 1
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24 \$ 0.00

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

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

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

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

Print Name of Grantor or Authorized Representative
 Signature of Grantor or Authorized Representative *Bruno A Irmer* Title _____ Date **1-22-25**

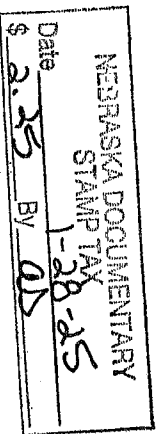
Register of Deed's Use Only

28 Date Deed Recorded Mo. <u>1</u> Day <u>28</u> yr. <u>25</u>	29 Value of Stamp or Exempt Number \$ 2.25	30 Recording Data BK 2025 Pg 256	For Dept. Use Only
---	--	--	--------------------

Nebraska Department of Revenue
 Form No. 96-269-2008 7-2024 Rev. Supersedes 96-269-2008 10-2020
 Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2)
 Grantee—Retain a copy of this document for your records.

Prepared By:
Gretchen Lockhart Mastrodonato

After Recording Return To:
223 O Street
Bladen, Nebraska 68928



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.

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 28 day of JAN A.D., 2025, at 2:12 o'clock PM, Recorded in Book 2025 on Page 256-259
Arbely Hwang County Clerk
AB Deputy
Ind Comp Assessor Carded

BOOK 2025 PAGE 251

Tax Parcel Number: 000514100

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

|SIGNATURE PAGE FOLLOWS|

Grantor Signatures:

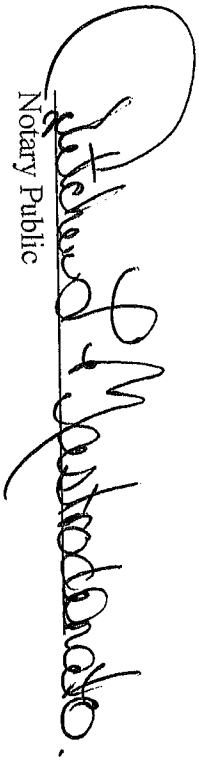
DATED: 1-22-25



Bruno A Imer
646 N Webster St.
Bladen, Nebraska, 68928

STATE OF NEBRASKA, COUNTY OF WEBSTER, ss:

This instrument was acknowledged before me on this 22 day of January, 2025
by Bruno A Imer.


Notary Public



Title (and Rank)

My commission expires April 8, 2027.

Agricultural Land Sales Worksheet

City No.	Book	Page	Sale Date	School District Code											
91	2025	220	12/16/2024	Base: 91-0002			Affiliated:			Unified:					
Location ID	Sale Number	Useability & Code #	Parcel Number												
002304500	21	1	GeoCde	Twn	Range	Sec	Qtr	Subdiv	Area	Blk	Parcel				
			4369	2	12	33	2	00000	1	000	0000				
Land	Improvements	Total	Date of Sale Property Classification Code												
101, 750		101, 750	Status	Property Type	Zoning	Location	City Size	Parcel Size							
	Irrigation Type:		A) 2	B) 05	C) 5	D) 3	E) 0	F) 9							
LCG	ACRES:	VALUE:	LCG	ACRES:	VALUE:										
IRRIGATED 1A1			GRASSLAND 1G1	45.000	69,750										
1A			1G												
2A1			2G1	6.000	8,700										
2A			2G												
3A1			3G1	14.000	20,300										
3A			3G												
4A1			4G1												
4A			4G												
DRYLAND 1D1			Shepherbelk/Timber												
1D			Accretion												
2D1			Waste	6.000	3,000										
2D			Other												
3D1			AG LAND TOTAL	71.000	101,750										
3D			Roads	3.000											
4D1			Farm Sites												
4D			Home Sites												
			Recreation												
			Other	6.000											
Dwellings			Non-AG TOTAL	9.000											
Outbuildngs															

Assessor's Adjustment to Sale Price (+ or -): Total Recapture Value:

Assessor Comments and Reason for Adjustment:
TRUSTEE'S JTWD

Comments from
002304500

Comments:

(Continue on back)

Real Estate Transfer Statement

21

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 Webster - 91	2 County Number	3 Date of Sale/Transfer Mo. <u>12</u> Day <u>16</u> Yr. <u>2024</u>	4 Date of Deed Mo. <u>01</u> Day <u>18</u> Yr. <u>2025</u>
--------------------------------------	-----------------	--	---

5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Cindil L. Cavender Successor Ttee of the Richardson Family Trust Street or Other Mailing Address 7968 W 119th Place City Broomfield State CO Zip Code 80020	6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Kelvin R. James and Kathy E. James, JHW as JTS Street or Other Mailing Address 1157 40 Road City Riverton State NE Zip Code 68972
Phone Number (303) 931-4573	Phone Number (308) 470-1085
Email Address cindilc2011@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)
------------	-------------------	-----

<input type="checkbox"/> Improved	<input type="checkbox"/> Single Family	<input type="checkbox"/> Industrial	<input type="checkbox"/> Mineral Interests-Nonproducing	<input type="checkbox"/> State Assessed	<input type="checkbox"/> Mobile Home
<input checked="" type="checkbox"/> Unimproved	<input type="checkbox"/> Multi-Family	<input checked="" type="checkbox"/> Agricultural	<input type="checkbox"/> Mineral Interests-Producing	<input type="checkbox"/> Exempt	
<input type="checkbox"/> IOLL	<input type="checkbox"/> Commercial	<input type="checkbox"/> Recreational			

8 Type of Deed

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

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

<input type="checkbox"/> Buyer	<input type="checkbox"/> Seller	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Auction	<input type="checkbox"/> Easement	<input type="checkbox"/> Gift	<input checked="" type="checkbox"/> Sale	<input type="checkbox"/> Transfer on Death
<input type="checkbox"/> Court Decree	<input type="checkbox"/> Exchange	<input type="checkbox"/> Grantor Trust	<input type="checkbox"/> Partition	<input type="checkbox"/> Satisfaction of Contract	<input type="checkbox"/> Other (Explain)		<input type="checkbox"/> Trustee to Beneficiary

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

Yes No

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

Yes No

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

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

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.)

Yes No \$ _____ %

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

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

18 Address of Property

19 Name and Address of Person to Whom the Tax Statement Should be Sent
Kelvin R. James and Kathy E. James
1157 40 Road
Riverton, NE 68972

20 Legal Description (Attach additional pages, if needed.)
N $\frac{1}{2}$ NW $\frac{1}{4}$ 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.	22 \$	140,000.00
23 Was non-real property included in the purchase?	23 \$	01.00
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24 \$	140,000.00

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

26 Is an affidavit as described in Neb. Rev. Stat. § 76-2.141 required because the property is located within a county or other geographic area with an active air force ballistic missile field? (See Instructions)

Yes No

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

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

Henry C. Schenker
 Print or Type Name of Grantee or Authorized Representative

Attorney
 Title

(308) 425-6273
 Phone Number

1/23/2025
 Date

28 Date Deed Recorded

29 Value of Stamp or Exempt Number

30 Recording Data

For Dept Use Only

Index _____
Computer _____
Assessor _____
Carded _____

NEBRASKA DOCUMENTARY
STAMP TAX

BK 2025, Pg 220

Date: 01/23/25

State of Nebraska }
County of Webster }

\$ 315.00 By AS

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

Amanda Davis

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 (N¹/₂NW¹/₄) 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 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; and
- (3) warrants and will defend the title to the real estate against the lawful claims of all persons.

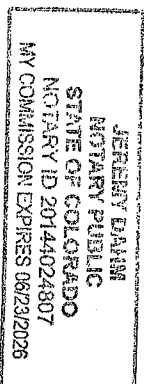
Executed: January 18, 2025.

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

STATE OF COLORADO)
) ss.
Broomfield COUNTY)

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

[Signature]
Notary Public.



Agricultural Land Sales Worksheet

City No	Book	Page	Sale Date	School District Code		Unified:					
91	2025	219	1/9/2025	Base: 91-0002		Affiliated:					
Location ID	Sale Number	Useability & Code #	Parcel Number								
002207100	20	4 05	GeoCode	Trm	Rng	Sec	Qtr	Subdiv	Area	BLK	Parcel
Date of Sale Assessed Value			4493	1	12	7	0	000000	1	000	0000
Land	Improvements	Total	Date of Sale Property Classification Code								
1,500		1,500	Status	Property Type	Zoning	Location	City Size	Parcel Size			
	Irrigation Type:		A) 2	B) 05	C) 5	D) 3	E) 0	F) 5			
LCG	ACRES:	VALUE:	LCG	ACRES:	VALUE:						
IRRIGATED 1A1			GRASSLAND 1G1								
1A			1G								
2A1			2G1								
2A			2G								
3A1			3G1								
3A			3G								
4A1			4G1								
4A			4G								
DRYLAND 1D1			Shelterbelt/Timber								
1D			Accretion								
2D1			Waste	3.000		1,500					
2D			Other								
3D1			AG LAND TOTAL	3.000		1,500					
3D			Roads								
4D1			Farm Sites								
4D			Home Sites								
			Recreation								
			Other								
Dwellings			Non-AG TOTAL								
Outbuildings											

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

Total Recapture Value:

Assessor Comments and Reason for Adjustment:

QCD; TRANSFERED FROM AUNT TO NIECE

Comments from
002207100

Comments:

Real Estate Transfer Statement

20

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 1-25 are accurately completed.

1 County Name	2 County Number	3 Date of Sale/Transfer Mo. <u>01</u> Day <u>09</u> Yr. <u>2025</u>	4 Date of Deed Mo. <u>01</u> Day <u>09</u> Yr. <u>2025</u>
WEBSTER - 91			

5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Karen Wolf Street or Other Mailing Address 500 7th Ave. City Audubon State IA Zip Code 50025		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Michelle Lewis Street or Other Mailing Address 1935 W. 12th St. City Hastings State NE Zip Code 68901	
Phone Number (712) 304-2781		Phone Number (402) 705-0799	
Email Address N/A		Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	

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

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

8 Type of Deed

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

9 Was the property purchased as part of an IRS like-kind exchange? (I.R.C. § 1031 Exchange)

<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Auction <input type="checkbox"/> Court Decree <input type="checkbox"/> Exchange <input type="checkbox"/> Grantor Trust <input type="checkbox"/> Partition	<input type="checkbox"/> Distribution <input type="checkbox"/> Easement <input checked="" type="checkbox"/> Gift <input type="checkbox"/> Life Estate <input type="checkbox"/> Revocable Trust <input type="checkbox"/> Revocable Trust <input type="checkbox"/> Sale <input type="checkbox"/> Satisfaction of Contract <input type="checkbox"/> Other (Explain) _____	<input type="checkbox"/> Foreclosure <input type="checkbox"/> Irrevocable Trust <input type="checkbox"/> Life Estate <input type="checkbox"/> Partition <input type="checkbox"/> Revocable Trust <input type="checkbox"/> Sale <input type="checkbox"/> Satisfaction of Contract <input type="checkbox"/> Other (Explain) _____	<input type="checkbox"/> Transfer on Death <input type="checkbox"/> Trustee to Beneficiary
--	--	--	--	---

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

<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Grantor's 1/2 interest transferred 100% to Grantee	12 Was real estate purchased for same use? (If No, state the intended use.) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
--	--	---

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

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

14 What is the current market value of the real property?
\$1,500

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

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

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

18 Address of Property

18a <input checked="" type="checkbox"/> No address assigned	18b <input checked="" type="checkbox"/> Vacant land
19 Name and Address of Person to Whom the Tax Statement Should be Sent Michelle Lewis 1935 W. 12th St. Hastings, NE 68901	

20 Legal Description
See attached.

21 If agricultural, list total number of acres _____ 3 _____.

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

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

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.
Daniel D. McMahon

sign here

Print or Type Name of Grantor or Authorized Representative	Print or Type Name of Grantee or Authorized Representative	Title	Attorney for Grantee
	Daniel D. McMahon		
			(402) 834-2022
			Phone Number 01/17/25
			Date

Register of Deed's Use Only

26 Date Deed Recorded Mo. <u>1</u> Day <u>23</u> Yr. <u>25</u>	27 Value of Stamp or Exempt Number \$ <u>4.50</u>	28 Recording Data <u>BK005, Pg 219</u>	For Dept. Use Only
---	--	---	--------------------

Nebraska Department of Revenue
Form No. 96-269-2008 6-2019 Rev. Supercedes 96-269-2008 Rev. 9-2017
Authorized by Neb. Rev. 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 NE1/4 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 of 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.

Residential & Commercial Sales Worksheet

Cntry No.	Book	Page	Sale Date	Base: 91-0002	Affiliated:	School District Code	Unified:					
91	2025	217	1/22/2025									
Location ID	Sale Number	Usability & Code #		Parcel Number								
000125800	19	1		GeoCode	Twn	Ring	Sec	Ort	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value			4371			00	0	10020			009	0000
Land	Improvements	Total		Date of Sale Property Classification Code								
1,310	1,040	2,350		Status	Property Type	Zoning	Location	City/Size	Parcel Size			
Assessor Location: RED CLOUD (RC)				A) 1	B) 01	C) 1	D) 1	E) 6	F) 1			
Residential				Commercial								
Multiple Improvements:				Multiple Improvements:								
Construction Date:				Construction Date:								
Floor:				Floor Sq. Ft.:								
Building Cost New:				Cost:								
Single Family Style:				Residential Condition:				Commercial Occupancy Code:				
(100) <input type="checkbox"/> Mobile Home	(10) <input type="checkbox"/> Worn Out	Primary:			Other1:		Other2:					
(101) <input type="checkbox"/> One Story	(20) <input type="checkbox"/> Badly Worn	Commercial Construction Class:										
(102) <input type="checkbox"/> Two Story	(30) <input type="checkbox"/> Average	(1) <input type="checkbox"/> Fireproof Structural Steel Frame										
(103) <input type="checkbox"/> Split Level	(40) <input type="checkbox"/> Good	(2) <input type="checkbox"/> Reinforced Concrete Frame										
(104) <input type="checkbox"/> 1 1/2 Story	(50) <input type="checkbox"/> Very Good	(3) <input type="checkbox"/> Masonry Bearing Walls										
(111) <input type="checkbox"/> Bi-Level	(60) <input type="checkbox"/> Excellent	(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls										
(106) <input type="checkbox"/> Other		(5) <input type="checkbox"/> Metal Frame and Walls										
Townhouse or Duplex Style:				(6) <input type="checkbox"/> Pole Frame								
Residential Quality:				Cost Rank:								
(301) <input type="checkbox"/> One Story	(10) <input type="checkbox"/> Low	Condition:										
(302) <input type="checkbox"/> Two Story	(20) <input type="checkbox"/> Fair	(10) <input type="checkbox"/> Low									(10) <input type="checkbox"/> Worn Out	
(307) <input type="checkbox"/> 1 1/2 Story	(30) <input type="checkbox"/> Average	(20) <input type="checkbox"/> Average									(20) <input type="checkbox"/> Badly Worn	
(308) <input type="checkbox"/> Split Level	(40) <input type="checkbox"/> Good	(30) <input type="checkbox"/> Above Average									(30) <input type="checkbox"/> Average	
(309) <input type="checkbox"/> 2 1/2 Story	(50) <input type="checkbox"/> Very Good	(40) <input type="checkbox"/> High									(40) <input type="checkbox"/> Good	
(304) <input type="checkbox"/> One Story Duplex	(60) <input type="checkbox"/> Excellent	(50) <input type="checkbox"/> Very Good									(50) <input type="checkbox"/> Very Good	
(305) <input type="checkbox"/> Two Story Duplex		(60) <input type="checkbox"/> Excellent									(60) <input type="checkbox"/> Excellent	

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

Assessor Comments and Reason for Adjustment:

WD

Comments from
000125800

Comments:

(Continue on back)

Real Estate Transfer Statement

19

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 Webster - 91	2 County Number	3 Date of Sale/Transfer Mo. <u>01</u> Day <u>22</u> Yr. <u>2025</u>	4 Date of Deed Mo. <u>01</u> Day <u>22</u> Yr. <u>2025</u>
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) High Flow Partnership Street or Other Mailing Address 309 N Broadwell City Grand Island State NE Zip Code 68803 Phone Number (308) 833-0108	6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Alejandro Castro Street or Other Mailing Address 309 N Broadwell City Grand Island State NE Zip Code 68803 Phone Number (308) 227-8369 Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address N/A		

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

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

8 Type of Deed

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

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

<input type="checkbox"/> Buyer <input checked="" type="checkbox"/> Seller	<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes	<input type="checkbox"/> Auction <input type="checkbox"/> Court Decree <input type="checkbox"/> Exchange <input type="checkbox"/> Grantor Trust <input type="checkbox"/> Partition	<input type="checkbox"/> Distribution <input type="checkbox"/> Essement <input type="checkbox"/> Foreclosure <input type="checkbox"/> Irrevocable Trust <input type="checkbox"/> Revocable Trust <input type="checkbox"/> Sale <input type="checkbox"/> Satisfaction of Contract <input type="checkbox"/> Other (Explain)	<input type="checkbox"/> Gift <input type="checkbox"/> Life Estate <input type="checkbox"/> Sale <input type="checkbox"/> Transfer on Death <input type="checkbox"/> Trustee to Beneficiary
--	--	--	--	---

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

Yes No

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

Yes No

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

Yes No

Aunt or Uncle to Niece or Nephew
 Brothers and Sisters
 Ex-spouse
 Family Corp., Partnership, or LLC
 Grandparents and Grandchild
 Other

14 What is the current market value of the real property?

2,350.00

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?

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

822 N Cedar St
Red Cloud, NE 68970

18a No address assigned **18b** Vacant land

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

Same as Grantee

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

See attached

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

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

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

26 Is an affidavit as described in Neb. Rev. Stat. § 76-2-141 required because the property is located within a county or other geographic area with an active air force ballistic missile field? (See Instructions)

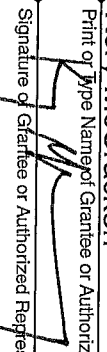
Yes No

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

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

sign here

Print or Type Name of Grantee or Authorized Representative
Kory McCracken

Signature of Grantee or Authorized Representative 

Attorney

Phone Number **(402) 746-3613**

Date **1/22/2025**

28 Date Deed Recorded

Mo. 01 Day 22 Yr. 25

29 Value of Stamp or Exempt Number \$ **6.75**

30 Recording Data **BK 2025 Pg 217**

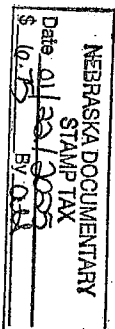
For Dept Use Only

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

State of Nebraska }
County of Webster } ss.

Entered on the
numerical index and filed for record in the
Clerk's office of said county this 20th day
of ALASKA, D., 2025, at 3:50
o'clock P.M. Recorded in Book 2025
on Page 217
Amber Hawn County Clerk
\$10.00 Deputy
Ind _____ Assessor _____ Carded _____

BOOK 2025 PAGE 217



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, GRANTEE, 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 20, 2025.

Stewart Ritter, Partner

Alejandro Castro, Partner

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on January 20, 2025, by Stewart Ritter, Partner, and Alejandro Castro, Partner, on behalf of High Flow Partnership, a Nebraska partnership.



Notary Public

Comm. expires

Agricultural Land Sales Worksheet

City No.	Book	Page	Sale Date	School District Code												
91	2025	212	11/6/2024	Base: 91-0002						Affiliated:			Unified:			
Location ID	Sale Number	Useability & Code #	Parcel Number													
002310900	14	4 05	GeoCode	Twn	Rng	Sect	Qtr	Subdiv	Area	Blk	Parcel					
Date of Sale Assessed Value			4369	2	12	27	2	00000	1	000	0000					
Land	Improvements	Total	Date of Sale Property Classification Code													
219,050		219,050	Status	Property Type	Zoning	Location	City Size	Parcel Size								
	Irrigation Type:		A) 2	B) 05	C) 5	D) 3	E) 0	F) 9								
LCG	ACRES:	VALUE:	LCG	ACRES:	VALUE:											
IRRIGATED 1A1			GRASSLAND 1G1	24.000	37,200											
1A			1G	9.000	13,950											
2A1			2G1	26.000	37,700											
2A			2G	10.000	14,500											
3A1			3G1													
3A			3G													
4A1			4G1													
4A			4G	89.000	115,700											
DRYLAND 1D1			Shelterbelt/Timber													
1D			Accretion													
2D1			Waste													
2D			Other													
3D1			AG LAND TOTAL			158.000	219,050									
3D			Roads	2.000												
4D1			Farm Sites													
4D			Home Sites													
			Recreation													
			Other													
Dwellings			Non-AG TOTAL			2.000										
Outbuildings																

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
002310900

Comments:

12/25

NEBRASKA

Real Estate Transfer Statement

FORM 521

14

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.

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

1 County Name Webster - 91	2 County Number	3 Date of Sale/Transfer Mo. <u>11</u> Day <u>06</u> Yr. <u>2024</u>	4 Date of Deed Mo. <u>11</u> Day <u>06</u> Yr. <u>2024</u>
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Robert & Sheila Minnick, Co-stees Gerald & Winifred Minnick Trust Street or Other Mailing Address 782 Hwy 136		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Joy E. Christman Estate Street or Other Mailing Address c/o Anthony Christman 2204 M Road	
City Red Cloud	State NE	Zip Code 68970	City Riverton
Phone Number (402) 746-2465	Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation?		Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Email Address N/A	Email Address N/A		Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

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

(A) Status	(B) Property Type	(C)
<input type="checkbox"/> Improved <input checked="" type="checkbox"/> Unimproved <input type="checkbox"/> IOLL	<input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Agricultural <input type="checkbox"/> Recreational	<input type="checkbox"/> Mineral Interests-Nonproducing <input type="checkbox"/> Mineral Interests-Producing <input type="checkbox"/> State Assessed <input type="checkbox"/> Exempt
<input type="checkbox"/> Single Family <input type="checkbox"/> Multi-Family <input type="checkbox"/> Commercial	<input checked="" type="checkbox"/> Distribution <input type="checkbox"/> Land Contract/Memo <input type="checkbox"/> Lease <input type="checkbox"/> Mineral	<input type="checkbox"/> Partition <input type="checkbox"/> Personal Rep. <input type="checkbox"/> Trust/Trustee <input type="checkbox"/> Sheriff <input type="checkbox"/> Other
<input type="checkbox"/> Bill of Sale <input type="checkbox"/> Cemetery <input type="checkbox"/> Death Certificate - Transfer on Death	<input type="checkbox"/> Executor <input type="checkbox"/> Mineral	<input type="checkbox"/> Quit Claim <input type="checkbox"/> Warranty

8 Type of Deed

Conservator
 Corrective
 Cemetery

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

10 Type of Transfer
 Distribution
 Auction
 Foreclosure
 Life Estate
 Easement
 Gift
 Exchange

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

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

13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.)
 Yes No

Aunt or Uncle or Niece or Nephew Family Corp., Partnership, or LLC Self Other Trust to Beneficic

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?
344,000.00

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

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

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

18 Address of Property
Rural Webster County, Nebraska

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

18a No address assigned 18b Vacant land

20 Legal Description (Attach additional pages, if needed.)
The Northwest Quarter (NW1/4) of Section Twenty-Seven (27), Township Two (2) North, Range Twelve (12) West of the 6th P.M. in Webster County, Nebraska.

21 If agricultural, list total number of acres transferred in this transaction 160+

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

25 If this transfer is exempt from the documentary stamp tax, list the exemption number 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 that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement.

sign here

Print or Type Name of Grantor or Authorized Representative
David B. Garwood

Signature of Grantor or Authorized Representative
David B. Garwood

ATTORNEY
 Title

Phone Number
(402) 746-3613

Date
1-22-25

Register of Deed's Use Only

28 Date Deed Recorded
 Mo. 1 Day 22 Yr. 25

29 Value of Stamp or Exempt Number
 \$ **Exempt # 20**

30 Recording Data
BK 2025, P 212

For Dept. Use Only

Nebraska Department of Revenue
 Form No. 96-269-2008 7-2024 Rev. Supersedes 96-269-2008 10-2020
 Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2)

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

State of Nebraska }
County of Webster } ss.

Entered on the numerical index and filed for record in the Clerk's office of said county this 22 day of Jan, A.D., 2025, at 9:35 o'clock A.M. Recorded in Book 2025 on Page 212
Abbey Havig County Clerk
AS Deputy
Ind. 10.00 Comp. Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 1-22-25
\$ Examined By AS

**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 (NW $\frac{1}{4}$) 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 (W $\frac{1}{2}$ NE $\frac{1}{4}$); and the Southeast Quarter (SE $\frac{1}{4}$), EXCEPT, that part of the Southeast Quarter (SE $\frac{1}{4}$) 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 (SE $\frac{1}{4}$) described as being a tract thirty-three (33) feet square out of the extreme southwest corner of the Northwest Quarter of the Southeast Quarter (NW $\frac{1}{4}$ SE $\frac{1}{4}$), 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 distribution 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.

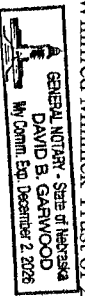
Executed November 11-6, 2024.

Robert Minnick
Robert Minnick, Trustee

Sheila Minnick
Sheila Minnick, Trustee

STATE OF NEBRASKA, COUNTY OF WEBSTER) SS.

The foregoing instrument was acknowledged before me on November 6, 2024, by Robert Minnick and Sheila Minnick, Co-Trustees of the Gerald Minnick and Winifred Minnick Trust of 2015.



Comm. expires 12-2-26

David B. Garwood
Notary Public

Agricultural Land Sales Worksheet

City No.	Book	Page	Sale Date	School District Code		Unified:					
91	2025	211	11/6/2024	Base: 91-0002		Affiliated:					
Location ID	Sale Number	Useability & Code #	Parcel Number								
002312600	13	4 05	GeoCode	Twn	Ring	Sec1	Qtr	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value			4369	2	12	32	4	00000	1	000	0000
Land	Improvements	Total	Date of Sale Property Classification Code								
526,475		526,475	Status	Property Type	Zoning	Location	City Size	Parcel Size			
	Irrigation Type:		A) 2	B) 05	C) 5	D) 3	E) 0	F) 9			
LCG	ACRES:	VALUE:	LCG	ACRES:	VALUE:						
IRRIGATED	1A1	43.850	188,770	GRASSLAND	1G1						
	1A	14.630	62,980		1G						
	2A1				2G1						
	2A				2G						
	3A1	5.590	21,380		3G1						
	3A				3G						
	4A1				4G1						
	4A	28.130	107,035		4G	11.720	5,860				
DRYLAND	1D1	33.670	92,595		Shelterbelt/Timber						
	1D	8.650	23,790		Accretion						
	2D1				Waste						
	2D				Other						
	3D1				AG LAND TOTAL	154.990	526,475				
	3D				Roads	1.970					
	4D1				Farm Sites						
	4D	8.750	24,065		Home Sites						
					Recreation						
	Dwellings				Other						
	Outbuildings				Non-AG TOTAL	1.970					

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
002312600

Comments:

(Continue on back)

1-23-25

NEBRASKA

Good Life Great Service
DEPARTMENT OF REVENUE

Real Estate Transfer Statement

13

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 Webster - 91	2 County Number	3 Date of Sale/Transfer Mo. <u>11</u> Day <u>06</u> Yr. <u>2024</u>	4 Date of Deed Mo. <u>11</u> Day <u>06</u> Yr. <u>2024</u>
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Robert & Sheila Winnick, Co-Steves Gerald & Winifred Winnick Trust Street or Other Mailing Address 782 Hwy 136 City Red Cloud State NE Zip Code 68970 Phone Number (402) 746-2465 Email Address N/A		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Ila E. Chrisman Street or Other Mailing Address 712 N Kearney City Harvard State NE Zip Code 68944 Phone Number (402) 772-2054 Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address N/A	

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

(A) Status	(B) Property Type	(C)
<input type="checkbox"/> Improved <input checked="" type="checkbox"/> Unimproved <input type="checkbox"/> IOLL	<input type="checkbox"/> Single Family <input type="checkbox"/> Multi-Family <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Agricultural <input type="checkbox"/> Recreational	<input type="checkbox"/> Mineral Interests-Nonproducing <input type="checkbox"/> Mineral Interests-Producing <input type="checkbox"/> State Assessed <input type="checkbox"/> Exempt <input type="checkbox"/> Mobile Home
8 Type of Deed <input type="checkbox"/> Bill of Sale <input type="checkbox"/> Cemetery <input type="checkbox"/> Conservator <input type="checkbox"/> Corrective <input type="checkbox"/> Death Certificate - Transfer on Death	<input checked="" type="checkbox"/> Distribution <input type="checkbox"/> Easement <input type="checkbox"/> Executor <input type="checkbox"/> Land Contract/Memo <input type="checkbox"/> Lease <input type="checkbox"/> Mineral <input type="checkbox"/> Partition <input type="checkbox"/> Personal Rep. <input type="checkbox"/> Quit Claim <input type="checkbox"/> Sheriff <input type="checkbox"/> Trust/Trustee <input type="checkbox"/> Warranty	<input type="checkbox"/> Other _____ <input type="checkbox"/> Transfer on Death <input type="checkbox"/> Trustee to Beneficiary
9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? <input type="checkbox"/> Buyer <input checked="" type="checkbox"/> Seller <input type="checkbox"/> No	10 Type of Transfer <input type="checkbox"/> Auction <input type="checkbox"/> Court Decree <input type="checkbox"/> Exchange <input checked="" type="checkbox"/> Distribution <input type="checkbox"/> Easement <input type="checkbox"/> Gift <input type="checkbox"/> Grantor Trust <input type="checkbox"/> Partition <input type="checkbox"/> Foreclosure <input type="checkbox"/> Life Estate <input type="checkbox"/> Satisfaction of Contract <input type="checkbox"/> Other (Explain) _____	<input type="checkbox"/> Irrevocable Trust <input type="checkbox"/> Revocable Trust <input type="checkbox"/> Sale <input type="checkbox"/> Transfer on Death <input type="checkbox"/> Trustee to Beneficiary
11 Was ownership transferred in full? (if No, explain the division.) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	12 Was real estate purchased for same use? (if No, state the intended use.) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Aunt or Uncle <input type="checkbox"/> Brothers and Sisters <input type="checkbox"/> Grandparents and Grandchild <input type="checkbox"/> Parents and Child <input type="checkbox"/> Family Corp., Partnership, or LLC <input type="checkbox"/> Self <input type="checkbox"/> Spouse <input checked="" type="checkbox"/> Other <u>Trust to Beneficic</u>	
14 What is the current market value of the real property? <u>753,000.00</u>	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No \$ _____ %	
16 Does this conveyance divide a current parcel of land? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) <input type="checkbox"/> Yes _____ <input checked="" type="checkbox"/> No	
18 Address of Property Rural Webster County, Nebraska	19 Name and Address of Person to Whom the Tax Statement Should Be Sent (Same as Grantee)	
18a <input checked="" type="checkbox"/> No address assigned 18b <input type="checkbox"/> Vacant land		

20 Legal Description (Attach additional pages, if needed)
 The Southeast Quarter (SE 1/4) of Section Thirty-Two (32), Township Two (2) North, Range Twelve (12) West of the 6th P. M. in Webster County, Nebraska.

21 If agricultural, list total number of acres transferred in this transaction 160+.

22 Total purchase price, including any liabilities assumed.

22	\$	0.00
----	----	------

23 Was non-real property included in the purchase?
 Yes No (If Yes, enter dollar amount and attach itemized list.) (see instructions)

23	\$	0.00
24	\$	0.00
24	\$	24

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 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
 Print or Type Name of Grantor or Authorized Representative

ATTORNEY
 Title

sign here
 Signature of Grantee or Authorized Representative

(402) 746-3613
 Phone Number

1-22-25
 Date

28 Date Deed Recorded

Mo. 1 Day 22 Yr. 25

29 Value of Stamp or Exempt Number
 \$ Exempt #20

30 Recording Data
BK 2025, Pg 211

Register of Deeds's Use Only

For Dept. Use Only

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

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

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

State of Nebraska }
County of Webster } ss.

BOOK 2025 PAGE 211

Entered on the numerical index and filed for record in the Clerk's office of said county this 22 day of JAN A.D., 2025 at 9:31 o'clock a.m. Recorded in Book 2025 on Page 211
Abigail Hwang County Clerk
1025 Deputy
Ind _____ Comp _____ Assessor _____ Carded _____

NEBRASKA DOCUMENTARY
STAMP TAX
Date _____
\$ Exempt # 20 BY AB


**TRUSTEE'S DEED OF DISTRIBUTION
TO BENEFICIARY OF TRUST**

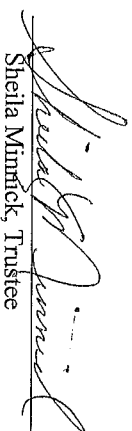
Robert Minnick and Sheila Minnick, Co-Trustees of the Gerald Minnick and Winifred Minnick Trust of 2015, GRANTORS, in consideration of ONE AND NO/100 DOLLARS (\$1.00) and Distribution to Beneficiary of the Trust, convey to Ila E. Chrisman, GRANTEE, the following described real estate (as defined in Neb.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

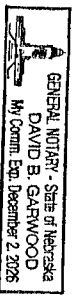

Sheila Minnick, Trustee

STATE OF NEBRASKA, COUNTY OF WEBSTER) SS.

The foregoing instrument was acknowledged before me on November 6, 2024, by Robert Minnick and Sheila Minnick, Co-Trustees of the Gerald Minnick and Winifred Minnick Trust of 2015.

Comm. expires 12-3-26


Notary Public



Agricultural Land Sales Worksheet

City No.	Book	Page	Sale Date	School District Code		Unified:					
91	2025	210	11/6/2024	Base: 91-0002		Affiliated:					
Location ID	Sale Number	Useability & Code #	Parcel Number								
001811700	12	4 05	GeoCde	Twn	Ring	Sect	Qtr	Subdly	Area	Blk	Parcel
			4491	1	11	32	0	00000	1	000	8170
Land	Improvements	Total	Date of Sale Property Classification Code								
227,300		227,300	Status	Property Type	Zoning	Location	City Size	Parcel Size			
			A) 2	B) 05	C) 5	D) 3	E) 0	F) 9			
LCG	ACRES:	VALUE:	LCG	ACRES:	VALUE:						
IRRIGATED 1A1			GRASSLAND 1G1	63.000	97,650						
1A			1G								
2A1			2G1	15.000	21,750						
2A			2G	50.000	72,500						
3A1			3G1								
3A			3G	22.000	31,900						
4A1			4G1								
4A			4G								
DRYLAND 1D1			Shelterbelt/Timber								
1D			Accretion								
2D1			Waste	7.000	3,500						
2D			Other								
3D1			AG LAND TOTAL	157.000	227,300						
3D			Roads	6.000							
4D1			Farm Sites								
4D			Home Sites								
			Recreation								
			Other								
Dwellings			Non-AG TOTAL	6.000							
Outbuildings											

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
001811700

Comments:

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.

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

1 County Name Webster - 91	2 County Number	3 Date of Sale/Transfer Mo. <u>11</u> Day <u>06</u> Yr. <u>2024</u>	4 Date of Deed Mo. <u>11</u> Day <u>06</u> Yr. <u>2024</u>
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Robert & Sheila Minnick, Co-stees Gerald & Winifred Minnick Trust Street or Other Mailing Address 782 Hwy 136 City Red Cloud State NE Zip Code 68970		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Rick Minnick Street or Other Mailing Address c/o Calle Minnick 329 Road J City Red Cloud State NE Zip Code 68970	
Phone Number (402) 746-2465		Is the grantee a 501(c)(3) organization? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Email Address N/A		If Yes, is the grantee a 509(a) foundation? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	

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

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

8 Type of Deed

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

9 Was transfer part of IRS like-kind exchange (I.R.C. §1031 Exchange) by buyer or seller?
 Buyer Seller No Court Decree Exchange Grantor Trust Partition Irrevocable Trust Revocable Trust Transfer on Death
 Auction Easement Gift Life Estate Sale Trustee to Beneficiary
 Buyer Seller No Court Decree Exchange Grantor Trust Partition Satisfaction of Contract Other (Explain) _____

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

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

13 Was the transfer between relatives, or to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.)
 Yes No Aunt or Uncle or Niece or Nephew Family Corp., Partnership, or LLC Self Other Trust to Benefic
 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?
326,000.00

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

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

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

18 Address of Property
Rural Webster County, Nebraska

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

20 Legal Description (Attach additional pages, if needed.)
 The E $\frac{1}{2}$ /SW $\frac{1}{4}$ and the W $\frac{1}{2}$ /SE $\frac{1}{4}$ of Section Thirty-Two (32), Township One (1) North, Range Eleven (11) West of the 6th P. M. in Webster County, Nebraska.

21 If agricultural, list total number of acres transferred in this transaction 160+.

22 Total purchase price, including any liabilities assumed. 22 \$ 0.00

23 Was non-real property included in the purchase?
 Yes No (If Yes, enter dollar amount and attach itemized list.) (see instructions) 23 \$ 0.00

24 Adjusted purchase price paid for real estate (line 22 minus line 23) 24 \$ 0.00

25 If this transfer is exempt from the documentary stamp tax, list the exemption number 20.

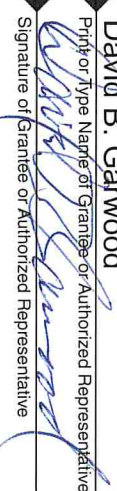
26 Is an affidavit as described in Neb. Rev. Stat. § 76-2.141 required because the property is located within a county or other geographic area with an active air force ballistic missile field? (See instructions.)
 Yes No

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

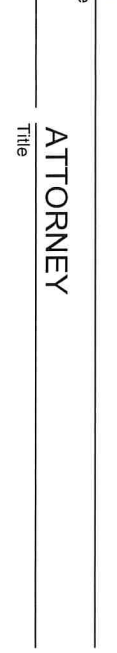
Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement.

sign here

Print or Type Name of Grantor or Authorized Representative
David B. Garwood

Signature of Grantor or Authorized Representative


Print or Type Name of Grantee or Authorized Representative
ATTORNEY

Signature of Grantee or Authorized Representative


Title _____

Phone Number
(402) 746-3613

Date
1-22-25

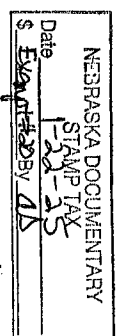
28 Date Deed Recorded _____ 29 Value of Stamp or Exempt Number Exempt # 20 30 Recording Data BR2025, Pg 210 For Dept. Use Only

Mo. 1 Day 22 Yr. 25 \$ _____

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 22 day of JAN A.D., 2025 at 9:31 o'clock AM. Recorded in Book 2025 on Page 210

Abdoy Travis County Clerk
AD Deputy
Ind Comp 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 Rick Minnick, GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

The East Half of the Southwest Quarter (E $\frac{1}{2}$ S $\frac{1}{2}$ W $\frac{1}{4}$) and the West Half of the Southeast Quarter (W $\frac{1}{2}$ SE $\frac{1}{4}$) 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 distribution 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 11-12 2024.

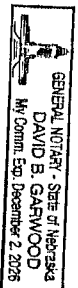
Robert Minnick
Robert Minnick, Trustee

Sheila Minnick
Sheila Minnick, Trustee

STATE OF NEBRASKA, COUNTY OF WEBSTER) SS.

The foregoing instrument was acknowledged before me on November 6, 2024, by Robert Minnick and Sheila Minnick, Co-Trustees of the Gerald Minnick and Winifred Minnick Trust of 2015.

Comm. expires 12-3-26
David B. Garwood
Notary Public



Agricultural Land Sales Worksheet

City No.	Book	Page	Sale Date	School District Code		Unified:					
91	2025	209	11/6/2024	Base: 91-0002		Affiliated:					
Location ID	Sale Number	Useability & Code #	Parcel Number								
002311200	11	4 05	GeoCode	Twn	Rng	Sec	Qtr	Subdv	Area	Blk	Parcel
Date of Sale Assessed Value			4369	2	12	28	0	00000	1	000	0000
Land	Improvements	Total	Date of Sale Property Classification Code								
441,750		441,750	Status	Property Type	Zoning	Location	City Size	Parcel Size			
			A) 2	B) 05	C) 5	D) 3	E) 0	F) 10			
IRRGATED	LAGS	ACRES:	VALUE:	IRRGATED	LAGS	ACRES:	VALUE:				
1A				GRASSLAND	1G1	93.000	144,150				
2A1					1G						
2A					2G1	136.000	197,200				
3A1					2G						
3A					3G1						
4A1					3G						
4A					4G1						
					4G	73.000	94,900				
DRYLAND	1D1			Shelterbelt/Timber							
	1D			Accretion							
	2D1			Waste			11.000				
	2D			Other							
	3D1			AGLAND TOTAL			313.000				
	3D			Roads			7.000				
	4D1			Farm Sites							
	4D			Home Sites							
				Recreation							
				Other							
Dwellings				Non-AG TOTAL			7.000				
Outbuildings											

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
002311200

Comments:

(Continue on back)

Real Estate Transfer Statement

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

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

1 County Name Webster - 91	2 County Number 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) Grantor's Name (Seller) Robert & Sheila Winnick, Co-steers Gerald & Winifred Winnick Trust Street or Other Mailing Address 782 Hwy 136 City Red Cloud State NE Zip Code 68970 Phone Number (402) 746-2465		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Sheila Winnick Street or Other Mailing Address 717 N LINCOLN City Hastings State NE Zip Code 68901 Phone Number (402) 469-6217 Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address n/a	

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

(A) Status	(B) Property Type	(C)
<input type="checkbox"/> Improved <input checked="" type="checkbox"/> Unimproved <input type="checkbox"/> IOLL	<input type="checkbox"/> Single Family <input checked="" type="checkbox"/> Multi-Family <input type="checkbox"/> Commercial <input type="checkbox"/> Conservation <input type="checkbox"/> Bill of Sale <input type="checkbox"/> Cemetery <input type="checkbox"/> Death Certificate - Transfer on Death	<input type="checkbox"/> Mineral Interests-Nonproducing <input type="checkbox"/> Mineral Interests-Producing <input type="checkbox"/> State Assessed <input type="checkbox"/> Exempt <input type="checkbox"/> Mobile Home

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

9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller?
 Buyer Seller No
 Auction
 Court Decree
 Exchange
 Grantor Trust
 Partition
 Satisfaction of Contract
 Other (Explain) _____

10 Type of Transfer
 Distribution
 Foreclosure
 Irrevocable Trust
 Revocable Trust
 Life Estate
 Sale
 Trustee to Beneficiary
 Transfer on Death
 Trustee to Beneficiary
 Other (Explain) _____

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

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

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

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.)
 Yes _____ No

18 Address of Property
Rural Webster County, Nebraska

18a No address assigned 18b Vacant land

20 Legal Description (Attach additional pages, if needed.)
The West Half (W 1/2) of Section Twenty-Eight (28), Township Two (2) North, Range Twelve (12) West of the 6th P.M. in Webster County, Nebraska.

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	\$	0'00
24	\$	0'00
24	\$	24

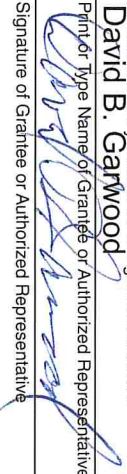
23 Yes No No (If Yes, enter dollar amount and attach itemized list.) (see instructions)

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

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 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
 Print or Type Name of Grantee or Authorized Representative

 Signature of Grantee or Authorized Representative
ATTORNEY
 Title
7-22-25
 Date
(402) 746-3613
 Phone Number

28 Date Deed Recorded
 Mo. **1** Day **22** Yr. **25**

29 Value of Stamp or Exempt Number
 \$ **Exempt # 20**

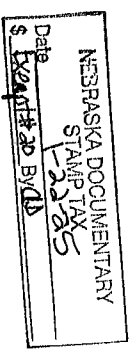
30 Recording Date
BK 2025, Pg 209

Register of Deed's Use Only For Dept. Use Only

Nebraska Department of Revenue
 Form No. 96-269-2008 7-2024 Rev. Supersedes 96-269-2008 10-2020
 Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2)

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 22 day of Jan A. D., 2025, at 9:32 o'clock AM. Recorded in Book 2025 on Page 209



Deborah Waig County Clerk
ID # 000 Deputy
Ind Comp 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 Sheila Minnick, GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

The West Half (W $\frac{1}{2}$) 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 distribution 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.

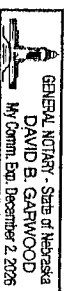
Robert Minnick
Robert Minnick, Trustee

Sheila Minnick
Sheila Minnick, Trustee

STATE OF NEBRASKA, COUNTY OF WEBSTER) SS.

The foregoing instrument was acknowledged before me on November 6, 2024, by Robert Minnick and Sheila Minnick, Co-Trustees of the Gerald Minnick and Winifred Minnick Trust of 2015.

Comm. expires 12-31-26
David D. Surratt
Notary Public



Agricultural Land Sales Worksheet

City No.	Book	Page	Sale Date	School District Code		Unified:					
91	2025	208	11/6/2024	Base: 91-0002		Affiliated:					
Location ID	Sale Number	Usability & Code #	Parcel Number								
001809100	10	4 05	GeoCde 4491	Twn 1	Rng 11	Sect 31	Qtr 1	Subdiv 00000	Area 1	Blk 000	Parcel 8150
Land	Improvements	Total	Date of Sale Property Classification Code								
226,900		226,900	Status A) 2	Property Type B) 05	Zoning C) 5	Location D) 3	City Size E) 0	Parcel Size F) 9			
Irrigation Type:											
LCG	ACRES:	VALUE:	LCG	ACRES:	VALUE:						
IRRIGATED 1A1			GRASSLAND 1G1	35.000	54,250						
1A			1G								
2A1			2G1	73.000	105,850						
2A			2G	35.000	50,750						
3A1			3G1	9.000	13,050						
3A			3G								
4A1			4G1								
4A			4G								
DRYLAND 1D1			Shelterbelt/Timber								
1D			Accretion								
2D1			Waste	6.000	3,000						
2D			Other								
3D1			AG LAND TOTAL	158.000	226,900						
3D			Roads	2.000							
4D1			Farm Sites								
4D			Home Sites								
			Recreation								
			Other								
Dwellings											
Outbuildings			Non-AG TOTAL	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
001809100 001811600

Comments:

19150
18160

NEBRASKA

Good Life, Great Service
DEPARTMENT OF REVENUE

Real Estate Transfer Statement

10

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 Webster - 91	2 County Number	3 Date of Sale/Transfer Mo. <u>11</u> Day <u>06</u> Yr. <u>2024</u>	4 Date of Deed Mo. <u>11</u> Day <u>06</u> Yr. <u>2024</u>
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Robert & Sheila Minnick, Co-tees Gerald & Winifred Minnick Trust Street or Other Mailing Address 782 Hwy 136		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Robert Minnick Street or Other Mailing Address 782 Hwy 136	
City Red Cloud	State NE	Zip Code 68970	City Red Cloud
Phone Number (402) 746-2465	Is the grantee a 501(c)(3) organization? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Is the grantee a 509(a) foundation? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	ZIP Code 68970
Email Address N/A	Email Address N/A		

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

(A) Status	(B) Property Type	(C)
<input type="checkbox"/> Improved <input checked="" type="checkbox"/> Unimproved <input type="checkbox"/> IOLL	<input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Agricultural <input type="checkbox"/> Recreational	<input type="checkbox"/> State Assessed <input type="checkbox"/> Exempt <input type="checkbox"/> Mobile Home
8 Type of Deed <input type="checkbox"/> Bill of Sale <input type="checkbox"/> Cemetery <input type="checkbox"/> Conservator <input type="checkbox"/> Corrective <input type="checkbox"/> Death Certificate - Transfer on Death	<input checked="" type="checkbox"/> Distribution <input type="checkbox"/> Easement <input type="checkbox"/> Executor <input type="checkbox"/> Land Contract/Memo <input type="checkbox"/> Lease <input type="checkbox"/> Mineral <input type="checkbox"/> Partition <input type="checkbox"/> Personal Rep. <input type="checkbox"/> Quit Claim <input type="checkbox"/> Sheriff <input type="checkbox"/> Trust/Trustee <input type="checkbox"/> Warranty	<input type="checkbox"/> Other <input type="checkbox"/> Transfer on Death <input type="checkbox"/> Trustee to Beneficiary
9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? Buyer <input type="checkbox"/> Seller <input checked="" type="checkbox"/> No <input type="checkbox"/> Court Decree <input type="checkbox"/> Exchange <input type="checkbox"/> Grantor Trust <input type="checkbox"/> Partition	<input checked="" type="checkbox"/> Distribution <input type="checkbox"/> Easement <input type="checkbox"/> Gift <input type="checkbox"/> Grantor Trust <input type="checkbox"/> Partition	<input type="checkbox"/> Irrevocable Trust <input type="checkbox"/> Revocable Trust <input type="checkbox"/> Life Estate <input type="checkbox"/> Sale <input type="checkbox"/> Satisfaction of Contract <input type="checkbox"/> Other (Explain) _____
11 Was ownership transferred in full? (If No, explain the division.) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No _____	12 Was real estate purchased for same use? (If No, state the intended use.) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No _____	
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary/relatives? (If Yes, check the appropriate box.) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Aunt or Uncle or Niece or Nephew <input type="checkbox"/> Family Corp., Partnership, or LLC <input type="checkbox"/> Self <input type="checkbox"/> Brothers and Sisters <input type="checkbox"/> Grandparents and Grandchild <input type="checkbox"/> Spouse <input type="checkbox"/> Ex-spouse <input type="checkbox"/> Parents and Child <input type="checkbox"/> Step-parent and Step-child	<input checked="" type="checkbox"/> Other <input type="checkbox"/> Trust to Beneficic	
14 What is the current market value of the real property? <u>388,000-</u>	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No \$ _____ %	
16 Does this conveyance divide a current parcel of land? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) <input type="checkbox"/> Yes _____ <input checked="" type="checkbox"/> No	
18 Address of Property Rural Webster County, Nebraska	19 Name and Address of Person to Whom the Tax Statement Should be Sent (Same as Grantee)	
18a <input checked="" type="checkbox"/> No address assigned 18b <input type="checkbox"/> 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 160±.

22 Total purchase price, including any liabilities assumed: _____

23 Was non-real property included in the purchase?
 Yes No (If Yes, enter dollar amount and attach itemized list.) (see instructions) _____

23 \$	0'00
24 \$	0'00
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 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
 Print or Type Name of Grantee or Authorized Representative
 Signature of Grantee or Authorized Representative
 Title **ATTORNEY**
 Date 1-22-25

Phone Number (402) 746-3613

28 Date Deed Recorded _____

29 Value of Stamp or Exempt Number **Exempt #20**

30 Recording Data **BK 2025, B 208**

For Dept Use Only

The South Half of the Southwest Quarter ($S\frac{1}{2}SW\frac{1}{4}$) 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 ($W\frac{1}{2}NE\frac{1}{4}$) 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.
County of Webster } Entered on the
numerical index and filed for record in the
Clerk's office of said county this 22 day
of Jan A.D., 2025, at 9:30
o'clock AM. Recorded in Book 2025
on Page 208
Abbey Traig County Clerk
JD Deputy
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 1-22-25
\$ Exempt BY JD

**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 (S $\frac{1}{2}$ SW $\frac{1}{4}$) 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 (W $\frac{1}{2}$ NE $\frac{1}{4}$) 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 distribution 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 11th, 2024.

Robert B Minnick
Robert Minnick, Trustee

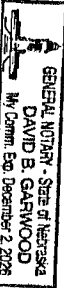
Sheila Minnick
Sheila Minnick, Trustee

STATE OF NEBRASKA, COUNTY OF WEBSTER) SS.

The foregoing instrument was acknowledged before me on November 6, 2024, by Robert Minnick and Sheila Minnick, Co-Trustees of the Gerald Minnick and Winifred Minnick Trust of 2015.

Comm. expires 12-2-26

David B. Garwood
Notary Public



Agricultural Land Sales Worksheet

City No.	Book	Page	Sale Date	School District Code	Unified:						
91	2025	207	11/6/2024	Base: 91-0002	Affiliated:						
Location ID	Sale Number	Useability & Code #	Parcel Number								
002311800	9	4 05	GeoCode	Twn	Rng	Sect	Qtr	Subdiv	Area	BLK	Parcel
			4369	2	12	29	4	00000	1	000	0000
Land	Improvements	Total	Date of Sale Property Classification Code								
730,640	104,025	834,665	Status	Property Type	Zoning	Location	City Size	Parcel Size			
	Irrigation Type:		A) 1	B) 05	C) 5	D) 3	E) 0	F) 9			
LCG	ACRES:	VALUE:	LCG	ACRES:	VALUE:						
IRRIGATED 1A1			GRASSLAND 1G1	37.000	57,350						
1A			1G								
2A1			2G1	54.000	78,300						
2A			2G	147.000	213,150						
3A1			3G1								
3A			3G								
4A1			4G1								
4A			4G	35.000	45,500						
DRYLAND 1D1			Shelherbelt/Timber								
1D	19.000	52,250	Accretion								
2D1			Waste	12.000	6,000						
2D	36.000	99,000	Other								
3D1			AG LAND TOTAL	391.000	691,800						
3D			Roads	7.000							
4D1	25.000	68,750	Farm Sites	1.000	13,840						
4D	26.000	71,500	Home Sites	1.000	25,000						
			Recreation								
Dwellings		58,095	Other								
Outbuildings		45,930	Non-AG TOTAL	9.000	38,840						

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
002311800 001811900

Comments:

10/20/25
10/21/25

NEBRASKA

Real Estate Transfer Statement

9

FORM
521

Good Life Great Service
DEPARTMENT OF REVENUE

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

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

1 County Name Webster - 91	2 County Number 91	3 Date of Sale/Transfer Mo. <u>11</u> Day <u>06</u> Yr. <u>2024</u>	4 Date of Deed Mo. <u>11</u> Day <u>06</u> Yr. <u>2024</u>
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Robert & Shelia Winnick, Co-Steers Gerald & Winifred Winnick Trust Street or Other Mailing Address 782 Hwy 136 City Red Cloud State NE Zip Code 68970		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Ryan Winnick Street or Other Mailing Address 741 N Cherry St City Red Cloud State NE Zip Code 68970	
Phone Number (402) 746-2465	Phone Number (402) 767-0066	Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Email Address n/a	Email Address n/a		

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

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

8 Type of Deed

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

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

<input type="checkbox"/> Buyer	<input type="checkbox"/> Seller	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Court Decree	<input type="checkbox"/> Exchange	<input type="checkbox"/> Grantor Trust	<input type="checkbox"/> Partition	<input type="checkbox"/> Irrevocable Trust	<input type="checkbox"/> Revocable Trust	<input type="checkbox"/> Transfer on Death
--------------------------------	---------------------------------	--	---------------------------------------	-----------------------------------	--	------------------------------------	--	--	--

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

Yes No

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

Yes No

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

Yes No

<input type="checkbox"/> Aunt or Uncle	<input type="checkbox"/> Niece or Nephew	<input type="checkbox"/> Family Corp., Partnership, or LLC	<input type="checkbox"/> Self	<input checked="" type="checkbox"/> Other <u>Trust to Benefic</u>
<input type="checkbox"/> Brothers and Sisters	<input type="checkbox"/> Grandparents and Grandchild	<input type="checkbox"/> Spouse		
<input type="checkbox"/> Ex-spouse	<input checked="" type="checkbox"/> Parents and Child	<input type="checkbox"/> Step-parent and Step-child		

14 What is the current market value of the real property?

1,130,350.00

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?

Yes No

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

18 Address of Property
Rural Webster County, Nebraska

18a No address assigned 18b Vacant land

19 Name and Address of Person to Whom the Tax Statement Should Be Sent
(Same as Grantee)

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

21 If agricultural, list total number of acres transferred in this transaction 452+.

22 Total purchase price, including any liabilities assumed.

22	\$	0'00
----	----	------

23 Non-real property included in the purchase?

Yes No (If Yes, enter dollar amount and attach itemized list.) (See Instructions)

23	\$	0'00
24	\$	0'00
24	\$	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 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 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

Print or Type Name of Grantee or Authorized Representative

Signature of Grantee or Authorized Representative

David B. Garwood

ATTORNEY

Title

Date

(402) 746-3613

Phone Number

1-22-25

Register of Deed's Use Only

For Dept Use Only

28 Date Deed Recorded Mo. <u>1</u> Day <u>22</u> Yr. <u>25</u>	29 Value of Stamp or Exempt Number \$ <u>Exempt # 20</u>	30 Recording Date <u>BR005, B 207</u>
---	---	--

The Northwest Quarter (NW¹/₄) and the West Half of the Southwest Quarter (W¹/₂SW¹/₄) 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 (SE¹/₄) 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 (W¹/₂W¹/₂) of Section One (1), Township One (1) North, Range Thirteen (13) West of the 6th P.M. in Franklin County, Nebraska.

State of Nebraska }
County of Webster } ss.

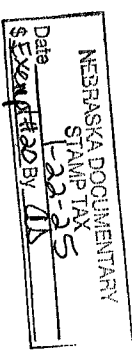
Entered on the

numerical index and filed for record in the
Clerk's office of said county this 22 day
of JAN A. D., 20 25 at 9:27

o'clock AM. Recorded in Book 2025
on Page 207

Deborah Haring County Clerk
AS Deputy

Ind. 10.00 Comp. 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 distribution 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.

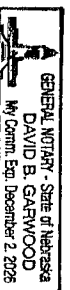
Executed November 11-6, 2024.

Robert Minnick
Robert Minnick, Trustee

Sheila Minnick
Sheila Minnick, Trustee

STATE OF NEBRASKA, COUNTY OF WEBSTER) SS.

The foregoing instrument was acknowledged before me on November 6, 2024, by Robert Minnick and Sheila Minnick, Co-Trustees of the Gerald Minnick and Winifred Minnick Trust of 2015.



Comm. expires 12-2-26

David B. Garwood
Notary Public

Residential & Commercial Sales Worksheet

Cntry No.	Book	Page	Sale Date	School District Code		Unified:
91	2025	176	1/15/2025	Base: 91-0002		Affiliated:
Location ID	Sale Number	Useability & Code #		Parcel Number		
000100100	8	4	05	GeoCode	Twn	Rng
Date of Sale Assessed Value				4373	sect	Qtr
Land				Date of Sale Property Classification Code		
69, 635	Improvements	Total	69, 735	Status	Property Type	Zoning
	100			A) 1	B) 01	C) 1
Assessor Location: RED CLOUD (RC)				Location	City Size	Parcel Size
				D) 1	E) 6	F) 5
				Residential		
Multiple Improvements:				Multiple Improvements :		
Construction Date:				Construction Date :		
Floor:				Floor Sq. Ft. :		
Building Cost New:				Cost :		
Single Family Style:				Residential Condition:		
(100) <input type="checkbox"/> Mobile Home	(10) <input type="checkbox"/> Worn Out	Commercial Occupancy Code:				
(101) <input type="checkbox"/> One Story	(20) <input type="checkbox"/> Badly Worn	Primary: Other1: Other2:				
(102) <input type="checkbox"/> Two Story	(30) <input type="checkbox"/> Average	Commercial Construction Class:				
(103) <input type="checkbox"/> Split Level	(40) <input type="checkbox"/> Good	(1) <input type="checkbox"/> Fireproof Structural Steel Frame				
(104) <input type="checkbox"/> 1 1/2 Story	(50) <input type="checkbox"/> Very Good	(2) <input type="checkbox"/> Reinforced Concrete Frame				
(111) <input type="checkbox"/> Bi-Level	(60) <input type="checkbox"/> Excellent	(3) <input type="checkbox"/> Masonry Bearing Walls				
(106) <input type="checkbox"/> Other		(4) <input type="checkbox"/> Wood or Steel Framed Ext Walls				
Townhouse or Duplex Style:				(5) <input type="checkbox"/> Metal Frame and Walls		
(301) <input type="checkbox"/> One Story	(10) <input type="checkbox"/> Low	Residential Quality:				
(302) <input type="checkbox"/> Two Story	(20) <input type="checkbox"/> Fair	Cost Rank:				
(307) <input type="checkbox"/> 1 1/2 Story	(30) <input type="checkbox"/> Average	(6) <input type="checkbox"/> Pole Frame				
(308) <input type="checkbox"/> Split Level	(40) <input type="checkbox"/> Good	(10) <input type="checkbox"/> Low				
(309) <input type="checkbox"/> 2 1/2 Story	(50) <input type="checkbox"/> Very Good	(20) <input type="checkbox"/> Average				
(304) <input type="checkbox"/> One Story Duplex	(60) <input type="checkbox"/> Excellent	(30) <input type="checkbox"/> Above Average				
(305) <input type="checkbox"/> Two Story Duplex		(40) <input type="checkbox"/> High				
				(50) <input type="checkbox"/> Very Good		
				(60) <input type="checkbox"/> Excellent		

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

Assessor Comments and Reason for Adjustment:

WD; SALE BETWEEN AUNT & UNCLE TO NEPHEW

Comments from

000100100 000134300 001916402

Comments:

(Continue on back)

Agricultural Land Sales Worksheet

City No.	Book	Page	Sale Date	School District Code		Unified:					
91	2025	176	1/15/2025	Base: 91-0002		Affiliated:					
Location ID	Sale Number	Useability & Code #	Parcel Number								
000100100	8	4 05	GeoCde	Twn	Rtg	Sec	Qrt	Subdiv	Area	Blk	Parcel
			4373			00	0	10020		023	0000
Land	Improvements	Total	Date of Sale Property Classification Code								
69, 635	100	69, 735	Status	Property Type	Zoning	Location	City Size	Parcel Size			
	Irrigation Type:		A) 1	B) 01	C) 1	D) 1	E) 6	F) 5			
ICG	ACRES:	VALUE:	ICG		ACRES:	VALUE:					
IRRIGATED	1A1		GRASSLAND	1G1	20.650		32,005				
	1A			1G	0.800		400				
	2A1			2G1	8.140		11,800				
	2A			2G	0.290		145				
	3A1			3G1							
	3A			3G	0.040		20				
	4A1			4G1							
	4A			4G	12.590		6,295				
DRYLAND	1D1		Shelterbelt/Timber								
	1D		Accretion								
	2D1		Waste		5.050		2,525				
	2D		Other								
	3D1		AG LAND TOTAL		47.560		53,190				
	3D		Roads								
	4D1		Farm Sites								
	4D		Home Sites		4.540		16,445				
			Recreation								
	Dwellings		Other		3.280						
	Outbuildings		Non-AG TOTAL		7.820		16,445				

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

Total Recapture Value:

Assessor Comments and Reason for Adjustment:

WD; SALE BETWEEN AUNT & UNCLE TO NEPHEW

Comments from

000100100 000134300 001916402

Comments:

(Continue on back)

TRACT 1- The South Half of the Northwest Quarter (S $\frac{1}{2}$ NW $\frac{1}{4}$) 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 Quarter 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 Quarter 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 (NW $\frac{1}{4}$) 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"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 the south line of the Northwest Quarter (NW1/4) 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 NW1/4, 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 NW¹/₄ 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 County, 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's 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 }
County of Webster } ss.

Entered on the
numerical index and filed for record in the
Clerk's office of said county this 16 day
of Jan A.D., 2025, at 3:00
o'clock P.M. Recorded in Book 2025
on Page 176-177

Abbey Franz County Clerk
AD Deputy
Ind ___ Comp ___ Assessor ___ Carded ___

NEBRASKA DOCUMENTARY
STAMP TAX
Date 396.00 By AD

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

WARRANTY DEED


Roger L. Bohrer and Lila J. Bohrer, husband and wife, and Roger L. Bohrer and Lila J. Bohrer, Members, Crooked Creek Lodging and Vineyard, LLC, a Nebraska limited liability company, Grantors, in consideration of ONE DOLLAR (\$1.00) and other valuable consideration received from Grantee, Jerrod Keith Meyer, married, convey to Grantee, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

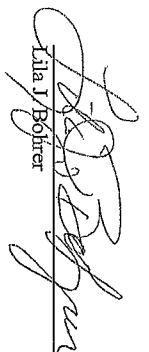
See Attached Exhibit "A"

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

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

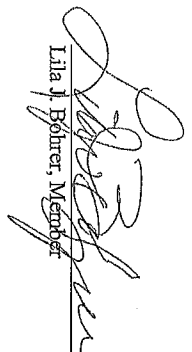
Executed January 15, 2025.


Roger L. Bohrer


Lila J. Bohrer

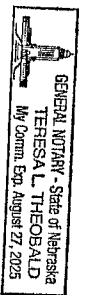
Crooked Creek Lodging and Vineyard, LLC, a
Nebraska limited liability company

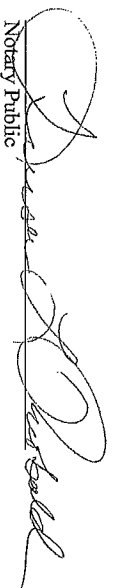

Roger L. Bohrer, Member


Lila J. Bohrer, Member

STATE OF NEBRASKA)
) ss.
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.




Notary Public

TRACT 1 - The South Half of the Northwest Quarter (S $\frac{1}{2}$ NW $\frac{1}{4}$) 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;

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Residential & Commercial Sales Worksheet

City No.	Book	Page	Sale Date	School District Code				United:	
91	2025	197	1/16/2025	Base: 65-0011				Affiliated:	
Location ID			Sale Number	Useability & Code #		Parcel Number			
000617600			7	4	12	GeoCode	Twn	Rng	
Date of Sale Assessed Value			4487			Sect	Qtr	Subdiv	
Land			Improvements	Total		Date of Sale Property Classification Code			
1,345			2,585	3,930		Status	Property Type	Zoning	
Assessor Location: GUIDE ROCK (GR)			A) 1			B) 01	C) 1	D) 1	E) 7
			F) 2			Commercial			
Multiple Improvements:				Multiple Improvements:				Multiple Improvements:	
Construction Date: 1905				Construction Date: 1905				Construction Date:	
Floor: 1,087				Floor Sq. Ft.: 1,087				Floor Sq. Ft.:	
Building Cost New: 109,040				Cost: 109,040				Cost:	
Single Family Style: 101				Residential Condition: 10				Commercial Occupancy Code:	
(100) <input type="checkbox"/> Mobile Home				(10) <input checked="" type="checkbox"/> Worn Out				Primary: Other1: Other2:	
(101) <input checked="" type="checkbox"/> One Story				(20) <input type="checkbox"/> Badly Worn				Commercial Construction Class:	
(102) <input type="checkbox"/> Two Story				(30) <input type="checkbox"/> Average				(1) <input type="checkbox"/> Fireproof Structural Steel Frame	
(103) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(2) <input type="checkbox"/> Reinforced Concrete Frame	
(104) <input type="checkbox"/> 1 1/2 Story				(50) <input type="checkbox"/> Very Good				(3) <input type="checkbox"/> Masonry Bearing Walls	
(111) <input type="checkbox"/> Bi-Level				(60) <input type="checkbox"/> Excellent				(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls	
(106) <input type="checkbox"/> Other								(5) <input type="checkbox"/> Metal Frame and Walls	
Townhouse or Duplex Style:				Residential Quality: 30				(6) <input type="checkbox"/> Pole Frame	
(301) <input type="checkbox"/> One Story				(10) <input type="checkbox"/> Low				Cost Rank: Condition:	
(302) <input type="checkbox"/> Two Story				(20) <input type="checkbox"/> Fair				(10) <input type="checkbox"/> Low	
(307) <input type="checkbox"/> 1 1/2 Story				(30) <input checked="" type="checkbox"/> Average				(20) <input type="checkbox"/> Average	
(308) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(30) <input type="checkbox"/> Above Average	
(309) <input type="checkbox"/> 2 1/2 Story				(50) <input type="checkbox"/> Very Good				(40) <input type="checkbox"/> High	
(304) <input type="checkbox"/> One Story Duplex				(60) <input type="checkbox"/> Excellent				(50) <input type="checkbox"/> Very Good	
(305) <input type="checkbox"/> Two Story Duplex								(60) <input type="checkbox"/> Excellent	

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

Assessor Comments and Reason for Adjustment:

WD; NO MONEY EXCHANGED

Comments from
000617600

Comments:

(Continue on back)

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 Webster - 91	2 County Number	3 Date of Sale/Transfer Mo. <u>01</u> Day <u>16</u> Yr. <u>2025</u>	4 Date of Deed Mo. <u>01</u> Day <u>16</u> Yr. <u>2025</u>
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Vall Wyatt Street or Other Mailing Address 554 Road 2225 City Guide Rock State NE Zip Code 68942 Phone Number (402) 257-7052		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Michael L. Hynek Street or Other Mailing Address 1058 Road 2300 City Guide Rock State NE Zip Code 68924 Phone Number (402) 984-1200 Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, Is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
7 Property Classification Number: Check one box in categories A and B. Check C if property is also a mobile home.		Email Address	

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

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

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

10 Type of Transfer Distribution Foreclosure Irrevocable Trust Revocable Trust Transfer on Death
 Auction Easement Gift Sale Trustee to Beneficiary
 Buyer Seller No Court Decree Exchange Grantor Trust Partition Satisfaction of Contract Other (Explain) _____

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

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

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

14 What is the current market value of the real property? Yes No

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

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

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

18 Address of Property
**625 University Street
Guide Rock, NE 68942**

19 Name and Address of Person to Whom the Tax Statement Should be Sent
**Michael L. Hynek
1058 Road 2300
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.	22 \$ <u>1,150</u>
23 Was non-real property included in the purchase? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (See instructions)	23 \$ <u>0.00</u>
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24 \$ <u>1,150</u>

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. § 78-2-141 required because the property is located within a county or other geographic area with an active air force ballistic missile field? (See instructions) Yes No

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

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

Randall Alexander
 Print Name of Grantor or Authorized Representative
 Signature of Grantor or Authorized Representative
 Title **Attorney**
 Date **1/16/2025**

(308) 236-7979
 Phone Number

28 Date Deed Recorded Mo. 1 Day 17 Yr. 25

29 Value of Stamp or Exempt Number \$ 2.25

30 Recording Data **BK2025 Pg 197**

For Dept Use Only

Nebraska Department of Revenue
 Form No. 95-269-2008 *2024 Rev. Supersedes 95-269-2008 10-2020
 Authorized by Neb. Rev. Stat. §§ 78-214, 77-1827(2)

NEBRASKA DOCUMENTARY
STAMP TAX
Date: 01/17/25
\$ 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

Anthony ... County Clerk
Fee: \$10.00 By: AS Deputy
Electronically Recorded

WARRANTY DEED

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

VALLI WYATT, a single person, Grantor, whether one or more, in consideration of One

Dollar (\$1.00) and other valuable consideration, receipt of which is hereby acknowledged,

conveys to MICHAEL L. HYNNEK, 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:

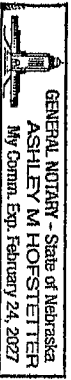
- (1) is lawfully seized of such real estate and that it is free from encumbrances subject to easements, reservations, covenants and restrictions of record;
- (2) has legal power and lawful authority to convey the same;
- (3) warrants and will defend the title to the real estate against the lawful claims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

Executed: January 16, 2025 AH

Valli Wyatt
Valli Wyatt, Grantor

STATE OF NEBRASKA)
COUNTY OF Nebraska) ss.

The foregoing instrument was acknowledged before me on the 16th day of January, 2025, by Valli Wyatt, a single person. 5 AH



Ashley M. Hofstetter
Notary Public

Residential & Commercial Sales Worksheet

Enty No.	Book	Page	Sale Date	School District Code	Unified:
91	2025	255	1/16/2025	Base: 65-0011	Affiliated:
Location ID	Sale Number	Usability & Code #		Parcel Number	
000617600	22	1		4487	
Date of Sale Assessed Value			4487		
Land	Improvements	Total		Date of Sale Property Classification Code	
1,345	2,585	3,930		Status	Property Type
Assessor Location: GUIDE ROCK (GR)			A) 1	B) 01	C) 1
			D) 1	E) 7	F) 2
			Residential		
			Commercial		
Multiple Improvements:			Multiple Improvements:		
Construction Date:			Construction Date:		
Floor:			Floor Sq. Ft.:		
Building Cost New:			Cost:		
Single Family Style: 1 0 1			Residential Condition: 1 0		
(100) <input type="checkbox"/> Mobile Home			(10) <input checked="" type="checkbox"/> Worn Out		
(101) <input checked="" type="checkbox"/> One Story			(20) <input type="checkbox"/> Badly Worn		
(102) <input type="checkbox"/> Two Story			(30) <input type="checkbox"/> Average		
(103) <input type="checkbox"/> Split Level			(40) <input type="checkbox"/> Good		
(104) <input type="checkbox"/> 1 1/2 Story			(50) <input type="checkbox"/> Very Good		
(111) <input type="checkbox"/> Bi-Level			(60) <input type="checkbox"/> Excellent		
(106) <input type="checkbox"/> Other					
Townhouse or Duplex Style:			Residential Quality: 3 0		
(301) <input type="checkbox"/> One Story			(10) <input type="checkbox"/> Low		
(302) <input type="checkbox"/> Two Story			(20) <input type="checkbox"/> Fair		
(307) <input type="checkbox"/> 1 1/2 Story			(30) <input checked="" type="checkbox"/> Average		
(308) <input type="checkbox"/> Split Level			(40) <input type="checkbox"/> Good		
(309) <input type="checkbox"/> 2 1/2 Story			(50) <input type="checkbox"/> Very Good		
(304) <input type="checkbox"/> One Story Duplex			(60) <input type="checkbox"/> Excellent		
(305) <input type="checkbox"/> Two Story Duplex					

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

Assessor Comments and Reason for Adjustment:

WD

Comments from
000617600

Comments:

(Continue on back)

NEBRASKA DOCUMENTARY
STAMP TAX
Date: 01/27/25
\$ 22.50 By AS

State of Nebraska } ss. Entered on the
County of Webster } 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

Diana Davis County Clerk
Fee: \$10.00 By: AS Deputy
Electronically Recorded

WARRANTY DEED

Return to:
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:

- (1) 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: 20th, 2025.

Michael L. Hynek
MICHAEL L. HYNEK

Cailie Hynek
CAILIE L. HYNEK

STATE OF NEBRASKA)
) SS.
COUNTY OF Webster)

The foregoing instrument was acknowledged before me on the 20th day of January, 2025, by MICHAEL L. HYNEK and CAILIE L. HYNEK, husband and wife.



Lori L. Smith
Notary Public