Residential & Commercial Sales Worksheet

Cnty No. Book	ok Page	Sale Date		Schoo	School District Code		
91 2025		2/7/2025	Base: 91-0074	74 Affiliated:	d:	Unified:	
Location ID	Sale Number	Useability & Code#		Pai	Parcel Number		
000312200	29	1	GeoCde Twn	Rng Sect	Qri Subdiv	Area Blk	Parcel
D ₂	Date of Sale Assessed Value	Value	4133	00	0 20010	002	0000
Land	Improvements	Total	В	Date of Sale Property Classification Code	perty Classifica	tion Code	1
7,105	318,960	326,065	Status Pro	Property Type Zo	Zoning Location	Сіў Size	Parcel Size
Assessor Location:	BLUE HILL (E	(BH)	A) 1 B)	02 C)	2 D) 1	E) 6	F) 2
		Residential			Commercial	ial	
ınM	Multiple Improvements:	Multiple. Improvements. :		Multiple. Improvements. :	nis. :		
	Construction Date:	Construction Date: 1997		Construction Date:			
	Floor:	Floor Sq. Ft.: 2,460		Floor Sq. Ft. :			
	Building Cost New:	Cost: 211,620		Cost:			
Single Family Style:		Residential Condition: 30		Commercial Occupancy Code:	upancy Code:		
(100) Mobile Home	Е	(10) Worn Out		Primary:	Other1:	Other2:	**************************************
(101) ☐ One Story		(20) Badly Worn		Commercial Construction Class:	struction Class:		
] 🗷		1 0	Fireproof Structural Steel Frame	Frame	
(104) ☐ 11/2 Story		(40) U Good (50) U Very Good		(2) Kellilor (3) Masoni	Masonry Bearing Walls	Пе	
- 1					Wood or Steel Framed Ext.	ct. Walls	
(106) □ Other				(5) □ Metal F	Metal Frame and Walls		
Townhouse or Duplex Style: 304		Residential Quality: 30		(6) 🗆 Pole Frame	ame		
(301) □ One Story		(10) □ Low		Cost Rank:	C	Condition:	
(302) □ Two Story		(20) 🗆 Fair		(10) 🗆 Low	(10)	0) 🗆 Wom Out	ĮĦ.
(307) 🗆 1 1/2 Story		(30) 🗷 Average	o summero	(20) □ Average	(20)	0) 🛘 Badly Wom	Vom
(308) □ Split Level	:	(40) □ Good		(30) ☐ Above Average	Average (30)	0) 🗆 Average	,,,
(309) 🗆 21/2 Story		(50) □ Very Good		(40) 🗆 High	(40)	0) 🛘 Good	
(304) 🖬 One Story Duplex	uplex	(60) Excellent			(50)	0) Uery Good	bod
(305) ☐ Two Story Duplex	uplex				(60)	0)	nt
Assessor's Adjustment to Sale Price (+ or -):	stment to Sale P	rice (+ or -):					
Assessor Comments and Reason for Adjustment:	and Reason for A	djustment:					
8							
	To Post Post Post Post Post Post Post Pos						
- 1			Comments:	ents:			
000312200	000312300						
						(Contin	(Continue on back)
						(Contin	ue on back)

Real Estate Transfer St

the applicable item number.	n reverse side.	atement on Full	
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Carded	Assessor	Computer	Index

NEBRASKA DOCUMENTARY STAMP TAX

Date: 02/07/25

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Bk 2025, Pg 302

State of Nebraska ss. County of Webster

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

Distraction Deputy County Clerk

Fee: \$10.00 By: AS Electronically Recorded

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

Warranty Deed

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

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:

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

GRANTOR covenants with GRANTEE that GRANTOR:

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

Executed 2 / (n %) C.
(Xdane of Wathman)
uru
COUNTY OF WEBSTER- AdamS & SS
On this 6th day of fishward, 2025, before me personally appeared Roxane R.
Wademan.
A GENERAL NOTARY - State of Nebraska DANIELLE L KELLEY DANIELLE L KELLEY
My Comm. Exp. September 27, 2028 (NOIDE FLORIC - Danch L Levery

Residential & Commercial Sales Worksheet

(Continue on back)		
		000328900
Comments:		Comments from
		CORRECTIVE WD
	justment:	Assessor Comments and Reason for Adjustment:
	ice (+ or -):	Assessor's Adjustment to Sale Price (+ or -):
(60) 🗆 Excellent		(305) □ Two Story Duplex
	(60) □ Excellent	(304) One Story Duplex
(40)	(50) □ Very Good	(309) □ 2 1/2 Story
(30) ☐ Above Average (30) ☐ Average	(40) □ Good	(308) □ Split Level
(20) □ Average (20) □ Badly Worn	(30) □ Average	(307) □ 1 1/2 Story
(10) □ Low (10) □ Worn Out	(20) □ Fair	(302) □ Two Story
Cost Rank: Condition:	(10) □ Low	(301) One Story
(6) Pole Frame	Residential Quality:	Townhouse or Duplex Style:
(5) Metal Frame and Walls		(106) □ Other
(4) ☐ Wood or Steel Framed Ext. Walls	(60) □ Excellent	(111) □ Bi-Level
(3) Masonry Bearing Walls	(50) □ Very Good	(104) □ 1 1/2 Story
(2) Reinforced Concrete Frame		
(1) ☐ Fireproof Structural Steel Frame	(30) □ Average	(102) □ Two Story
Commercial Construction Class:	(20) □ Badly Worn	(101) □ One Story
Other2:	(10) Worn Out	me
Commercial Occupancy Code:	Residential Condition:	
Cost:	Cost:	
Floor Sq. Ft.:	Floor Sq. Ft. :	
Construction Date:	Construction Date :	_
Multiple. Improvements. :	Multiple. Improvements. :	Multiple Improvements:
Commercial	Residential	
B) 01 C) 1 D) 1 E) 6 F) 1	a) A) 1	Assessor Location: BLUE HILL (BH)
Property Type Zoning Location City Size Parcel Size	3,335 Status	2,315 1,020
Date of Sale Property Classification Code	Total	Land Improvements
00 0 20035 006 0000	Value 4133	Date of Sale Assessed Value
Twn Rug Sect Ort Subdiv Area Blk Parcel	4 11 GeoCde	000328900 28
Parcel Number	Useability & Code #	Location D Sale Number
91-0074 Affiliated: Unified:	5/17/2022 Base: 9	91 2025 290
School District Code	Sale Date	Cnty No. Book Page

NEBRASKA

Good Life. Great Service.

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

521	FORN
	\leq

Grantee Grantee Title Title Phone Number Date Pro Dept. Use Only For Dept. Use Only Phone Number Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2) Retain a copy of this document for your records.	here Sign Myder Columnized Representative Register of Deed's Use Only 28 Date Deed Recorded Mo. Day Yr. 25 Nebraska Department of Revenue Form No. 96-269-2008 7-2024 Rev. Supersedes 96-269-2008 10-2020 Grantee or Authorized Representative Register of Deed's Use Only Register of Deed's Use Only 13 14 15 17 18 18 19 19 19 10 10 10 10 10 10 10
and belief, true, complete, and	Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and that I am duly authorized to sign this statement. Kayden S. Ferguson
int.) (see instructions)	d lis
Ils Subdivison of Rohrers Addition to the City of Blue Hill	 20 Legal Description (Attach additional pages, if needed.) North 16' of Lot 7 and all Lot 8 Block 6 Grussells 21 If agricultural, list total number of acres transferred in this transaction
	18a No address assigned 18b Vacant land
19 Name and Address of Person to Whom the Tax Statement Should be Sent Grantee	18 Address of Property 209 S Webster St
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 Vo	16 Does this conveyance divide a current parcel of land? ☐ Yes ☑ No
15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) Yes V No \$%	14 What is the current market value of the real property? 3,335.00
Parents and Child Step-parent and Step-child Other Oth	13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If ves, 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 a
Was real estate purchased tot same use; (if No, state the illiented use;) No N	11 Was ownership transferred in full? (If No, explain the division.) ✓ Yes
able Trust Revocable Trust tate Sale Satisfaction of Cont When you hashed to your	9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? Buyer Seller Vo Court Decree Exchange
□ Land Contract/Memo □ Partition □ Sheriff □ Other □ Lease □ Personal Rep. □ Trust/Trustee □ Mineral □ Quit Claim □ Warranty	8 Type of Deed
	☑ Improved ☑ Single Family ☐ Industrial ☑ Unimproved ☐ Multi-Family ☐ Agricultural ☐ IOLL ☐ Commercial ☐ Recreational
eck C if property is also a mobile nome. (B) Property Type (C)	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
kaydenferguson444@gmail.com	Email Address cityofbluehill@gmail.com
Phone Number Is the grantee a 501(c)(3) organization? (402) 984-4414 If Yes, is the grantee a 509(a) foundation?	5-2056
	State
Kayden S. Ferguson Street or Other Mailing Address	City of Blue Hill Street or Other Mailing Address
6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buver)	5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller)
Mo. S Day 17 Yr. 2025	1 County Name Webster - 91
1-27 are accurately completed. 4 Date of Deed	

on Page 240
County Clerk
10.00 d A Deputy Clerk's office of said county this le day of 100 A.D., 20 AS, at 10:02 o'clock A.M. Recorded in Book 2028 Entered on the numerical index and filed for record in the

Assessor

Carded_

WEBRASKA DOCUMENTARY STAMP TAX Pate 2-16-35 Exempted By

CORRECTIVE WARRANTY DEED

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

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

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

CITY OF BLUE HILL

lex Buschow, Mayor

COUNTY OF WEBSTER STATE OF NEBRASKA

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

Comm. Expires Aluc

Notary Public

NERAL NOTARY-State of Nebraska
LORI D MEENTS
My Comm. Exp. Dec. 2, 2027

Agricultural Land Sales Worksheet

	Cnty No. B	Book Page		Sale Date			Schoo	School District Code	ct Code			
Sale Number Useability & Code # Total 27 4 0.5 6ce Code Num Rag Sect Ort Sundtv Area Buk				4/2025		5-0005	Affiliate	Ċ.		Unifie	Ġ.	
Date of Sale Assessed Value	Location ID	Sale Numbe		ty & Code#			Pa	rcel Nui	nber			
Date of Sale Assessed Value 4135 4 9 20 3 00000 1 000 135 339,650 379,785 status Property Type Zamig Losation Ody Sue 141 ACRES: VALUE: LCG ACRES: VALUE LGS SUE VALUE VALUE VALUE LOSATION LOSATION D.3 E) 0.0 E VALUE	001309600	27	4	05			Sect		11.2 St. Sec.	Area	X 92	Parcel
Improvements		Date of Sale Asse	ssed Value		4135		20		0000		000	0000
33 33 33 35 339 379 785 Status Property Type Zoming Location City Stree	Land	Improveme		Total		Date of	Sale Pro	perty C	lassifica	tion Co	ode	
Irrigation Type:	41,135	338,	650	379,785	Status	Property T	-	10	Location	City		Parcel Size
ACRES: VALUE: ICG ACRES: VALI D 1AI GRASSLAND 1GI 1.480 1.000 1.480 1.000 1.480 1.000 1.480 1.000		Irrigation Type	**				()					F) 5
D 1AI GRASSLAND IGI 1.480 1A IG 1.480 2AI IG 2GI 2A 2G 2G 3AI 3G 3G 4AI 4G 4G 4B Accretion 4G 1DI Accretion Waste 2DI Waste 4G 2DI Waste 1.480 3DI AG LAND TOTAL 1.480 3DI AG LAND TOTAL 1.480 4DI Home Sites 1.000 4DI AG LAND TOTAL 1.480 4DI AG LAND TOTAL 1.480 4DI AG LAND TOTAL 1.000 4DI AG LAND TOTAL 1.000	CC	ACRES:		ALUE:		LCG		ACRES			VAL U	E:
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2AI 2GI 2A 2G 3AI 3GI 4AI 4GI 4AI 4GI 4AI 4GI 4AI 4GI 4BIDI Shelterbelt/Timber 1DI Accretion 1DI Waste 2DI Waste 2DI AG LAND TOTAL 3DI AG LAND TOTAL 4DI Farm Sites 4DI Farm Sites 4DI Recreation	1	A					IG G					
2A 2G 3AI 3GI 3AI 3GI 4AI 4GI 4AI 4GI 1DI Shelterbelt/Timber 1DI Accretion 2DI Waste 2DI Waste 2DI AG LAND TOTAL 1.480 3D AG LAND TOTAL 1.480 4DI Farm Sites 1.000 4DI Farm Sites 1.000 4DI Recreation 1.000 4DI Roads 1.000 4DI Non-AG TOTAL 2.000	2 <i>A</i>						Ğ					
3AI 3GI 3A 3G 4AI 4GI 4DI Shelterbelt/Timber 4DI Accretion 4DI AG LAND TOTAL 4DI AG LAND TOTAL 4DI Farm Sites 4DI Farm Sites 4DI Recreation 4DI Recreation 4DI Non-AG TOTAL 289,480 Non-AG TOTAL 2000 49,170	2	A					2G					
3A 3G 3G 4A1 4A1 4G1 4G1 4A 4A3 4A3 4A3 1D1 Shelterbelt/Timber 4A3 4A4 1D1 Accretion Accretion 4A4 2D1 Waste Waste 4A4 2D1 AG LAND TOTAL 1.480 4A4 3D1 AG LAND TOTAL 1.480 4A4 4D1 AG LAND TOTAL 1.000 4A4 4D1 AG LAND TOTAL 1.000 4A4 4D1 AG LAND TOTAL 1.000 4A4 4D1 AG LAND TOTAL 2.000 4A4	3A					1.0	Ğ					
4AI 4AI 4GI 4GI 4AA 4AB 4AB 4AB 4AB 1DI Shelterbelt/Timber 4AB 4AB 4BB 1DI AACcretion AACcretion 4AB 4BB 2DI Waste Ofther 4BB 4BB 4BB 3DI AG LAND TOTAL 1.480 4BB 4DI AG LAND TOTAL 1.000 4BB 4DI Farm Sites 1.000 1.000 4DI AG LAND TOTAL 1.000 4BB 4DI AG LAND TOTAL 2.000 4BB	3	A					3 <u>G</u>					
4A 4G 4G 1D1 Shelterbelt/Timber 4G 1D Accretion Accretion 2D1 Waste Waste 2D Other 1.480 3D1 AG LAND TOTAL 1.480 3D Roads 1.000 4D1 Farm Sites 1.000 4D1 Recreation 1.000 4D1 Recreation 1.000 4D1 Non-AG TOTAL 2.000	4.4					_	<u>G</u>					
IDI Shelterbelt/Timber Maccretion Accretion 1D Accretion Accretion Accretion 2D1 Waste Waste Accretion Accretion Accretion 2D1 Accretion Accretion	4	A					4 G					
Accretion Accretion Waste Waste Other Other AG LAND TOTAL 1.480 Roads Roads Farm Sites 1.000 Home Sites 1.000 289,480 Recreation 49,170 Non-AG TOTAL 2,000 Non-AG TOTAL		7			TS.	elterbelt/Tim	ber					
Waste Waste Offier Offier AG LAND TOTAL 1.480 Roads Roads Farm Sites 1.000 Home Sites 1.000 289,480 Offier A9,170 Non-AG TOTAL 2,000 Non-AG TOTAL		D	·			Accre	ion					
Other AG LAND TOTAL 1.480 Roads Roads 1.000 Home Sites 1.000 1.000 Recreation Recreation 289,480 Other A9,170 Non-AG TOTAL 2.000	21.	2				w	aste					
AG LAND TOTAL 1.480 Roads Roads Farm Sites 1.000 Home Sites 1.000 Recreation 1.000 289,480 Other 49,170 Non-AG TOTAL 2,000 Non-AG TOTAL	2	D				Q	her					
Roads Roads Farm Sites 1.000 Home Sites 1.000 Recreation 0ther 289,480 Non-AG-TOTAL 49,170 Non-AG-TOTAL	3L	<u> </u>			AG LA	ND TOT	AL	H	480			2,295
Farm Sites 1.000 Home Sites 1.000 Recreation Other 289,480 49,170 Non-AG TOTAL 2.000	3	D				Ro	ads		. 960 150			
Home Sites 1.000 Recreation Other Other 289,480 Non-AG TOTAL 2.000	4L	1				Farm S	ites:	_L	000		L	13,840
289,480 Recreation Other 289,170 Non-AG TOTAL 2.000	4	D				Home S	ites	Ļ	000		N	25,000
289,480 Offier Offier 49,170 Non-AG TOTAL 2,000						Recreat	ion					
49,170 Non-AG TOTAL 2,000	Dwelling	S		289,480		Q	her					
STORY OF SHIP SHIP SHIP SHIP SHIP SHIP SHIP SHIP	Outbuildings	\$S		49,170	Non-	AG TOT	Ĭ.	2	000		ω	38,840

		001309600	Comments from Comments:			WD; TRANSFER TO REVOCABLE TRUST	Assessor Comments and Reason for Adjustment:	Assessor's Adjustment to Sale Price (+ or -):
(Continue on back)			nts:					Total Recapture Value:

CAIRED NEBRASKA

Good Life, Great Service,

Real Estate Transfer Statement

521 FORM

Mo. A Day S Yr. A S TX Nebraska Department of Revenue
Form No. 96-269-2008 7-2024 Rev. Supersedes 96-269-2008 10-2020 16 Does this conveyance divide a current parcel of land?
☐ Yes ✓ No 28 Date Deed Recorded here sign 21 If agricultural, list total number of acres transferred in this transaction 3.48 20 Legal Description (Attach additional pages, if needed.) **8**2 18 Address of Property 14 What is the current market value of the real property? Blue Hill 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) Buyer Seller No No Nas ownership transferred in full? (If No, 5 Grantor's Name, Address, and Telephone (Please Print) Email Address N/A Grantor's Name (Seller)
Gary J. Kohmetscher and Paula K. Kohmetscher, husband and wife
Street or Other Mailing Address
2040 Highway 4 22 Total purchase price, including any liabilities assumed.... 1 County Name 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? ☐ Buyer ☐ Seller ☑ No hone Number (402) 984-5917 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 Type of Deed 27 Blue Hill, NE 68930 2040 Highway 4 379,785.00 No address assigned ✓ Yes I ∀es (A) Status ✓ Improved DEPARTMENT OF REVENUE ē Bill of Sale Unimproved Cemetery Ŕ indavit as described in Neb. Rev. Stat. § 76-2-141, required because the property is located within a country or other geographic area with an active air tonce ballistic missite field? (See Instructions Yes 🔽 No Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement.

Andrew M. Loudon (Bar ID #21511)

Print or Type Name of Grantee or Authorized Representative

Phone I Signature of Grantee or Authorized Representative <u>₹</u> Webster - 91 Death Certificate - Transfer on Death Conservator Corrective The deed will not be recorded unless this statement is signed and items 1-27 are accurately completed. Single Family Commercial Multi-Family K Ex-spouse Aunt or Uncle to Niece or Nephew S S **Brothers and Sisters** • 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. 18b Vacant land 10 Type of Transfer 2 County Number Court Decree explain the division.) Auction Value of Stamp or Exempt Number NE State Xompt Agricultural
Recreational Register of Deed's Use Only Industrial ☐ Easement Distribution Exchange Executor Distribution] Easement □ N/A 井 Parents and Child Family Corp., Partnership, or LLC Zip Code 68930 Grandparents and Grandchild C# Grantor Trust Foreclosure Mineral Land Contract/Memo (B) Property Type Attorney Mineral Interests-Producing 30 Recording L Email Address N/A Blue Hill Grantee's Name (Buyer) See Attachment 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) Phone Number (402) 984-5917 3 Date of Sale/Transfer 19 Name and Address of Person to Whom the Tax Statement Should be Sent Street or Other Mailing Address 2040 Highway 4 6 Grantee's Name, Address, and Telephone (Please Print) 2040 Highway 4 Blue Hill, NE 68930 Gary J. Kohmetscher & Paula K. Kohmetscher, Co-Mineral Interests-Nonproducing Mo. 02 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) ☐ Yes ☐ No ☐ Yes Partition Irrevocable Trust Revocable Trust Life Estate rition Satisfaction of Contract Satisfaction of Contract Was real estate purchased for same use? Day 04 Jasas 7 <u>₹</u> S ₹ ☐ Partition Quit Claim Seff Step-parent and Step-child Personal Rep. Spouse . Yr. 2025 Sale ↔ Is the grantee a 501 (c)(3) organization? If Yes, is the grantee a 509(a) foundation? □ <u>₹</u> 200 ✓ Warranty __Trust/Trustee Sheriff 4 Date of Deed Mo. 02 [☐ Exempt ☐ Yes. NE State State Assessed Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2) 22 2 2 \$ Other Other (Explain) Trustee to Beneficiary Day (If No, state the intended use.) Transfer on Death Other 2 2/5/2025 Date For Dept. Use Only Phone Number (402) 420-6091 Mobile Home ≾ Zip Code 68930 Trustees 2025 0 0.00 0.00 ₹ 8 ₹ 8 8

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 By AS

State of Nebraska ss County of Websters

Bk 2025, Pg 288

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

Fee: \$16.00 By: AS Electronically Recorded

Deputy

County Clerk

Dispurghango

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

WARRANTY DEED TO TRUST

and valuable consideration convey to Gary J. Kohmetscher and Paula K. Kohmetscher trustees of the Kohmetscher Family Revocable Trust dated the day of COYUGY further conveyance, all of Grantors' right, title, and interest in the following described real estate: 20 K. Grantees, including all amendments thereto, and to the trustees' successors in trust without Gary J. Kohmetscher and Paula K. Kohmetscher, husband and wife, Grantors, for good Kohmetscher as co-

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. at a right angle to said Section line a distance of 328.71 feet; thence East at a right angle a 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 Proceeding North from the Southeast Corner of the Southwest Quarter (SW1/4) of Section

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

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

Grantors covenant jointly and severally with Grantees that Grantors

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

- \odot have legal power and lawful authority to convey the same;
- persons. 3 warrant and will defend title to the real estate against the lawful claims of all

Dated the 4 day of february <u>, 2015 .</u>

Kohmetscher, Grantor

Paula K. Kohmetscher, Grantor

State of Nebraska

County of Lancaster

as required by law. The foregoing instrument was acknowledged before me this 1 day of feborul and 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 instrument was acknowledged before me this ع

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

Printed Name Notalitatio

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. 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 No title search was performed on the subject property by the preparer. The preparer of this deed

Agricultural Land Sales Worksheet

	4.000		Non-AG TOTAL	Non			Outbuildings	Out
			Other				Dwellings	
			Recreation				7	
			Home Sites		11,000	4.000	(
			Farm Sites				4D1	
	4.000		Roads				3	
807,850	157.420	1!	AG LAND TOTAL	AG LA			3D1	
			Other		5,500	2.000	2D	
			Waste				2D1	
			Accretion		36,080	13.120	ΙĐ	
			Shelterbelt/Timber	St			D IDI	DRYLAND
			4G		111,090	21.000	4A	
			4G1				4AI	
			3G		-		3A	
			3G1				3AI	
			2G		138,625	25.000	2A	
			2G1				2A1	
9,765	6.300		1G		253,660	44.000	1A	
			GRASSLAND 1G1	GR.	242,130	42.000	D IAI	IRRIGATED
VALUE:	ACRES:	ÁCI	LCG		VALUE:	ACRES:		LCG
E) 0 F) 10	D) 3	C) 5	в) 05	A) 2		Irrigation Type:	іті	
City Size Parcel Size	Location	Zoning	Property Type	Status	807,850		807,850	807
nion Code	Date of Sale Property Classification Code	le Propert	Date of Sa		Total	Improvements		Land
1 000 0000	00000	5 4	4 12	4129	alue .	Date of Sale Assessed Value	Date of	
Area Blk Parcel	Subdiv	Sect Ort	Twn Rng S	GeoCde	4 05	26	300	002505800
	Parcel Number	Parcel l			Useability & Code#	Sale Number		Location D
Unified:		Affiliated:	01-0123 A	Base: 0:	2/3/2025	276	2025	91
	* School District Code	School Di			Sale Date	Page	Book	Cnty No.

		002505800	Comments from Com			WD; TRANSFER TO REVOCABLE TRUST	Assessor Comments and Reason for Adjustment:	Assessor's Adjustment to Sale Price (+ or -):
(Continue on back)			Comments:					Total Recapture Value:

Good Life, Great Service. NEBRASKA-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 identity the applicable item number.

521	FORM

BK305 6 476 Authorized by Neb. Fier. Stat. §§ 76-214, 77-1327(2)	enue \$ txempt#4
Recording Data A For Dept. Use Only	Register of Deed's Use Only 28 Date Deed Recorded 29 Value of Stamp or Exempt Number 39
Date	here Signature of Grantes or Authorized Representative
Attorney 2/4/2025	
(402) 462-2119	and that I am duly authorized to sign this statement. Michael E. Sullivan Fin of browners of Authorized Representative Process
is to the book of my learnigation and half of two powerlaw and agreement.	27 If yes, is the required afficient attached to this filling? Yes V No
incated within a county or other geographic area with an active air force ballistic missile field? (See instructions)	26 Is an afficiant as described in Neb. Rev. Stat. § 76-2,141 required because the property is located within Yes
24	24 Adjusted purchase price paid for real estate (line 22 minus line 23)
23 \$	23 Was non-real property included in the purchase? 13 Was non-real property included in the purchase? 14 Yes
7	
tion Five (5), Township Four (4) North, Range Twelve (12), West of the 6th	zu Legal Description (Attach adultional pages, ir 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 (1/2), West of the 6th P.M., Webster County, Nebraska.
Hastings, NE 68901	No address assigned 18b Vacent land
Thomas Choquette	Rural Webster County
Statement Should be Sent	18 Address of Property
Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) Yes	16 Does this conveyance divide a current parcel of land? Tyes No
□Yes ☑No S%	
Was the mortigage assumed? (If Yes, state the amount and interest rate.)	14 What is the current market value of the real property?
	nd Sisters
eship, or LLC Self Other Other	13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, chec
☐ Yes ☐ No	THE THE WO, EXPENDED THE DIVISION.)
Partitio	Buyer Seller ∠ No Court Decree Exchange Grantor Trust 11 Was ownership transferred in full? (If No exclain the division)
☐ Irrevocable Trust	fer part of IRS like- Inge (I.R.C. § 1031 Type of Transfer Distribution Lasement Distribution Lasement
Personal Rep. Ouit Claim	Bill of Sale Corrective Easement Lease Cametery Death Certificate - Transfer on Death Executor Mineral
and Contract/Momo Partition Short	Consequence Circumstant
Mineral interests-Producing State Assessed Mobile Home Mineral interests-Producing Exempt	☐ Improved ☐ Single Family ☐ Industrial ☐ Multi-Family ☐ Agricultural ☐ M
	(B) P
erty is also a mobile home.	7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home.
TO THE COMMENT OF THE	com
Phone Number is the grantee a 501(c)(3) organization? Yes / No if Yes, is the grantee a 509(a) foundation? Yes / No	oer 4-2092
State Zip Co	City State Zip Code City Hastings NE 68901 City
ling Address	
Grantse's Name (Buyer) see addendum	
Name, Address, and Telephone (Please Pri	Telephone (Please Print) 6
3 Date of Sale/ transfer 4 Date of Deed 5 Date of Deed 6 Date of Deed 7 Da	1 County Name 2 County Number 3 U
signed and items 1-27 are accurately completed.	The deed will not be recorded unless this statement

Addendum to Real Estate Transfer Statement

6. Grantee's Name:

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

Address: 1011 Highland Drive Hastings, NE 68901

Phone: 402-984-2092

Email address: bertsrx@gmail.com

2	Carded	Computer	Index

NEBRASKA DOCUMENTARY
STAMP TAX

By AS

Date: 02/04/25

Bk 2025, Pg 276

State of Nebraska ss County of Webster

Entered on the numerical index and filed for record in the Clerk's office of said county this 04 day of February A.D., 2025, at 02:10 o'clock PM. Recorded in Book 2025 on Page 276

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

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

WARRANTY DEED

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-Fact, in consideration of funding the LaDonna Jean Choquette Revocable Trust, conveys to LaDonna Jean Choquette, GRANTOR, by Thomas L. Choquette, her Agent/Attorney-in-

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

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

Executed: February 3, 2025

Hald Donna Jean Choquette, Choquette, her Agent/Attorney-in-Fact Thomas

STATE OF NEBRASKA

COUNTY OF ADAMS

SS

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

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

Notary Public

Agricultural Land Sales Worksheet

	4.000	Non-AG TOTAL			Outbuildings	0
		Other			Dwellings	
	-	Recreation				
-		Home Sites	11,000	4.000	ŧ	
		Farm Sites			4D1	
	4.000	Roads			30	
807,850	157.420	AG LAND TOTAL			3D1	
		Other	5,500	2.000	2D	
		Waste			2D1	
		Accretion	36,080	13.120	1D	
		Shelterbelt/Timber			ND IDI	DRYLAND
		4G	111,090	21.000	4A	
		4G1			4A1	
		3G			3A	
		3G1			3A1	
		2G	138,625	25.000	2A	
		2G1			2A1	
9,765	6.300	IG	253,660	44.000	1A	
		GRASSLAND 1G1	242,130	42.000	VIED IVI	IRRIGATED
VALUE:	ACRES:	LCG	VALUE:	ACRES:	LCG	Ţ
E) 0 F) 10	5 D) 3) 2 B) 05 C)	A)	Irrigation Type:	Imi	
City Size Parcel Size	ning Location	Status Property Type Zoning	807,850		807,850	8
ation Code	perty Classificat	Date of Sale Property Classifica	Total	Improvements		Land
1 000 0000	4 00000	4129 4 12 5		Date of Sale Assessed Value	Date o	
Area Blk Parcel	Ort Subdiv	GeoCde Twn Rng Sect	4 05 Ge	25	5800	002505800
	Parcel Number	Pa	Useability & Code #	Sale Number		Location ID
Unified:	ď:	Base: 01-0123 Affiliated:	2/3/2025 Ba	274	2025	91
	School District Code	Schoo	Sale Date	Page	. Book	Спіу No.

(Continue on back)	
	002505800
Comments:	Comments from
	TRUSTEE'S WD; BETWEEN SPOUSE
	Assessor Comments and Reason for Adjustment:
Total Recapture Value:	Assessor's Adjustment to Sale Price (+ or -):
	The second secon

NEBRASKA

Real Estate Transfer Statement &

521 521

Frinch of Revenue 9-2008 7-2024 Rev. Supersedes 96-269-2008 10-2020 Grantee—	Deed Recorded 29 Value of Slamp or Exempt Number \$\frac{1}{29} \text{Value of Slamp or Exempt Number}}{\frac{1}{29} \text{Value of Slamp or Exempt Number}}	Inder penalties of law, I declare that I have examined this statement and it and that I am duly authorized to sign this statement. Michael E. Sullivan Frint or the Name of Authorized Representative Signature of Gradue of Authorized Representative Signature of Gradue of Authorized Representative	22 Total purchase price, including any liabilities assumed. 23 Was non-real property included in the purchase? 1 Yes 1 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 transier is exempt from the documentary stamp tax, list the exemption number 20 26 Is an affidavit as described in Neb. Flex. Stat. § 76-2.141 required because the property is located within a county or other geographic area with an active air force balls are stated affidavit attached to this filing? Yes 27 If yes, is the required affidavit attached to this filing? Yes 28 Yes 29 S 29 S 20 S 21 If yes, is the required affidavit attached to this filing? Yes 20 No	20 Legal Description (Atlach 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.	Address of Property Rural Webster County I No address assigned 18b Vacant land		nt market value of the real property?	13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yas, c	transferred in full? (If No, explain the division.)	9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031	r Distribution Easement Easement Executor	d Single Family Industrial wed Multi-Family Agricultural Commercial Recreational	7 Property Classification Number. Check one box in categories A and B. Check C II (A) Status (B)	City State Zip Code Phone Number	e addendum et or Other Mailing Address	5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Soo addending	1 County Name Webster - 91	• If additional space is needed, add an attachm The deed will not be recorded unless this statement
Retain a copy of this document for votir records 2025 Feb 03 03:58 PM Ex020 Book 2025 Page 274	0 Recording Data	it is, to the best of my knowledge and belief, true, complete, and tiorney	22 23 24 24 27 27 27 27 28 28 28 28 29 29 29 29 29 29 29 29 29 29 29 29 29	Section Five (5), Township Four (4) North, Range Tweive (12), West of the 6th	19 Name and Address of Person to Whom the Tax Statement Should be Sent Thomas Choquette 1011 Highland Drive Hastings, NE 68901	17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.)	Was the mortgage assumed? (If Yes, state the amount and interest rate.)	beneficiary relatives? (If Yes, check the appropriate box.) Family Corp., Partnership, or LLC Self Grandparents and Grandchild Spouse Parents and Child Step-parent and Step-child	12 Was real estate purchased for same use? Ves No No	osure irrevocable Trust Revocable Trust Transfer on Death Life Estate Sale Trust Partition Satisfaction of Contract Other (Explain)	Contract/Memo Partition Sheriff Personal Rep. Trust/Trustee Quit Claim Warranty	Mineral Interests-Nonproducing ☐ State Assessed ☐ Mobile Home ☐ Mineral Interests-Producing ☐ Exempt	C If property is also a mobile home. (B) Property Type (C)	City State 2D Code Hastings NE 88901 Phone Number Is the grantee a 501(c)(3) organization? Yes 1/No (402) 984-2092 If Yes, is the grantee a 509(a) foundation? Yes 1/No		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer)	3 Date of Sale/Transfer 4 Date of Deed Mo. 02 Day 03 Yr. 2025 Mo. 02 Day 03 Yr. 2025	If additional space is needed, add an attachment and identify the applicable item number, deed will not be recorded unless this statement is signed and items 1-27 are accurately completed.

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

Carded	Assessor	Computer	ndex

NEBRASKA DOCUMENTARY STAMP TAX

Date: 02/03/25 ₹

Ex020

State of Nebraska ss County of Webster

Bk 2025, Pg 274

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

Fee: \$10.00 Drossy By: AS County Clerk

Electronically Recorded Deputy

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

TRUSTEE'S WARRANTY DEED

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

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

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

Executed: February 3, 2025

Thomas L. Choquette, Trustee of the Francis

Raymond Choquette Family Trust

STATE OF NEBRASKA

COUNTY OF ADAMS

GENEPAL NOTARY - State of Nebraska
MICHAEL E. SULLIVAN
My Comm. Exp. June 21, 2028

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

The foregoing instrument was acknowledged before me on February

زري

2025, by Thomas

Notary Public

Agricultural Land Sales Worksheet

13,840	T6.560	Non-AG IOIAL	15,240		Curomianigs
1	1		1 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0		O.4. 314
		Other			Dwellings
		Recreation			
		Home Sites	130,610	47.490	40
13,840	1.000	Farm Sites	161,350	58.670	4D1
	15.560	Roads			3D
1,696,535	608.850	AG LAND TOTAL	52,720	19.170	3D1
		Other	86,635	31.500	2D
1,160	2.320	Waste	54,480	19.810	2101
		Accretion	173,670	63.150	מו
		Shelterbelt/Timber	327,310	119.020	DRYLAND IDI
205	0.410	4G			4A
10	0.020	4G1	370	0.070	4A1
		3G			3A
23,100	15.930	3G1			3A1
110	0.220	2G			2A
67,440	46.510	2G1	11,820	2.050	2A1
47,320	30.530	1G	151,390	26.260	1A
116,915	75.430	GRASSLAND 1G1	289,920	50.290	IRRIGATED 1A1
VALUE:	ACRES:	CCG	VALUE:	ACRES:	Lcc
E) 0 F) 9) 5 D) 3	A) 2 B) 05 C)		Irrigation Type:	
City Size Parcel Size	Zoning Location	Status Property Type	1,725,615	15,240	1,710,375
tion Code	Date of Sale Property Classification Code	Date of Sale P	Total	Improvements	Land
1 140 0000	2 00000	4135 4 9 19		Date of Sale Assessed Value	Date
Area Blk Parcel	Qrt Subdiv	GeoCde Twn Rng Sect	4 05	24	001309200
	Parcel Number	P	Useability & Code #	Sale Number	Location ID
Unified:	ted:	Base: 91-0074 Affiliated:	7/14/2024	272	91 2025
School District Code	ool District Code	Sch	Sale Date	Page	Cnty No. Book

The property of the second
The state of the s
001309200 001706400 001708000 001708500 001708600
Comments:
DEED OF DISTRIBUTION BY PR; BETWEEN PARENT & CHILD
Assessor Comments and Reason for Adjustment:
Assessor's Adjustment to Sale Price (+ or -):

NEBRASKA

'Good Life. Great Service.

Real Estate Transfer Statement

521 FORM

Nebraska Department of Revenue Form No. 96-269-2008 7-2024 Rev. Supersedes 96-269-2008 10-2020 20 Legal Description (Attach additional pages, if needed.) 18a No address assigned 16 Does this conveyance divide a current parcel of land? 14 What is the current market value of the real property? sign 21 If agricultural, list total number of acres transferred in this transaction 625.41 RR Webster County, Nebraska 11 Was ownership transferred in full? (If No, explain the division. Street or Other Mailing Address 1494 Hwy 75 5 Grantor's Name, Address, and Telephone (Please Print) 1 County Name 28 Date Deed Record 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) Phone Number (402) 870-2971 Grantor's Name (Seller)
William R. Weiland, Personal Rep of the Estate of George P. Weiland William R. Weiland, 823 S. 4th Ave, Decatur, NE 68020 and here 23 Was non-real property included in the purchase? 22 Total purchase price, including any liabilities assumed...... 8 Type of Deed 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. Email Address 9 Was transfer part of IRS like-kind exchange (I.R.C.§ 1031 Exchange) by buyer or seller? Decatur Mo. see attached 570,214.33 ₹ és (A) Status ☐ Yes Yes DEPARTMENT OF REVENUE Unimproved Cemetery Bill of Sale Improved Signature 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.

Albert E. Mau!

Phone
Phone Day -☐ No (If Yes, enter dollar amount and attach itemized list.) (see instructions) Webster - 91 N N ۲ No No a 56% undivided interest in an undivided 1/2 interest W Yr. Death Certificate — Transfer on Death Corrective Conservator The deed will not be recorded unless this statement is signed and items 1-27 are accurately completed Refrice or Authorized Representative Commercial Multi-Family Single Family __ Ex-spouse Aunt or Uncle to Niece or Nephew ر ا Brothers and Sisters 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. 18b Grantee or Authorized Representative 10 Type of Transfer Court Decree County Number 6 _Auction Exempt Nu **** Register of Deed's Use Industrial Recreational Agricultural Distribution _ Exchange] Easement Executor Easement Distribution Parents and Child Family Corp., Partnership, or LLC Grandparents and Grandchild Zip Code 68020 Grantor Trust Gift Foreclosure Lease
Mineral Land Contract/Memo only (B) Property Type Shelley Moles et al 1121 Middleton Avenue Lincoln, NE 68521 Title City Decatur Attorney Phone Number (402) 870-2971 3 Date of Sale/Transfer 엉 Street or Other Mailing Address Ruth E. Weiland, 1494 Hwy 75 6 Grantee's Name, Address, and Telephone (Please Print) Email Address 19 Name and Address of Person to Whom the Tax Statement Should be Sent Mineral Interests-Producing Mineral Interests-Nonproducing Was transfer through a real estate agent or a title company? (If Yes, include the name Was the mortgage assumed? (If Yes, state the amount and interest rate.) of the agent or title company contact.) 大となる Partition Life Estate Irrevocable Trust Day Was real estate purchased for same use? (If No, state the intended use.) Partition
Personal Rep. ₹ Yes S No 4 Quit Claim Self Step-parent and Step-child Spouse _ Yr. 2024 €Э Revocable Trust Sale Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation? Satisfaction of Contract Sheriff Trust/Trustee
Warranty 4 Date of Deed

Mo. 1 Exempt Yes State Assessed NE State Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2) 24 | \$ 23 \$ ß \$ Other Day Trustee to Beneficiary Transfer on Death Other (Explain) Other No X Date Date For Dept. Use Only Phone Number (402) 385-3016 Mobile Home Yes Zip Code 68020 2025 2025 0.00 0.00 ₹ No ₹ 88

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

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 the 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 web 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

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 ADAS PAGE 272

Entered on the numerical index and filed for record in the Clerk's office of said county this 3 day of 50.00 A.D., 20.35 at 11:44 o'clock 0.M. Recorded in Book 20.35 on Page on Page

Abbert House County Clerk

in 60

Deputy _Comp_ Assessor Carded



PERSONAL REPRESENTATIVE **DEED OF DISTRIBUTION BY**

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

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

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

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

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

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

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

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

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

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

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.

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

Executed: January 28th, 2025.

DECEASED ESTATE OF GEORGE P. WEILAND,

William R. Weiland, Personal Representative

) ss.: COUNTY OF THURSTON) STATE OF NEBRASKA

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





Residential & Commercial Sales Worksheet

(Continue on back)				
				000514201
rents:	Comments:			Comments from
			QCD; PRIOR ASSOCIATION	QCD; PRIC
		justment:	Assessor Comments and Reason for Adjustment:	Assessor Comm
		ice (+ or -):	Assessor's Adjustment to Sale Price (+ or -):	Assessor's A
(60) Excellent			Two Story Duplex	(305) □ Two Sto
(50) □ Very Good		(60) Excellent	One Story Duplex	(304) □ One Stc
(40)		(50) Uery Good)Jy	(309) □ 21/2 Story
(30) ☐ Above Average (30) ☐ Average		(40) □ Good		(308) □ Split Level
(20) □ Average (20) □ Badly Wom		(30) 🖼 Average	ory	(307) □ 1 1/2 Story
(10) □ Low (10) □ Wom Out		(20) Fair	лу	(302) □ Two Story
Cost Rank: Condition:		(10) □ Low		(301) □ One Story
		Residential Quality: 30		Townhouse or Duplex Style:
(5) Metal Frame and Walls			W3.5	(106) 🗆 Other
(4) U Wood or Steel Framed Ext. Walls		(60) Excellent		(111) Bi-Level
(3) Masonry Bearing Walls		(50) Uery Good		(104) □ 1 1/2 Story
(2) Reinforced Concrete Frame		(40) □ Good	vel	(103) Split Level
띩		(30) 🗷 Average	лy	(102) Two Story
Commercial Construction Class:		(20) □ Badly Worn	ry	(101) One Story
		(10) Worn Out	Home	(100) 🗷 Mobile Home
Commercial Occupancy Code:)	Residential Condition: 30		Single Family Style: 100
	15	Cost: 58,845		
Floor Sq. Ft. :	20	Floor Sq. Ft.: 1,120		
Construction Date:	12	Construction Date : 2012		
Multiple. Improvements. :		Multiple. Improvements. :	Multiple Improvements:	
Commercial		Residential		
01 C) 1 D) 1 E) 7 F) 1	A) 1 B)		on: BLADEN (BLA)	Assessor Location:
Property Type Zoning Location City Size Parcel Size	Status Pr	55,860	54,960	900
Date of Sale Property Classification Code		Total	Improvements	Land
00 0 30030 001 0000	4131	Value	Date of Sale Assessed Value	
Rng Sect Ort Subdiv Area Blk Parcel	GeoCde Twn	4 03	23	000514201
Parcel Number	e de casalis	Useability & Code#	Sale Number	Location ID
123 Affiliated: Unified:	Base: 01-0123	1/21/2025	2025 256	91
School District Code		Sale Date	Book Page	Cnty No.

NEBRASKA

Good Life, Great Service.

Real Estate Transfer Statement

FORM 521

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

The deed will not be recorded unless this statement	1-27 are accurately co
Webster - 91	Mo. 01 Day 21 Yr. 2025 Mo. 01 Day 21 Yr. 2025
iress, and Telephone (Please Print)	6 Grantee's Name, Address, and Telephone (Please Print)
Grantor's Name (Seller) Bruno A Irmer	Grantee's Name (Buyer) Gary D and Dianne L Land
Address	ress.
State Zip Code NE 68928	Zip Coo 68928
nber 30-9244	Phone Number Is the grantee a 501(c)(3) organization? Yes \checkmark No (402) 705-6186 If Yes, is the grantee a 509(a) foundation? Yes \checkmark No
7 Property Classification Number. Check one box in categories A and B. Check C if p	a mobile home.
	roperty Type
proved Single Family Proved Multi-Family	Mineral Interests-Nonproducing State Assessed Mobile Home Mineral Interests-Producing Exempt
The Afficial Community Procedurates	Partition
Conservator Distribution Easement Easement	Land Contract/Memo Partition Sheriff Other Lease Personal Rep. Trust/Trustee
10 Type of Transfer Distribution Fo	Irrevocable Trust Revocable
kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? Buyer Seller V No Court Decree Exchange	Life Estate Sale
11 Was ownership transferred in full? (If No, explain the division.) Yes	12 Was real estate purchased for same use? (If No, state the intended use.
, are the trustor and ce or Nephew	beneficiary relatives? (If Yes, check the appropriate box.) Family Corp., Partnership, or LLC Self Other Other
☐ 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
18 Address of Property East 25 st of Lot 2 BIK 1 Bladen Spence & Bennett addition,	19 Name and Address of Person to Whom the Tax Statement Should be Sent Gary and Dianne Land 223 O Street Bladen NF 68928
18a No address assigned 18b Vacant land	3
20 Legal Description (Attach additional pages, if needed.) East 25 ft. of Lot 2 Blk 1 Bladen Spence & Bennett Addition	Addition
21 If agricultural, list total number of acres transferred in this transaction	
22 Total purchase price, including any liabilities assumed	22
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	mber
27 If yes, is the required affidavit attached to this filing? Yes V No	
Under penalties of law, I declare that I have examined this statement and that it is, to the and that I am duly authorized to sign this statement. Bruno A Irmer	hat it is, to the best of my knowledge and belief, true, complete, and correct, $(402)460\text{-}9244$
Sign Printing the Name of Grants for Authorized Representative	Phone Number
Register of Deed's Use On	Deposition Date
28 Date Deed Recorded 29 Value of Stamp or Exempt Number Stampor Stamp or Exempt Number	30 Recording Data CR SAR SAR SAR

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

Prepared By:

Gretchen Lockhart Mastrodonato

After Recording Return To

223 O Street

Blader Niehracka 680

Bladen, Nebraska 68928

WESTASKA DOCUMENTARY
STAMP TAX
3. 35 By 05

State of Nebraska ss. County of Webster

or clock DM. Recorded in Book 2025 on Page 1256-259

Obbook TRAVE County Clerk
28.00 0 00 Deputy

nd___Comp___Assessor___Carded_

SPACE ABOVE THIS LINE FOR RECORDER'S USE

QUITCLAIM DEED

On January 21, 2025 THE GRANTOR(S),

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

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

couple, residing at 223 Gary D Land and Dianne L Land ('Grantee") and Gary D Land and Dianne L Land, a married 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

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

Tax Parcel Number: 000514100

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

|SIGNATURE PAGE FOLLOWS|

Grantor Signatures:

DATED: /-22-

Bruno A Irmer

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

by Bruno A Irmer.

Notary Public

İ

Title (and Rank)

My commission expires Locil &, alal

Agricultural Land Sales Worksheet

	Service Control of the Control of th					
	9.000	Non-AG TOTAL			Outbuildings	Out
	6.000	Other			Dwellings	
		Recreation				
		Home Sites			\$	
:		Farm Sites			4D1	
	3.000	Roads			3D	
101,750	71.000	AG LAND TOTAL			3D1	
		Other			2D	
3,000	6.000	Waste			2D1	
		Accretion			1D	
		Shelterbelt/Timber			101	DRYLAND
		4G			4A	:
		4G1			4A1	
		3G			3A	
20,300	14.000	3G1			3AI	
		2G			2A	
8,700	6.000	2G1			2A1	
		1G			1A	
69,750	45.000	GRASSLAND 1G1			[] IAI	IRRIGATED
VALUE:	ACRES:	DOL	VALUE:	ACRES:		LCG :
E) 0 F) 9	C) 5 D) 3	A) 2 B) 05		Irrigation Type:	Irri	
City Size Parcel Size	Zoning Location	Status Property Type	101,750		101,750	101
ation Code	Date of Sale Property Classification Code	Date of Sale	Total	Improvements		Land
1 000 0000	2 00000	4369 2 12 33	/alue	Date of Sale Assessed Value	Date o	
Area Blk Parcel	t Ort. Sabdly	GeoCde Twn Rng Sect	Н	21	500	002304500
	Parcel Number		Useability & Code#	Sale Number		Location ID
Unified:	Affiliated:	Base: 91-0002 Affi	12/16/2024	220	2025	91
	School District Code	So	Sale Date	Page	Book	Cnty No.

	**********	******	***********	-	mark to passe	Charles and the second	quecemanica de la companiona de la compa	*************	-	_	_		4
				002304500	Comments from					TRUSTEE'S JTWD	Assessor Comments and Reason for Adjustment:	Assessor's Adjustment to Sale Price (+ or -):	
(Continue on back)					Comments:							Total Recapture Value:	

Good Life, Great Service. NEBRASKA

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.

Register of Deed's Use Only 28 Date Deed Recorded Mo. 1 Day 23 yr. 25 \$ 315.00	Under penalties of law, I declare that I have examined this statement and that it is, and that I am duly authorized to sign this statement. Henry C. Schenker Print or Type Name of Grantge or Authorized Representative Sign Attornam Signature of Grantge or Authorized Representative Title	21 If agricultural, list total number of acres transferred in this transaction 80 22 Total purchase price, including any liabilities assumed	18 Address of Property 18a No address assigned 18b Vacant land 20 Legal Description (Attach additional pages, if needed.)	14 What is the current market value of the real property? 140,000.00 16 Does this conveyance divide a current parcel of land? Yes No	13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relative ☐ Yes	Iservator Iservator Iservator In Type of Transfer In Distribution In Easement In Executor In	per. Check one box in categories A and B. Check C (gle Family Industrial Ilti-Family Agricultural Mecreational	City State Zip Code Broomfield CO 80020 Phone Number (303) 931-4573 Email Address	Number e Print) Richardson Family Trust
30 Recording Data SH 2025, 12 200	hat it is, to the best of my knowledge and belief, true, complete, and correct, (308) 425-6273 Phone Number Attorney 1/23/2025 Title Date	ansferred in this transaction 80 ies assumed	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	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) \[\subseteq \text{Yes} \text{V} \text{No} \text{\$\subseteq} \] 17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) \[\subseteq \text{Yes} \] \[\subseteq \text{Yes} \text{Ves} \] \[\subseteq \text{No} \]	and beneficiary relatives? (If Yes, check the appropriate box.) Family Corp., Partnership, or LLC Self Other Grandparents and Grandchild Spouse Parents and Child Step-parent and Step-child	Land Contract/Memo Partition Sheriff Other Lease Personal Rep. Trust/Trustee Mineral Quit Claim Warranty reclosure Irrevocable Trust Revocable Trust Transier on Death t Life Estate Sate Satisfaction of Contract Other (Explain) 12 Was real estate purchased for same use? (If No, state the intended use.)	N/A	Riverton State State Sign Code NE NE 68972 Phone Number Is the grantee a 501(c)(3) organization? Yes 1/No (308) 470-1085 If Yes, is the grantee a 509(a) foundation? Yes 1/No Email Address	ale/Transfer Day 16 32 r. 2024

Carded	Assessor	Computer	ndex

NEBRASKA DOCUMENTARY STAMP TAX

Date: 01/23/25

15.00 By AS

State of Nebraska ss. County of Webster

Bk 2025, Pg 220

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

Fee: \$16.00 By: AS Deputy
Electronically Recorded

on Pages 220-221

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

Grantor, CINDII. CAVENDER, SUCCESSOR TRUSTEE OF THE RICHARDSON FAMILY TRUST,

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

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

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

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

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

- Ξ easements, reservations, covenants, and restrictions of record; is lawfully seised of such real estate and that it is free from encumbrances subject to
- \odot 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.

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

STATE OF COLORADO

COUNTY) Ss.

Broomfield The foregoing instrument was acknowledged before me on January 16th, 2025 by Cindi L. Cavender, Successor Trustee of the Richardson Family Trust.

Notary Public.

JEREHY DAHN
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20144024807
MY COMMISSION EXPIRES 06/23/2026

Agricultural Land Sales Worksheet

1	Cnty No. Book	Page	Sale Date		School District	School District Code	
Sale Number		219	1/9/2025		Affiliated:	Unified:	
Date of Sale Assessed Value Date of Sale Assessed Value Total Date of Sale Assessed Value Date of Sale Property Classifica			Useability & Code#		Parcel Numb	er	
Date of Sale Assessed Value 1 12 7 0 00000	002207100	20		Twn	Sect Ort	Area BIK	Parcel
Improvements Total	Date of	Sale Assessed V	alue	Н	7 0	1 000	000
500 Irrigation Type: 1,500 Stams Property Type Zoning Location 1A1 ACRES: YALUE: ICG ACRES: 2A1 CACRES: CRASSLAND 1G1 IG ACRES: 2A1 CACRES: CRASSLAND 1G1 IG STACRES: 2A1 CACRES: CRASSLAND 1G1 IG STACRES: 2A2 CACRES: CACRES: IG STACRES: 2A3 CACRES: CACRES: IG STACRES: 3A4 CACRES: CACRES: CACRES: CACRES: 3A4 CACRES: C		provements .	Total	Date o	f Sale Property Cla	ssification Code	
Irrigation Type:	1,500		1,500		Zoning	City Size	rcel Size
D 1A1 ACRES: VALUE: GRASSLAND 1GI ACRES: D 1A1 GRASSLAND 1GI GRASSLAND 1GI	lriga	tion Type:		2 B)	C) 5	3 E) 0	Сī
D 1AI GRASSLAND 1GI 1A 1G 2AI 2GI 2A 2GI 3AI 3GI 4AI 4GI 1DI Shelterbelt/Timber 1DI Accretion 2DI Waste 2DI AG LAND TOTAL 3DI AG LAND TOTAL 3DI Farm Sites 4DI Farm Sites 4DI Recreation 3DI Farm Sites 4DI Non-AG TOTAL	LCG	ACRES:	VALUE:	DOT .	ACRES:	VALUE:	
1A 1G 2A1 2GI 2A 2GI 3AI 3GI 4AI 4GI 4AI 4GI 1DI Shelterbelt/Timber 1DI Accretion 2DI Waste 2DI Other 3DI AG LAND TOTAL 3DI Roads 4DI Fam Sites 4DI Fam Sites 4DI Roads Roads 4DI				GRASSLAND	1G1		
2AI 2GI 2AA 2G 3AI 3GI 4AI 4GI 4AI 4GI 1DI Shelterbelt/Timber 1DI Accretion 1D Accretion 1D Accretion 2DI Other 2DI AG LAND TOTAL 3DI AG LAND TOTAL 3DI Farm Sites 4DI Ferm Sites 4DI Recreation 4DI Non-AG TOTAL	lA				1G		
2A 2G 3A1 3G1 3A2 3G1 4A3 4G1 4A4 4G1 1D1 Shelterbelt/Timber 1D1 Accretion 1D1 Accretion 2D1 Maccretion 2D1 AG LAND TOTAL 3D1 AG LAND TOTAL 3D1 AG LAND TOTAL 3D1 AG Farm Sites 4D Farm Sites 4D Farm Sites 4D Recreation 8 Recreation 8 Non-AG TOTAL	2A1				2G1		
3AI 3GI 3A, A 3G 4AI 4GI 4AI 4GI 1DI Shelterbell/Timber 1DI Accretion 2DI Waste 2DI QOther 3DI AG LAND TOTAL 3DI AG LAND TOTAL 3DI Farm Sites 4DI Farm Sites 4DI Recareation 4DI Non-AG TOTAL	2A				2G		
3A 3G 4G1 4AI 4AI 4G1 4G1 4AI	3A1				3G1		
4A1 4A1 4G1 4G1 4A2 4G1 4G1 4G1 4A3 4G1 4G 4G 4G 4A4 5Accretion 4G	3A				3G		
4A 4G 4G 1D1 Shelterbelt/Timber 4G 1D Accretion Accretion 2D1 Waste 3.000 1, 2D1 AG LAND TOTAL 3.000 1, 3D1 AG LAND TOTAL 3.000 1, 3D1 Farm Sites 3.000 1, 4D1 Farm Sites 4D 4D 4D1 Farm Sites 4D 4D 4D1 Mon-AG TOTAL 4D 4D	4A1				4G1		
ID1 Shelterbelt/Timber Maccretion 4.0 ID Accretion Accretion 3.000 1, 2D1 Waste 3.000 1, 2D AG LAND TOTAL 3.000 1, 3D AG LAND TOTAL 3.000 1, 3D Farm Sites 3.000 1, 4D1 Farm Sites 40	4A				4G		
Accretion Accretion Waste 3.000 1, Other AG LAND TOTAL 3.000 1, Roads Roads 3.000 1, Home Sites Home Sites 4 4 Recreation Other Other 4 Non-AG TOTAL Non-AG TOTAL 4 4				Shelterbelt/Ti	nber		
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Other Other 4.3.000 1, Roads Roads 1, Farm Sites Home Sites 4 Recreation Recreation Other Non-AG TOTAL Non-AG TOTAL 4	2D1			W			,500
AG LAND TOTAL 3.000 1, Roads Roads 1, Farm Sites Home Sites 1, Recreation Recreation 1, Other Non-AG TOTAL 1,	2D		-	0	Mher		
Roads Roads Farm Sites Home Sites Recreation Other Non-AG TOTAL Non-AG TOTAL	3D1			AG LAND TOT			,500
Home Recr	3D			R	oads		
Home Recr Recr Non-AG TO	4D1	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,		Farm	Sites		
Recr. Non-AG-TO	4D			Home	Sites		
Non-AG TO				Recre	ation		
	Dwellings			0	ther		
	Outbuildings			Non-AG TOT	AL		

(Continue on back)	
	002207100
Comments:	Comments from Com
	QCD; TRANSFERED FROM AUNT TO NIECE
	Assessor Comments and Reason for Adjustment:
Total Recapture Value:	Assessor's Adjustment to Sale Price (+ or -):

Date For Dept. Use Only Neb. Rev. Stat. §§ 76-214, 77-1327(2)	here Signature of Grantee or Authorized Representative Register of Deed's Use Only
mplete, and (402) 834-2022 Phone Number 01/17/25	Under penalties of law, I declare that I have examined this stateme correct, and that I am duly authorized to sign this statement. Daniel D. McMahon Print or Type Name of Grantee or Authorized Representative
000	22 Total purchase price, including any liabilities assumed
	20 Legal Description See attached. 21 If agricultural, list total number of acres
hould be Sent	18 Address of Property 19 Name and Address of Person to Whom the Tax Statement Should be Sent Michelle Lewis 18a ☑ No address assigned 18b ☑ 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
t and interest rate.) —% pany? (If Yes, include the name	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.) 16 Does this conveyance divide a current parcel of land? 17 Was transfer through a real estate agent or a title company? (If Yes, incluof the agent or title company contact.) ☐ Yes ☐ No
<u>ч</u>	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
Transfer on Death Trustee to Beneficiary Other (Explain) (If No, state the intended use.)	Irrevocable Trust Revocable Trust Life Estate Sale t Partition Satisfaction of Contract 12 Was real estate purchased for same use? Yes No
Other	Conservator Conservator Corrective Death Certificate - Transfer on Death Commercial Recreational Land Contract/Memo Land Contract/Memo Partition Partition Personal Rep. Trust/Trustee Quit Claim Warranty
(C) Mobile Home	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 [Improved
ndation? Yes No	-2781
	Addre
09 Yr. 2025	The de WE
522 1	NEBRASKA Good Life, Great Service. • To be filed with the Register of Deeds. • Read instructions on reverse side. • If additional space is needed, add an attachment and identify the applicable item number.

521 Statement

Line 20 – Legal Description

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

State of Nebraska ss. County of Webster

BOOK 2025 PAGE 219

Clerk's office of said county this 23 day of 30.0 A.D., 2030, at 10:3 Entered on the numerical index and filed for record in the o'clock Smat fragail \ ×× Recorded in Book 3025 Assessor County Clerk Carded

5

Comp

\$ 4.50		NEBRASKA	
Byas	1-23-25	NEBRASKA DOCUMENTARY	

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

QUITCLAIM DEED

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

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

Executed on the date set forth in the acknowledgments below.

COUNTY OF STATE OF Anones 2

by Karen Wolf, Grantor. The foregoing instrument was acknowledged before me on the day of January, 2025,



Notary Public

Residential & Commercial Sales Worksheet

(Continue on back)			
		,	
			000125800
Comments:	Сош		Comments from
			WD
		djustment:	Assessor Comments and Reason for Adjustment:
		rice (+ or -):	Assessor's Adjustment to Sale Price (+ or -):
(60) □ Excellent			(305) □ Two Story Duplex
(50) □ Very Good		(60) □ Excellent	(304) ☐ One Story Duplex
(40)		(50) Uery Good	(309) □ 21/2 Story
(30) ☐ Above Average (30) ☐ Average		(40) □ Good	(308) □ Split Level
(20) □ Average (20) □ Badly Wom	ī.	(30) Average	(307) □ 11/2 Story
(10) □ Low (10) □ Worn Out		(20) 🗆 Fair	(302) □ Two Story
Cost Rank: Condition:		(10) □ Low	(301) □ One Story
(6) Pole Frame		Residential Quality:	Townhouse or Duplex Style:
(5) Metal Frame and Walls			(106) □ Other
(4) Wood or Steel Framed Ext. Walls		(60) Excellent	(111) □ Bi-Level
(3) Masonry Bearing Walls		(50) □ Very Good	(104) □ 11/2 Story
(2) Reinforced Concrete Frame		(40) □ Good	(103) □ Split Level
,		(30) □ Average	
Commercial Construction Class:		(20) □ Badly Worn	(101) ☐ One Story
Primary: Other1: Other2:		(10) □ Worn Out	(100) □ Mobile Home
Commercial Occupancy Code:		Residential Condition:	Single Family Style:
Cost:		Cost:	Building Cost New:
Floor Sq. Ft. :		Floor Sq. Ft. :	Floor:
Construction Date:		Construction Date:	Construction Date:
Multiple. Improvements.:		Multiple, Improvements. :	Multiple Improvements:
Commercial		Residential	
9) 01 C) 1 D) 1 E) 6 F) 1	A) 1 B)	(RC)	Assessor Location: RED CLOUD (F
Property Type Zoning Location City Size Parcel Size	Status P	2,350	1,310 1,040
Date of Sale Property Classification Code		Total	Land Improvements
00 0 10020 009 0000	4371	Value	Date of Sale Assessed Value
Ring Sect Ort Subdiv Area Blk	GeoCde Twn	Н	000125800 19
Parcel Number		Useability & Code#	Location ID Sale Number
91-0002 Affiliated: Unified:	Base: 91-0	1/22/2025	91 2025 217
School District Code	enter Care	SaleDate	Cnty No. Book Page

Good Life. Great Service. NEBRASKA

Real Estate Transfer Statement

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

52	TOKS.

28 Date Deed Recorded 29 Value of Stamp or Exempt Number Mo. 11 Day 22 Yr. 25 \$ \$ \$.75 Nebraska Department of Revenue Form No. 96-269-2008 7-2024 Rev. Supersedes 96-269-2008 10-2020 Grantee—Retain a copy of this	under penalties of law, I declare that I have examined this statement and it and that I am duly authorized to sign this statement. KOIV MCCracken Print or Type Name of Grantee or Authorized Representative Signature of Grantee or Authorized Representative	21 If agricultural, list total number of acres transferred in this transaction 22 Total purchase price, including any liabilities assumed		16 Does this conveyance divide a current parcel of land? ☐ Yes	LExspouse Parents and Child 14 What is the current market value of the real property? 15 2,350.00	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., Parthership, or LLC ☐ Self ☐ Brothers and Sisters ☐ Grandparents and Grandchild ☐ Spouse		Type of Deed Conservator Distribution Bill of Sale Corrective Easement Cemetery Death Certificate – Transfer on Death Executor	sification Number. Check one box in categories A and B. Check one box in categories A and B. Check one box in categories A and B. Check of the control of the categories A and B. Check of the categor	(308) 833-0108 Email Address n/a	City State Zip Code Grand Island NE 68803 Phone Number	High Flow Partnership Street or Other Mailing Address 309 N Broadwell	Grantor's Name (Seller)	1 County Name Webster - 91 County Name Webster - 91	The deed will not be recorded unless this statemen
For Dept. Use Only Sompt Number 30 Recording Data Sompt Number 30 Recording Data Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2) Retain a copy of this document for your records.	it is, to the best of my knowledge and belief, true, complete, and the complete, and the complete is it is, to the best of my knowledge and belief, true, complete, and the complete is it is, to the best of my knowledge and belief, true, complete, and the complete is it is, to the best of my knowledge and belief, true, complete, and the complete is it is, to the best of my knowledge and belief, true, complete, and the complete is it is, to the best of my knowledge and belief, true, complete, and the complete is it is, to the best of my knowledge and belief, true, complete, and the complete is it is, to the best of my knowledge and belief, true, complete, and the complete is it is it is, to the best of my knowledge and belief, true, complete, and the complete is it	22 \$ 0,100	Same as Grantee	a title company? (If Yes, include the Yes	nild Step-parent and Step-child 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) Yes 7 No \$	beneficiary relatives? (If Yes, check the appropriate box.) Family Corp., Partnership, or LLC Self Grandparents and Grandchild Spouse	Insure Invertigation Investigate Invest Investigate Investigate Investigate Investigate Investigate Investes to Beneficiary Trust Partition Investigation of Contract Investes to Beneficiary 12 Was real estate purchased for same use? (If No, state the intended use. Investigation Investigation Death Investigation Investig	Land Contract/Memo	C) (B) Property Type (C) Mineral Interests-Nonproducing Mineral Interests-Producing Exempt Exempt	(308) 227-8369 If Yes, is the grantee a 509(a) foundation? The No. In Inc. a 2010/0/ Organization? No. In Inc. a 2010/0/ Organization: No. In Inc. a 2010/0	State Zip Con NE 68803	Alejandro Castro Street or Other Mailing Address 309 N Broadwell	o wrantee's warne, Address, and Telephone (Flease Frint) Grantee's Name (Buyer)	the deed will not be recorded unless this statement is signed and items 1-27 are accurately completed. 2 County Number 3 Date of Sale/Transfer Mo. 01 Day 22 Yr. 2025 Mo. 01 Day 22 Yr. 2025	THE TAX AND THE TA

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 ss. County of Webster

LIC 3DV SRUE 3U

On Page Havio Clerk's office of said county this 202 bay of 2 mm man A.D., 2035, at 3:50 o'clock 2 M. Recorded in Book 2036 Entered on the numerical index and filed for record in the _Comp_ M. Recorded in Book And S _Assessor__ County Clerk Carded

> Date OI 33 NEBRASKA DOCUMENTARY STAMP TAX

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 defined in Neb. Rev. Stat. 76-201): to Alejandro Castro, a single person, GRANTEES, the following described real estate (as

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

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

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

Executed January

Stewart Ritter, Partner

Alejandro Castro, Partne

STATE OF NEBRASKA, COUNTY OF WEBSTER SS

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

Comm. expires

Notary Publ*i*c

Agricultural Land Sales Worksheet

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

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

NEBRASKA Good Life, Great Service.

Real Estate Transfer Statement

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

FORM **521**

Register of Deed's Use Only 28 Date Deed Recorded Mo. Day Day Yr. AS \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	under penalties of law, I declare that I have examined this statement and t and that I am duly authorized to sign this statement. Davrid B. Garwood Print or Type Name of Grantee or Authorized Registeriative Signature of Grantee of Authorized Representative	22 Total purchase price, including any liabilities assumed	20 Legal Description (Attach additional pages, if needed.) The Northwest Quarter (NW1/4) of Section Twenty-Seven (12) West of the 6th P.M. in Webster County, Nebraska.	18 Address of Property Rural Webster County, Nebraska 18a No address assigned 18b Vacant land	e curr)0.0(conve	13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check ✓ Yes No Brothers and Sisters Grandparents and Grandchild Ex-spouse Parents and Child	9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? ☐ Auction ☐ Easement ☐ Gift ☐ Buyer ☐ Seller ☐ No ☐ Court Decree ☐ Exchange ☐ Grantor Trus 11 Was ownership transferred in full? (If No, explain the division.)	r Distribution Easement Easement Executor	Industrial Agricultural Recreational	Email Address n/a 7 Property Classification Number, Check one box in categories A and B. Check C if	City State Zip Code Red Cloud NE 68970 Phone Number 68970 Phone Number 68970	Mailing Address 36	Grantor's Name (Seller) Grantor's Name (Seller) Robert & Shella Minnick. Co-tstees Gerald & Winifred Minnick Trust	1 County Name Webster - 91 R Grantor's Name Address and Telephone (Please Brint)	The deed will not be recorded unless this statemen
er of Deed's Use Only empt Number 30 Recording Data 計業 30 日本	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 Printy Type Name of Grantee or Authorized Registeriative ATTORNEY Title ATTORNEY Date	22 \$ 0,00 1ctions) 22 \$ 0,00 23 \$ 0,00 24 \$ 0,00 26 \$ 0,00 27 \$ 0,00 28 \$ 0,00 29 \$ 0,00 20 \$ 0,00	Seven (27), Township Two (2) North, Range Twelve aska.	19 Name and Address of Person to Whom the Tax Statement Should be Sent (Same as Grantee)	nmount and interest rate.) company? (If Yes, include the	beneficiary relatives? (If Yes, check the appropriate box.) Family Corp., Partnership, or LLC Grandparents and Grandchild Spouse Parents and Child Step-parent and Step-child	Foreclosure	Land Contract/Memo	(B) Property Type (C) Mineral Interests-Nonproducing State Assessed Mobile Home Mineral Interests-Producing Exempt		City State State Code Riverton Is the grantee a 501(c)(3) organization? Yes VNo (402) 746-2461 If Yes, is the grantee a 509(a) foundation? Yes VNo	ther Mailing Address nony Chrisman 2204 M Road	Grantee's Name (Buyer) Joy E. Chrisman Estate	3 Date of Sale/Transfer Mo. 11 Day 06 Yr. 2024 Mo. 11 Day 06 Yr. 2024 A Date of Deed Mo. 11 Day 06 Yr. 2024	The deed will not be recorded unless this statement is signed and items 1-27 are accurately completed.

Clerk's office of said county this and day of Oay A.D., 20 and at 9:39 o'clock A.M. Recorded in Book 2020 State of Nebraska ss. County of Webster Entered on the numerical index and filed for record in the on Page Cherk County Clerk Carded.

Comp

Assessor.



TRUSTEE'S DEED OF DISTRIBUTION TO BENEFICIARY OF TRUST

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

North, Range Twelve (12) West of the 6th P.M. in Webster County, Nebraska; The Northwest Quarter (NW1/4) of Section Twenty-Seven (27), Township Two (2)

extreme southwest corner of the Northwest Quarter of the Southeast Quarter (NW¼SE¼), all in Section Eight (8), Township One (1) North, Range Thirteen (13) West of the 6th P.M. in Franklin County, Nebraska. Quarter (SE $\frac{1}{4}$) described as being a tract thirty-three (33) feet square out of the the northeast, being about five (5) acres, and EXCEPT that part of the Southeast Road as now laid out which crosses said Southeast Quarter from the southwest to (SE1/4), EXCEPT, that part of the Southeast Quarter (SE1/4) lying East of the Public The West Half of the Northeast Quarter (W1/2NE1/4); and the Southeast Quarter

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

Executed November 11-**6**, 2024.

Robert Minnick, Trustee non

Sheila Minhick, Trustee

STATE OF NEBRASKA, COUNTY OF WEBSTER) SS

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

Winifred Minnick Trust of 2015

BENEFAL NOTARY - State of Neoraska
DAVID B. GARWOOD
NOTARINE December 2 2026 Ç 4

Comm. expires

Notary Public

La Color

Agricultural Land Sales Worksheet

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	ict Code	School District Code	Sch			Sale Date	Page	Book	Спіу №.

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

NEBRASKA
Good Life. Great Service.

DEPARTMENT OF REVENUE

Real Estate Transfer Statement

W

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

FORM **521**

28 Date Deed Recorded Mo Day	ent and	list.) (see inst	Rural Rural Webster County, Nebraska 19 Name and Address of Person to Whom the Tax Stater (Same as Grantee) 18a ☑ No address assigned 18b ☑ Vacant land 20 Legal Description (Atlach additional pages, if needed.) The Southeast Quarter (SE¼) of Section Thirty-Two (32), Township Two (2) North, Range Twelve (12) West of the 6's	14 What is the current market value of the real property? 753,000.00 16 Does this conveyance divide a current parcel of land? Yes No	ansfer between relatives, or if to a trustee, are the trustor and No Aunt or Uncle to Niece or Nephew Brothers and Sisters	9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? ☐ Auction ☐ Easement ☐ Gift ☐ Buyer ☐ Seller ☐ No ☐ Court Decree ☐ Exchange ☐ Grantor Trus 11 Was ownership transferred in full? (If No, explain the division.)	8 Type of Deed Conservator Distribution La Bill of Sale Corrective Easement Le Cemetery Death Certificate – Transfer on Death Executor Mi	(A) Status (B) Improved Unimproved Multi-Family Agricultural Recreational Recreation		City State Zip Code NE 68970	Grantor's Name (Seller) Robert & Sheila Minnick, Co-tstees Gerald & Winifred Minnick Trust Street or Other Mailing Address 782 Hwy 136	Webster - 91 5 Grantor's Name, Address, and Telephone (Please Print)	The deed will not be recorded unless this statement County Name 2 County Number
30 Recording Data BK 2045 Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2)	it is, to the best of my knowledge and belief, true, complete, and TTORNEY	22 \$ 0,00	nent Should be Sent	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) Yes No \$	check the appropriate LLC Self d Spouse Step-pa	Foreclosure Irrevocable Trust Revocable Trust Transfer on Death Gift Life Estate Sale Trustee to Beneficiary Grantor Trust Partition Satisfaction of Contract Other (Explain) 12 Was real estate purchased for same use? (If No, state the intended use.) V Yes No	Land Contract/Memo	(B) Property Type Mineral Interests-Producing Mineral Interests-Producing Exempt (C) (B) Property Type (C) (C) (B) Mineral Interests-Producing Exempt	Findire Number (402) 772-2054 If Yes, is the grantee a 509(a) foundation? Yes \(\sqrt{No} \)	State Zip Con NE 68944	Grantee's Name (Buyer) Ila E. Chrisman Street or Other Mailing Address 712 N Kearney	Mo. 11 Day Ub Yr. 2024 Mo. 11 Day Ub Yr. 2024 6 Grantee's Name, Address, and Telephone (Please Print)	ale/Transfer 2004 4 Date of Deed 06

State of Nebraska \$55.
County of Webster

BOOK 2025 PAGE 211

Intered on the Clerk's office of said county this 22 day o'clock A. M. Recorded in Book 2025 on Page 21 Deputy Ind Comp Assessor Carded



TRUSTEE'S DEED OF DISTRIBUTION TO BENEFICIARY OF TRUST

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

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

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

Executed November 11 - 6 -, 2024.

Robert Minnick, Trustee

Sheila Minnick, Trustee

STATE OF NEBRASKA, COUNTY OF WEBSTER) SS.

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

Comm. expires 13-7-76

GENERAL NOTARY - State of Nebreska
DAVID B. GARWOOD
My Comm. Eq. December 2 2026

Notary Public

Agricultural Land Sales Worksheet

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	School District Code	School]			Sale Date	Page	Book	Cnty No.

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

NEBRASKA Good Life, Great Service.

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

FORM **521**

Ider - 191	• If additional space is needed, add an attach The deed will not be recorded unless this statemer 1 County Name 2 County Number	applicable item number. 1-27 are accurately completed. 2004 4 Date of Deed	ACOC
Single Family Single Family Industrial Mileral Interests Producing Mileral Interests Pro	Grantor's Name, Address, and irantor's Name (Seller) Rohert & Sheila Minnick	6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Rick Minnick	
Silble Clark one book in categories A and B. Check Cill property is also a mobile home. Clark one book in categories A and B. Check Cill property is also a mobile home. Clark one book in categories A and B. Check Cill property is also a mobile home. Clark one book in categories A and B. Check Cill property is also a mobile home. Clark one book in categories A and B. Check Cill property is also a mobile home. Clark one book in categories A and B. Check Cill property is also a mobile home. Clark one book in categories A and B. Check Cill property is also a mobile home. Clark one book in categories A and B. Check Cill property is also a mobile home. Clark one book in categories A and B. Check Cill property is also a mobile home. Clark one book in categories A and B. Check Cill property is also a mobile home. Clark one book in categories A and B. Check Cill property is also a mobile home. Clark one book in categories A and B. Check Cill property is also a mobile home. Clark one book in categories A and B. Check Cill property is also a mobile home. Clark one book in categories A and B. Check Cill property is also a mobile home. Clark one book in categories A and B. Check Cill property is also a mobile home. Clark one book in categories A and B. Check Cill property is also a mobile home. Clark one book in categories A and B. Check Cill property is also a mobile home. Clark one book in categories A and B. Check Cill property is also a mobile home. Clark one book in categories A and B. Check Cill property is also a mobile home. Clark one book in categories A and B. Check Cill property is also a mobile home. Clark one book in categories A and B. Check Cill property is a book in a particle in the same and categories and categor		ddress 329 Road J	
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Number Check one box in categories A and B. Check C if property is also a mobile home. Camproperty is also a mobile home. Camproperty is also a mobile home.		Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation?	
Single Family Industrial Mineral Miner	Email Address n/a		
Single Family Industrial Mineral Interests-Norproducing State Assessed Multi-ramily Agricultural Mineral Interests-Producing State Assessed Multi-ramily Agricultural Mineral Interests-Producing State Assessed Destribution Land Contract/Memo Partition Par	7 Property Classification Number. Check one box in categories A and B. Check C if (A) Status		(C)
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12 Was real estate purchased for same use? (If No. Popular in the division.)	Was transfer part of IKS like- 10 Type of Transfer Upstribution Likind exchange (I.R.C. § 1031	Irrevocable irust	ain
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Promises and Oshid Oshid Challed Oshid Challed Oshid Oshid Challed	Was the transfer between relatives, or it to a trustee, are the trustor and very yes No Aunt or Uncle to Niece or Nephew Daylor States	ine appropriate box.) Self Other	Beneficia
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17 Was transfer through a real estate agent or a title company contact.)	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 \$	%
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additional pages, if needed.) additional pages, if needed.) the Wi2SE14 of Section Thirty-Two (32), Township One (1) North, Range Eleven (11) West of the 6 the Wi2SE14 of Section Thirty-Two (32), Township One (1) North, Range Eleven (11) West of the 6 the Wi2SE14 of Section Thirty-Two (32), Township One (1) North, Range Eleven (11) West of the 6 the Wi2SE14 of Section Thirty-Two (32), Township One (1) North, Range Eleven (11) West of the 6 the Wi2SE14 of Section Thirty-Two (32), Township One (1) North, Range Eleven (11) West of the 6 the Wi2SE14 of Section Thirty-Two (32), Township One (1) North, Range Eleven (11) West of the 6 the Wi2SE14 of Section Thirty-Two (32), Township One (1) North, Range Eleven (11) West of the 6 the Wi2SE14 of Section Thirty-Two (32), Township One (1) North, Range Eleven (11) West of the 6 the Wi2SE14 of Section Thirty-Two (32), Township One (1) North, Range Eleven (11) West of the 6 the Wi2SE14 of Section Thirty-Two (32), Township One (1) North, Range Eleven (11) West of the 6 the Wi2SE14 of Section Thirty-Two (32), Township One (1) North, Range Eleven (11) West of the 6 the Wi2SE14 of Section Thirty-Two (32), Township One (1) North, Range Eleven (11) West of the 6 the Wi2SE14 of Section Thirty-Two (32), Township One (1) North, Range Eleven (11) West of the 6 the Wi2SE14 of Section Thirty-Two (32), Township One (1) North, Range Eleven (11) West of the 6 the Wi2SE14 of Section Thirty-Two (32), Township One (11) North, Range Eleven (11) West of the 6 the Wi2SE14 of Section Thirty-Two (32), Township One (11) North, Range Eleven (11) West of the 6 the Wi2SE14 of Section Thirty-Two (32), Township One (11) North, Range Eleven (11) West of the 6 the Wi2SE14 of Section Thirty-Two (32), Township One (11) North, Range Eleven (11) North, Range Ele	Address of Property Rural Webster County,	19 Name and Address of Person to Whom the Tax Statement Should be Sent (Same as Grantee)	11
accilional pages, if needed.) The WV/SEE/X of Section Thirty-Two (32), Township One (1) North, Range Eleven (11) West of the few with the WV/SEE/X of Section Thirty-Two (32), Township One (1) North, Range Eleven (11) West of the few with the WV/SEE/X of Section Thirty-Two (32), Township One (1) North, Range Eleven (11) West of the few with the wind with the few with the wind with the country of the geographic area with an active air force ball with the wind with the few with the f	18a ☑ No address assigned 18b ☑ Vacant land		
mber of acres transferred in this transaction 160+- uded in the purchase? es, enter dollar amount and attach itemized list.) (see instructions) paid for real estate (line 22 minus line 23) n Neb. Rev. Stat. § 76-2141 required because the property is located within a county or other geographic area with an active air force ball affidavit attached to this filing? Yes No affidavit attached to this filing? Yes No les of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, completuly authorized to sign this statement. Stat. Stat. Stat. Stat. Stat. Stat. Stat. Statement and that it is, to the best of my knowledge and belief, true, completuly authorized Representative Register of Deed's Use Only Title 29 Value of Stamp or Exempt Number 29 Value of Stamp or Exempt Number 29 Value of Stamp or Exempt Number Authorized Inv.	20 Legal Description (Attach additional pages, if needed.) The E½SW¼ and the W½SE¼ of Section Thirty-Two (32), Township County, Nebraska.		oster
uded in the purchase? es, enter dollar amount and attach itemized list.) (see instructions) paid for real estate (line 22 minus line 23) note the documentary stamp tax, list the exemption number 20 note from the documentary stamp tax, list the exemption number 20 note of law, I declare that I have examined this statement. Garwood Name of Grantige or Authorized Representative Register of Deed's Use Only Title Register of Deed's Use Only Pr. 25 29 Value of Stamp or Exempt Number Anthorized beautiful authorized Representative Register of Deed's Use Only Authorized Representative Register of Deed's Use Only Authorized Representative Authorized Representative Register of Deed's Use Only Authorized Representative Authorized R			0.00
from the documentary stamp tax, list the exemption number 20 n Neb. Rev. Stat. § 76-2,141 required because the property is located within a county or other geographic area with an active air force ball affidavit attached to this filing? Yes No les of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, completing authorized to sign this statement. S. Garwood Naprie of Grantige for Authorized Representative Register of Deed's Use Only Title Register of Deed's Use Only 29 Value of Stamp or Exempt Number Seconding Data Authorized have the property is located within a county or other geographic area with an active air force ball within a county or other geographic area with an active air force ball within a county or other geographic area with an active air force ball within a county or other geographic area with an active air force ball within a county or other geographic area with an active air force ball within a county or other geographic area with an active air force ball within a county or other geographic area with an active air force ball attached by the state of the property is located within a county or other geographic area with an active air force ball attached by the state of the property is located within a county or other geographic area with an active air force ball attached by the state of the property is located within a county or other geographic area with an active air force ball attached by the state of the property is located within a county or other geographic area with an active air force ball attached by the state of the property is located within a county or other geographic area with an active air force ball attached by the state of the property is located within a county or other geographic area with an active air force ball attached by the state of the property is located within a county or other property is located within a county or other property is located within a county or other property is located within a coun	23 Was non-real property included in the purchase? Yes No (If Yes, enter dollar amount and attach itemized list.) (see instractions and property included in the purchase?	23	0,00
ies of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete duly authorized to sign this statement. S. Garwood Name of Grantge of Authorized Representative Grantge of Authorized Representative Register of Deed's Use Only Title Register of Stamp or Exempt Number 29 Value of Stamp or Exempt Number S. Garwood ATTORNEY Title ATTORNEY AUTHORIZED A	 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	20	e Instructions)
ATTORNEY ATTORNEY ATTORNEY Title Grantee or Authorized Representative Register of Deed's Use Only Yr. 25 Stamp or Exempt Number BK 103 Authorized by	Under penalties of law, I declare that I have examined this statement and I and that I am duly authorized to sign this statement. David B. Garwood	ete, and	746-3613
Register of Deed's Use Only Pr. 35 29 Value of Stamp or Exempt Number 30 Recording Data 30 Recordin	Signature of Grantée or Authorized Representative	TORNEY /-) -2\
v. as s Exempt # as BK JOAS 16 allo	Register of Deed's Use Date Deed Recorded 29 Value of Stamp or Exempt Number	>	. Use Only
, married and and and and and and and and and an	Mo Day	S D allo Authorized by	214, 77-1327(2)

State of Nebraska \{ SS.

Entered on the numerical index and filed for record in the Clerk's office of said county this 22 day of 24.2. A.D., 20.25 at 4:34 o'clock 4.M. Recorded in Book 202 on Page 11.1

On Page A10

Obbay Taria county Clerk

10.00 Only Deputy _dmo_ _Assessor_ Carded

NEBRASKA DOCUMENTARY

TRUSTEE'S DEED OF DISTRIBUTION TO BENEFICIARY OF TRUST

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): Winifred Minnick Trust of 2015, GRANTORS, in consideration of ONE AND NO/100 Robert Minnick and Sheila Minnick, Co-Trustees of the Gerald Minnick and

North, Range Eleven (11) West of the 6th P.M. in Webster County, Nebraska. Southeast Quarter (W1/2SE1/4) of Section Thirty-Two (32), Township One (1) The East Half of the Southwest Quarter (E½SW¼) and the West Half 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. GRANTOR has determined that the GRANTEE is the person entitled to distributon of the

Executed November 11-6-, 2024.

Robert Minnick, Trustee

Sheila Minnick, Trustee

STATE OF NEBRASKA, COUNTY OF WEBSTER) SS.

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

Comm. expires 2 0

Notary Public

AL NUIARY - State of Nebraska DAVID B. GARWOOD y Comm. Exp. December 2, 2026

Agricultural Land Sales Worksheet

	, , , , ,	TEST OF SECTION			Ö
	7 000	Non AC TOTAL			Omthanldings
		Other			Dwellings
		Recreation			
		Home Sites			45
		Farm Sites			4D1
	7.000	Roads			3D
441,750	313.000	AG LAND TOTAL		,	3D1
		Other	:		2D
5,500	11.000	Waste			2D1
		Accretion			IΠ
		Shelterbelt/Timber			DRYLAND IDI
94,900	73.000	4G			4A
	:	4G1			4A1
		3G			3A
		3G1			3A1
		2G			2A
197,200	136.000	2G1			2A1
		1G			IA
144,150	93.000	GRASSLAND 1G1			IRRIGATED IAI
VALUE:	ACRES:	LCG	VALUE:	ACRES:	501
E) 0 F) 10	C) 5 D) 3	A) 2 B) 05		Irrigation Type:	П
City Size Parcel Size	Zoning Location	Status Property Type	441,750		441,750
ation Code	Date of Sale Property Classification Code	Date of Sal	Total	Improvements	Land
1 000 0000	28 0 00000	4369 2 12 2	/alue	Date of Sale Assessed Value	Date
Area Blk Parcel	Rng Sect Ort Subdiv	GeoCde Twn Rng S	4 05	11	002311200
	Parcel Number		Useability & Code#	Sale Number	Location ID
Unified:	Affiliated:	Base: 91-0002 Afi	11/6/2024	209	91 2025
	School District Code	5	Sale Date	Page .	Cnty No. Book

	 	-		**********	 	,	 		
			002311200	Comments from Com			DEED OF DISTRIBUTION; FROM PARENT TO CHILD	Assessor Comments and Reason for Adjustment:	Assessor's Adjustment to Sale Price (+ or -):
(Continue on back)				Comments:					Total Recapture Value:

Good Life. Great Service. NEBRASKA

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

28 Date Deed Recorded Mo. Day Ab Yr. 29 Value of Stamp or Exempt Number	Nere signature of Grantee of Authorized Representative	Famor ype Nameor G	Under penalties of law, I declare that I have examined this statement and and that I am duly authorized to sign this statement. David B. Garwood	27 If yes, is the required affidavit attached to this filing? Yes No	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 ball yes No	Was non-real property included in the purchase? No (If Yes, enter dollar amount and attach itemized list.) (see in Adjusted purchase price paid for real estate (line 22 minus line 23)	21 If agricultural, list total number of acres transferred in this transaction 320 22 Total purchase price, including any liabilities assumed	20 Legal Description (Attach additional pages, if needed.) The West Half (W½) of Section Twenty-Eight (28), of the 6th P.M. in Webster County, Nebraska.	18 Address of Property Rural Webster County, Nebraska			14 What is the current market value of the goal property?	nd Sisters	ransfer between relatives, or if to a trustee, are the trustor and	11 Was ownership transferred in full? (If No, explain the division.) Yes No No	Auction Easement Court Decree Exchange	10 Type of Transfer Distribution	☐ Bill of Sale ☐ Corrective ☐ Easement ☐ Cemetery ☐ Death Certificate – Transfer on Death ☐ Executor ☐	ed Conservator Distribution	✓ Unimproved	☐ Improved ☐ Single Family ☐ Industrial	(A) Status (B)		(402) 746-2465	Red Cloud NE 68970	Mailing Address	Grantor's Name (Seller) Robert & Shella Minnick, Co-tstees Gerald & Winifred Minnick Trust	5 Grantor's Name, Address, and Telephone (Please Print)	1 County Name Webster - 91	
30 Recording Data BK abas, fa abg Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2)	o	ATTORNEY /- 23-31	Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement. [402] 746-3613 [402] 746-3613		within a county or other geographic area with an active air force ballistic missile field? (See Instructions)	23 \$ 24 \$		Twenty-Eight (28), Township Two (2) North, Range Twelve (12) West ity, Nebraska.	19 Name and Address of Person to Whom the Tax Statement Should be Sent (Same as Grantee)	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 V No	Yes V No \$	hild Step-parent and Step-child Step-parent and Step-child	Grandchild Spouse		12 Was real estate purchased for same use? (If No, state the intended use.)	st DLife	e Irrevocable Trust Revocable	☐ Personal Rep. ☐ Trust/Trustee ☐ Quit Claim ☐ Warranty	Land Contract/Memo Partition Sheriff Other	Mineral Interests-Producing Exempt	Mineral Interests-Nonproducing ☐ State Assessed ☐ Mobile Home	(B) Property Type (C)	n/a	(402) 469-6217 If Yes, is the grantee a 509(a) foundation? Yes No	NE 68901	INCOLN State	Grantee's Name (Buyer) Sheila Minnick	Address, and Telephone (Please Print)	3 Date of Sale/Transfer Mo. 11 Day 06 Yr. 2024 Mo. 11 Day 06 Yr. 2024	A Data of

State of Nebraska ss. County of Webster

Intered on the Clerk's office of said county this and day or clock. Day. Recorded in Book. and an Page.

on Page thining cou _Comp_ Assessor County Clerk Carded Deputy



TRUSTEE'S DEED OF DISTRIBUTION TO BENEFICIARY OF TRUST

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. Winifred Minnick Trust of 2015, GRANTORS, in consideration of ONE AND NO/100 Robert Minnick and Sheila Minnick, Co-Trustees of the Gerald Minnick and

Range Twelve (12) West of the 6th P.M. in Webster County, Nebraska. The West Half (W1/2) of Section Twenty-Eight (28), Township Two (2) North

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

Executed November ji. 6 -, 2024.

Munny

Robert Minnick, Trustee

Sheila Minfrick, Trustee

STATE OF NEBRASKA, COUNTY OF WEBSTER) SS.

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

Comm. expires 1

Notary Public

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

Agricultural Land Sales Worksheet

	2.000	Non-AG TOTAL			sguibliudtuO
		Other			Dwellings
		Recreation			
		Home Sites			(
		Farm Sites			4DI
	2.000	Roads			3 D
226,900	158.000	AG LAND TOTAL			3D1
		Other			2D
3,000	6.000	Waste			2D1
		Accretion			1D
		Shelterbelt/Timber			DRYLAND 1D1
		4G			4A
		4G1			4AI
		3G		!	3A
13,050	9.000	3G1			3A1
50,750	35.000	2G			2A
105,850	73.000	2G1			2A1
		1G			AI
54,250	35.000	GRASSLAND IGI			IRRIGATED 1A1
VALUE:	ACRES:	LCG	VALUE:	ACRES:	LCG
E) 0 F) 9) 5 D) 3	A) 2 B) 05 C)		Irrigation Type:	H
1 City Size Parcel Size	Zoning Location	Status Property Type	226,900		226,900
ation Code	Date of Sale Property Classification Code	Date of Sale P	Total .	Improvements	Land V
1 000 8150	1 00000	4491 1 11 31		Date of Sale Assessed Value	Date
Area Blk Parcel	Sect Ort Subdiv	GeoCde Twn Rng Sect	4 05	10	001608100
	Parcel Number	\mathbf{I}	Useability & Code#	Sale Number	Location ID
Unified:	ıted:	Base: 91-0002 Affiliated:	11/6/2024	208	91 2025
	School District Code	Sch	Sale Date	Page	Cnty No. Book

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



NEBRASKA

Good Life. Great Service.

Real Estate Transfer Statement

FORM **521**

•To be filed with the Register of Deeds. •Read instructions on reverse side.
•If additional space is needed, add an attachment and identify the applicable item number.
The deed will not be recorded unless this statement is signed and items 1-27 are accurately completed.

28 Date Deed Recorded Mo Day	Register of Deed's Use O	alive	Sign Who Name of Larantee or Authorized Repasentative	Under penalties of law, I declare that I have examined this statement and that I am duly authorized to sign this statement. David B. Gapwood	27 If yes, is the required affidavit attached to this filing? Yes No	Is an affidavit as described in Neb Rev Stat. § 76-2.141 required because the proportion of the Neb Rev Stat. § 76-2.141 required because the proportion of the Neb Rev Stat. § 76-2.141 required because the proportion of the Neb Rev Stat. § 76-2.141 required because the proportion of the Neb Rev Stat. § 76-2.141 required because the proportion of the Neb Rev Stat. § 76-2.141 required because the proportion of the Neb Rev Stat. § 76-2.141 required because the proportion of the Neb Rev Stat. § 76-2.141 required because the proportion of the Neb Rev Stat. § 76-2.141 required because the proportion of the Neb Rev Stat. § 76-2.141 required because the proportion of the Neb Rev Stat. § 76-2.141 required because the proportion of the Neb Rev Stat. § 76-2.141 required because the proportion of the Neb Rev Stat. § 76-2.141 required because the proportion of the Neb Rev Stat. § 76-2.141 required because the proportion of the Neb Rev Stat. § 76-2.141 required because the proportion of the Neb Rev Stat. § 76-2.141 required because the proportion of the Neb Rev Stat. § 76-2.141 required because the Neb Rev Stat. § 76-2.141	24 Adjusted purchase price paid for real estate (line 22 minus line 23)	22 Total purchase price, including any liabilities assumed	21 If agricultural, list total number of acres transferred in this transaction _ $\ell \omega \pm$	20 Legal Description (Attach additional pages, if needed.) See copy attached.	18a ☑ No address assigned 18b ☐ Vacant land	18 Address of Property Rural Webster County, Nebraska			☐ Ex-spouse ✓ Parents and Child	✓ Yes ☐ No ☐ Aunt or Uncle to Niece or Nephew ☐ Family Corp., Partnership, or I☐ Brothers and Sisters ☐ Grandparents and Grandchild	13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.)	11 Was ownership transferred in full? (If No, explain the division.)	kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? Buyer Seller No Court Decree Exchange	9 Was transfer part of IRS like- 10 Type of Transfer Distribution Foreclosure	Bill of Sale Corrective Easement Executor	IOLL Commercial Recreational Recreational Property of Deed Conservator Property of Deed Conservator Property of Deed Property	proved Multi-Family	(A) Status (B) Improved Single Family Industrial (B)	ssification Number. Check one box in categories A and B. Check (Email Address n/a	Phone Number (402) 746-2465	City State Stip Code Red Cloud NE 68970		Grantor's Name (Seller) Robert & Sheila Minnick, Co-tstees Gerald & Winifred Minnick Trust	5 Grantor's Name, Address, and Telephone (Please Print)	1 County Name
30 Recording Data	ily For Dept. Use Only	Title Date	ATTORNEY /->>	Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement. [402] 746-3613		within a county or other geographic area with an active air force ballistic missile field? (See Instructions)	24 \$ 0,00	22 22				(Same as Grantee)	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 V No	gage assumed? (If Yes, state the amount and in		Family Corp., Partnership, or LLC Self Source Other I rust to Beneficial Spouse		real esta	Life Estate Sale	osure Irrevocable Trust Revocable Trust Transfer on Death	Personal Rep. Trust/Trustee Quit Claim Warranty	and Contract/Memo Partition Sheriff Char	Exempt	(B) Property Type (C) Mineral Interests-Nonproducing State Assessed Mobile Home		Email Address	Phone Number Is the grantee a 501(c)(3) organization? Yes (402) 746-2465 If Yes, is the grantee a 509(a) foundation? Yes	State Zip Co NE 68970	ddress	Grantee's Name (Buyer) Robert Minnick	tee's Name, Address, and Telephone (Please Print)	3 Date of Sale/Transfer 4 Date of Deed Mo. 11 Day 06 Yr. 2024 Mo. 11 Day 06 Yr. 2024

Neb

 $_{
m 2008}$ 10-2020 $_{
m C}$ Grantee — Retain a copy of this document for your records.

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

The West Half of the Northeast Quarter (W1/2NE1/4) 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

BOOK 2025 PAGE 208

Entered on the numerical index and filed for record in the Clerk's office of said country this. Adday of NAN, 20, 20, 35, at 9:30 o'clock, AM. Recorded in Book, 2025

on Page
(Lebbert transa)
(10 00 Accessor County Clerk Carded



TRUSTEE'S DEED OF DISTRIBUTION TO BENEFICIARY OF TRUST

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

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

County, Nebraska. The West Half of the Northeast Quarter (W½NE½) of Section Thirty-One (31), Township One (1) North, Range Eleven (11) West of the 6th P.M. in Webster

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

Executed November 11-6, 2024.

Robert Minnick, Trustee

Sheila Minnick, Trustee

STATE OF NEBRASKA, COUNTY OF WEBSTER) SS.

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

Winifred Minnick Trust of 2015

Comm. expires

Notary Public

Agricultural Land Sales Worksheet

11/6/2024	Cuty No.	Book	Page	Sale Date	Date			Sc	hool Dist	School District Code	27 22		
Sale Number		025	207	11/6/	/2024		L-0002	Affil	ated:		Unifi	ed.	
Date of Sale Assessed Value	Location ID	Sale N	umber	Useability «	& Code#				Parcel N	umber			
Date of Sate Assessed Value A 369 2 12 29 4 00000 1 0000 1	002311800	9		4	05		Twn Rng	1000	Ort	を変われる場合	Area	Blk	Parcel
5400 Improvements Total Date of Sale Property Classification Code Control (Code) Control (Code) Control (Code) Control (Code) Control (Code) Location (Code) Control (Code) Code (Code) Code) Code (Code) Code		Date of Sale	Assessed V	alue :		4369		29	4	00000	н	000	0000
540 104,025 834,665 Status Property Type Zonting Location Logistics Colly Sine ACRES: VALUE: LCG ACRES: VALUE LCG ACRES: VALUE VALUE LCG ACRES: VALUE VALUE LCG ACRES: VALUE VALUE LCG ACRES: VALUE VALUE ACRES: VALUE VALUE ACRES: VALUE VALUE ACRES: VALUE VALUE VALUE VALUE ACRES: VALUE VALUE VALUE ACRES: VALUE VALUE VALUE ACRES: VALUE	Land	Impro	vements	To	tal		Date of	Sale]	roperty	Classifica	tion C	ode	Aug.
ACRES: VALUE: B 05 C 5 D 3 E) 0 D 1 IAG IAGRES: VALUE: ACRES: VALUE ACRES: V	730,640		104,025	8	34,665	Status	Property T	5 (W)	Zoning	Location	Д		Parcel Size
ACRES.		Irrigation	Туре:								Ē		
1AI GRASSLAND 1GI 37.000 1A GRASSLAND 1GI 37.000 2AI GRASSLAND 1GI 1G 2AI GRASSLAND 1GI 1G 2AI GRASSLAND 1GI GRASSLAND 1GI 2AI GRASSLAND 1GI GRASSLAND 1GI 2AI GRASSLAND 1GI GRASSLAND 1GI 3AI GRASSLAND 1GI GRASSLAND 1GI 3AI GRASSLAND 1GI GRASSLAND 1GI 4AI GRASSLAND 1GI GRASSLAND 1GI 4AI GRASSLAND 1GI GRAGI 4AI GRASSLAND 1GI GRAGI 1DI 19.000 52,250 Accretion 2DI J.000 GRASSLAND 1GI GRASSLAND 1GI 3DI GRASSLAND 1GI GRASSLAND 1GI GRASSLAND 1GI 4DI 25.000 GRASSLAND 1GI GRASSLAND 1GI 4DI 25.000 GRASSLAND 1GIA J.000 GRASSLAND 1GIA 4DI 25.000 GRASSLAND 1GIA J.000 GRASSLAND 1GIA 4DI 25.000 GRASSL	LCG .	AC	RES:	VAL	Œ:		LCG		ACR	:S:		VALU	₽: 1
IA IG 2AI 40 2AI 2GI 5A 2GI 3AI 3GI 4AI 3GI 4AI 4GI 4AI 4GI 4AI 4GI 1DI 19.000 52,250 Acaretion 2DI 36.000 2DI 30.000 30.000 30.000 <						GR.A	1	.GI	3.	7.000		ίσι	7,350
2AI 2AI 54.000 78, 2A 2A 147.000 213, 3AI 3AI </td <td>1</td> <td>A</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>1G</td> <td></td> <td></td> <td></td> <td></td> <td></td>	1	A						1G					
2A 2B 147.000 213, 3A1 3A1 3G1 4A1 4A1 3A1 3G1 4A1 4A1 4A1 4A1 4A1 4A1 4A1 4A1 4A1 4A1 4A1 4A1 4A1 4A1 4A1 4A1 4A2 4A3 AA3 AA3 AA3 AA3 AA3	2.4	<u> </u>					2	Ğ	Ų	4.000		7	78,300
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3A 3G 3G 4A1 4A1 4G1 4G1 4G1 4A 4A 4G1 4G1 45, 4B 4A 4G1 4G1 4G5, 4B 4A 4G1 4G1 4G5, 4B 4B 4B 35.000 45, 4D 19.000 52,250 Accretion 4B 12.000 66, 2D 36.000 99,000 Other 391.000 66, 3D 36.000 99,000 AGLAND TOTAL 391.000 691, 3D 25.000 68,750 Ream Sites 7.000 691, 4D 26.000 71,500 Home Sites 1.000 25, 4D 26.000 71,500 Home Sites 1.000 25, 4D 26.000 71,500 Acception 36, 36, 36, 36, 36, 36, 36, 36, 36, 36, 36, 36, 36,<	3,4						u u	Ğ					
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4A 4B 4B 4B 45, 1D1 1D1 Shelterbelt/Timber 4G 35.000 45, 1D 19.000 52,250 Accretion 4C 2B 2D1 19.000 52,250 Waste 12.000 6, 2D 36.000 99,000 Other 391.000 691, 3D1 AGLAND TOTAL 391.000 691, 3D Parm Sites 7.000 691, 4D1 25.000 68,750 Farm Sites 1.000 13, 4D1 26.000 71,500 Home Sites 1.000 25, 4D1 26.000 71,500 Recreation 3.000 25, 4D1 26.000 71,500 Home Sites 1.000 25, 4D1 26.000 71,500 Accreation 3.000 38, 4D1 30,000 30,000 38, 30,000 38,	4.6	1					4	ক্র					
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19.000 52,250 Accretion 4ccretion 4ccretion 5c,250 4ccretion 4ccretion 4c,2000 6c,2000 6c,25000 4ccretion 4ccr		<u> </u>				4S	elterbelt/Tim	ber					
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36.000 99,000 Other 4G LAND TOTAL 391.000 691, Roads 7.000 691, 25.000 68,750 Farm Sites 1.000 13, 26.000 71,500 Home Sites 1.000 25, Recreation Recreation 38,095 Other 9.000 38,	21)i					Wa	aste	ļ.	2.000			6,000
AG LAND TOTAL 391.000 691, Roads 7.000 691, Roads 7.000 13, Roads 7.000 13, Roads 1.000 13, Roads 1.000 25, Roads 1.000 25, Recreation 1.000 25, Roads 1.000 25, <t< td=""><td>2</td><td></td><td></td><td></td><td>99,000</td><td></td><td>Q</td><td>her</td><td></td><td></td><td></td><td></td><td></td></t<>	2				99,000		Q	her					
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25.000 68,750 Farm Sites 1.000 13, 26.000 71,500 Home Sites 1.000 25, Recreation Recreation 58,095 Other 9.000 38,	w	D					Ro	ads		7.000			
26.000 71,500 Home Sites 1.000 25, Recreation Recreation 45,930 Non-AG TOTAL 9.000 38,	41		25.000		68,750		Farm Si	ites		1.000			.3,840
Recreation 58,095 Other 45,930 Non-AG TOTAL 9.000	4		9		71,500		Home Si	ites		1.000		N	5,000
58,095 Other 45,930 Non-AG TOTAL 9.000							Recreat	ion					
45,930 Non-AG TOTAL 9.000	Dwellin	93			58,095		ဋ	her					
	Outbuildin	38			45,930	Non	AG TOT/	E		9.000		ω	8,840

- NEGOTIC	**********	7202702200	~~~~			 	 ~~~			
				002311800 001811900	Comments from Com			DEED OF DISTRIBUTION; FROM PARENT TO CHILD	Assessor Comments and Reason for Adjustment:	Assessor's Adjustment to Sale Price (+ or -):
(Continue on back)					Comments:					Total Recapture Value:



NEBRASKA Good Life, Great Service, DEPARTMENT OF REVENUE

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

FORM **521**

Redister of Deed's Use Only		Signature of Grantee or Authorized Representative	Print or Trype Name/of Grantee or Authorized Representative	Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement. David B. Garwood (402)	27 If yes, is the required affidavit attached to this filing? Yes No	Is an affidavit as described in Neb. Rev. Stat. § 76-2,141 required because the property is located. Yes V No	24 Adjusted purchase price paid for real estate (line 22 minus line 23)	22 Total purchase price, including any liabilities assumed	21 If agricultural, list total number of acres transferred in this transaction 452+-	20 Legal Description (Attach additional pages, if needed.) See copy attached.	18a 🗹 No address assigned 18b 🗌 Vacant land	ounty, Nebraska	18 Address of Property 19	16 Does this conveyance divide a current parcel of land?	1,130,350.00	14 What is the current market value of the real property?	nd Sisters	13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, chec ✓ Yes No Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC	1 Was ownership transferred in full? (If No, explain the division.) v Yes No	Exchange		Gemetery Death Certificate – Transfer on Death Executor Mineral	Conservator	Unimproved Multi-Family Agricultural Induction] Industrial	(A) Status (lassification Number. Check one box in categories A and B. Check C	.465	$ \begin{array}{ccc} \text{City} & \text{State} & \text{Zip Code} \\ \text{Red Cloud} & \text{NE} & 68970 & \text{Red} \\ \end{array} $	Street or Other Mailing Address 782 Hwy 136	Vinifred Minnick Trust	Telephone (Please Print)	1 County Name Webster - 91 2 County Number 3	The deed will not be recorded unless this statement
30 Recording Data RKANAS A 207	For Dept. Use Only	Title Tate	Number	it is, to the best of my knowledge and belief, true, complete, and correct, (402) 746-3613		in a county or other geographic area with an active air force ballistic missile field? (See Instructions)		22 22				(Same as Grantee)	nd Address of Person to Whom the Tax Statement Should be Sent	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	I	Was the mortgage assumed? (If Yes, state the amount and interest rate.)		ss? (If Yes, check the appropriate box.) nership, or LLC Self other Trust to Beneficia	12 Was real estate purchased for same use? (If No, state the intended use.)	Partition Satisfaction of Contract	rre	Quit Claim Warranty		Mineral Interests-Producing Exempt	cing	(B) Property Type (C)	if property is also a mobile home.	Phone Number Is the grantee a 501(c)(3) organization? Yes Volume 1970 No. (402) 767-0066 If Yes, is the grantee a 509(a) foundation? Yes	Red Cloud NE State Cloud Signate 68970	Street or Other Mailing Address 741 N Cherry St	Grantee's Name (Buyer) Ryan Minnick	ee's Name, Address, and Telephone (Please Pri	3 Date of Sale/Transfer Mo. 11 Day 06 Yr. 2024 Mo. 11 Day 06 Yr. 2024	s signed and items 1-27 are accurately completed.

(11) West of the 6th P.M. in Webster County, Nebraska; AND The Northwest Quarter (NW1/4) and the West Half of the Southwest Quarter (W½SW¼) of Section Thirty-Two (32), Township One (1) North, Range Eleven

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

P.M. in Franklin County, Nebraska. Section One (1), Township One (1) North, Range Thirteen (13) West of the 6th The South One-Third (S1/3) of the West Half of the West Half (W1/2W1/2) of

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 and day of TAIN A.D., 20 as at 43 at o'clock A.M. Recorded in Book 2025 on Page ab a county Clerk

comp

Assessor

Carded_

NEBRASKA DOCUMENTARY
STAMP TAX
STAMP TAX
SEXMATTADBY (1)

TRUSTEE'S DEED OF DISTRIBUTION TO BENEFICIARY OF TRUST

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

(11) West of the 6th P.M. in Webster County, Nebraska; AND (W1/2SW1/4) of Section Thirty-Two (32), Township One (1) North, Range Eleven The Northwest Quarter (NW1/4) and the West Half of the Southwest Quarter

North, Range Twelve (12) West of the 6th P.M. in Webster County, Nebraska; The Southeast Quarter (SE½) of Section Twenty-Nine (29), Township Two (2)

Section One (1), Township One (1) North, Range Thirteen (13) West of the 6th P.M. in Franklin County, Nebraska. The South One-Third (S1/3) of the West Half of the West Half ($W^{1/2}W^{1/2}$) of

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

Executed November 11-6, 2024.

Robert Minnick, Trustee

Sheila Minnick, Trustee

STATE OF NEBRASKA, COUNTY OF WEBSTER) SS.

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

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

Comm. expires 12-2-26

Notary Public

Residential & Commercial Sales Worksheet

(Continue on back)								į		
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ন	Reinforced Concrete Frame	einforced	(2) 🗆 R			Good	(40) 🗆 🤇		Split Level	(103) 🗆 Spl
₩,	Fireproof Structural Steel Frame	ireproof St	(1) II F			Average	(30) 🗆 🟒		Two Story	(102) □ Tw
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	ncy Code:	Commercial Occupancy Code:	ommercia	C		Condition:	Residential Condition:			Single Family Style:
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E) 6 F) 5	D) 1	O 1	01	В)	A) 1		<u></u>	CLOUD (RC)	RED	Assessor Location:
City Size Parcel Size	Location	Zoning	Property Type	Prop	Status	69,735		100	, 635	69,
tion Code	Date of Sale Property Classification Code	e Proper	te of Sal	Da		Total		Improvements		Land
023 0000	10020	00 0			4373		/alue	Date of Sale Assessed Value	Date of Sa	
Area Blk Parcel	Subdiv -	Sect Ort	RingS	Twn	GeoCde	05	4	8	_00	000100100
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Unified:		Affiliated:		91-0002	Base: 9	1/15/2025	1/1	176	2025	91
	School District Code	šchool Di				Sale Date	Sa	Page	Book	Cnty No.

Agricultural Land Sales Worksheet

16,445	7.820	Non-AG TOTAL	100		Cutbuildings
	3.280	Other			Dwellings
	- 1	Kecreation			
16,445	4.540	Home Sites			45
	- 1				3
		Farm Sites			4D1
		Roads			3D
53,190	47.560	AG LAND TOTAL			3D1
		Other			2D
2,525	5.050	Waste			2D1
		Accretion			ID
		Shelterbelt/Timber			DRYLAND IDI
6,295	12.590	4G			4A
		4G1			4A1
20	0.040	3G			3A
		3G1			3A1
145	0.290	2G			2A
11,800	8.140	2G1			2A1
400	0.800	IG			1A
32,005	20.650	GRASSLAND 1G1			IRRIGATED 1A1
VALUE:	ACRES:	LCG	VALUE:	ACRES:	LCG
E) 6 F) 5	C) 1 D) 1	A) 1 B) 01		Irrigation Type:	
City Size Parcel Size	Zoning Location	Status Property Type	69,735	100	69,635
ation Code	Date of Sale Property Classifica	Date of Sal	Total	Improvements	Land
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	School District Code		Sale Date	ok Page	Cnty No. Book

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to select	
	000100100 000134300 001916402
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	WD; SALE BETWEEN AUNT & UNCLE TO NEPHEW
	Assessor Comments and Reason for Adjustment:
Total Recapture Value:	Assessor's Adjustment to Sale Price (+ or -):

Slokylo Slokylo (A) NEBRASKA

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

ORU

FORM **521**

	Register of Deed's Use Only	tative bulk	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, and that I am duly authorized to sign this statement. Teresa Theobald Print or Type/Name of Grantee or Authorized Representative	27 If yes, is the required affidavit attached to this filing? Yes No	26 Is an affidavit as described in Neb. Rev. Stat. § 76-2,141 required because the property is located. Yes No		22 Total purchase price, including any liabilities assumed	21 If agricultural, list total number of acres transferred in this transaction 54+-	20 Legal Description (Attach additional pages, if needed.) See Attached	18a 🗸 No address assigned 18b 🗸 Vacant land	No Address assigned	Yes No	16 Does this conveyance divide a current parcel of land?	14 What is the current market value of the real property?		✓ Yes No ✓ Aunt or Uncle to Niece or Nephew ☐ Brothers and Sisters	ansfer	11 Was ownership transferred in full? (If No, explain the division.)	Auction Easement Court Decree Exchange	part of IRS like- 10 Type of Transfer Distribution	☐ Bill of Sale ☐ Corrective ☐ Easement ☐ Lease ☐ Cemetery ☐ Death Certificate — Transfer on Death ☐ Executor ☐ Minera	ibution	✓ Improved ☐ Single Family ☐ Industrial ☑ Unimproved ☐ Multi-Family ✓ Agricultural ☐ IOLL ☐ Commercial ☐ Recreational	assification Number. Check one box in categories A and B. Check	Email Address	4618	State Zip Code NE 68970	Address (30	Grantor's Name (Seller) Roger L. Bohrer, Lila J. Bohrer, Crooked Creek Lodging & Vineyard,	5 Grantor's Name, Address, and Telephone (Please Print)	1 County Name Webster - 91	The deed will not be recorded unless this statement is signed
6 Recording Data 6 RADAS A 176 Authorized by Neb. Rev. 1	nly For Dept. Use Only	Closing Agent 1/15/2025 Title Date	that it is, to the best of my knowledge and belief, true, complete, and correct, (402) 746-2246 Phone Number		It this tradister is exempt from the documentary stamp tax, list the exemption number. Is an affidavit as described in Neb. Rev. Stat. § 76-2,141 required because the property is located within a county or other geographic area with an active air force ballistic missile field? (See Instructions) Yes V No	23 \$ 175,500,00					Grantee	10. Name and Address of Person to Whom the Tay Statement Should be Sent	sfer through a real estate agent or a title company? (If Yes, include the company contact) — Southorn Title III C	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) Yes V No \$	nild Step-parent and Step-child	I C	check	12 Was real estate purchased for same use? (if No, state the interioed use.)	tate Sale Satisfaction of Contract Satisfaction of Contract	☐ Irrevocable Trust ☐ Revocable Trust ☐	Lease Personal Rep. Trust/Trustee Mineral Quit Claim Warranty	Contract/Memo Partition	Mineral Interests-Producing State Assessed Mobile Home Exempt	C if property is also a mobile home.	Email Address	Phone Number Is the grantee a 501(c)(3) organization? Yes No	Zip Coo 81007	\ddress Ve	Grantee's Name (Buyer) Jerrod Keith Meyer	ess, and Telephone (Please Print)	3 Date of Sale/Transfer Mo. 1 Day 15 Yr. 2025 Mo. 1 Day 15 Yr. 2025	ed and items 1-27 are accura

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; TRACT 1- The South Half of the Northwest Quarter (S½NW¼) of Section Thirty-six (36), Township

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

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

S88°36'37"W on the south line of said NW14, 41.00 feet to the Point of beginning, subject to county road S01°25'21"E, along said west line, 73.00 feet to a point on the south line of said NW1/4; thence feet, to a point on the West line of a tract as recorded in Deed Book 2016, Page 1162; thence described as follows: Commencing at the southwest corner of said Section 36, thence N88°36'37"E on Thirty-six (36), Township Two (2) North Range Eleven (11) West of the 6th P.M., being more particularly AND EXCEPT a tract of land located in the South Half of the Northwest Quarter (S1/2NW1/4) of Section thence N01°25'21"W, the south line of the Northwest Quarter (NW14) of said Section 221.95 feet to the Point of Beginning: , 73.00 feet; thence N88°36'71"E parallel with the South line of said NW1/4, 41.00

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 distance of 114.35 feet; thence Northeasterly along said Easterly line of Highway No. 281 on a curve to being the point of beginning; thence N01°05'51"W along said Easterly line of Highway No. N88°54'09"E, a distance of 33.00 feet to a point on the Easterly line of Highway No. 281, said point also along the west line of said South 1/2 of the NW1/4 of Section 36, a distance of 250.00 feet; thence 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) AND EXCEPT part of the South 1/2 of the NW1/4 of Section 36, Township 2 North, Range 11 West of the beginning; 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

thence S89°36'46"E, a distance of 71.01 feet; thence S00°29'25"E, a distance of 130.92 feet; thence this being the point of beginning; thence N00°06'49"W, on said East right-of-way line a distance of 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, feet to the point of beginning, subject to county road right of way. the Northwest Quarter of said Section 36; thence S89°36'43"W, on said South line a distance of 188.98 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 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; described as follows: Commencing at the Southwest Corner of the Northwest Quarter of said Section 36. AND EXCEPT A tract of land located in the South Half of the Northwest Quarter of Section 36, Township 2 North, Range 11 West of the 6th P.M., City of Red Cloud, Webster Couty, Nebraska, being

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 North 470 feet to the place of beginning. existing water hydrant; thence West Southwest to a point 470 feet South of the point of beginning; thence Addition to Red Cloud, Webster County, Nebraska, described as follows: Commencing at a point 600 Tract 2 – A parcel of land in the northwest corner of Block Twenty-three (23) Smith and Moore's

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

State of Nebraska 3ss.

County of Waster 3ss.

Entered on the numerical index and filed for record in the Clerk's office of said county this 16 day of 100 o'clock 0m. Recorded in Book 202 on Page 16-17 county Clerk

NEBRASKA DOCUMENTARY
STAMP TAXS
Date 3960 By W

Comp

_Assessor

Carded

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

WARRANTY DEED

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): Roger L. Bohrer and Lila J. Bohrer, husband and wife, and Roger L. Bohrer and Lila J. Bohrer,

See Attached Exhibit "A"

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

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

Roger L. Bohrer Executed January 15,2025.

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 🗀 a nacy /5, 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. Soonal à

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

Notary Public

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

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

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

Thirty-six (36), Township Two (2) North Range Eleven (11) West of the 6th P.M., being more particularly S88°36'37"W on the south line of said NW14, 41.00 feet to the Point of beginning, subject to county road S01°25'21"E, along said west line, 73.00 feet to a point on the south line of said NW1/4; thence feet, to a point on the West line of a tract as recorded in Deed Book 2016, Page 1162; thence thence N01°25'21"W, the south line of the Northwest Quarter (NW14) of said Section 221.95 feet to the Point of Beginning; described as follows: Commencing at the southwest corner of said Section 36, thence N88°36'37"E on AND EXCEPT a tract of land located in the South Half of the Northwest Quarter (\$1/2NW1/4) of Section 73.00 feet; thence N88°36'71"E parallel with the South line of said NW1/4, 41.00

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 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) N08°28'39"E, distance of 114.35 feet; thence Northeasterly along said Easterly line of Highway No. 281 on a curve to being the point of beginning; thence N01°05'51"W along said Easterly line of Highway No. 281, beginning; 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 N88°54'09"E, a distance of 33.00 feet to a point on the Easterly line of Highway No. 281, said point also along the west line of said South 1/2 of the NW1/4 of Section 36, a distance of 250.00 feet; thence AND EXCEPT part of the South 1/2 of the NW1/4 of Section 36, Township 2 North, Range 11 West of the

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

thence South 441 feet; thence West on the existing fence right of way to a point 2 feet North of the 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; North 470 feet to the place of beginning. existing water hydrant; thence West Southwest to a point 470 feet South of the point of beginning; thence Addition to Red Cloud, Webster County, Nebraska, described as follows: Commencing at a point 600 Tract 2 - A parcel of land in the northwest corner of Block Twenty-three (23) Smith and Moore's

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

Residential & Commercial Sales Worksheet

(Continue on back)				
Comments:				000617600
			HALL TO THOMBE BACKETSANGED	ub/ no mon
		ljustment:	Assessor Comments and Reason for Adjustment:	Assessor Commen
		ice (+ or -):	Assessor's Adjustment to Sale Price (+ or -):	Assessor's Adju
(60) □ Excellent			Duplex	(305) □ Two Story Duplex
(50) □ Very Good		(60) Excellent	Duplex	(304) ☐ One Story Duplex
(40) □ High (40) □ Good		(50) □ Very Good		(309) 🗆 2 1/2 Story
(30) Above Average (30) Average		(40) Good		(308) □ Split Level
(20) □ Average (20) □ Badly Worn		(30) 🖼 Average		(307) 🛘 1 1/2 Story
(10) □ Low (10) □ Wom Out		(20) □ Fair		(302) □ Two Story
Cost Rank: Condition:		(10) □ Low		(301) □ One Story
(6) □ Pole Frame	9	Residential Quality: 30		ownhouse or Duplex Style:
(5) Metal Frame and Walls				(106) □ Other
(4) Wood or Steel Framed Ext. Walls		(60) Excellent		(111) □ Bi-Level
(3) Masonry Bearing Walls		(50) □ Very Good		(104) 🔲 1 1/2 Story
(2) Reinforced Concrete Frame		(40) □ Good		(103) 🗆 Split Level
		(30) Average		(102) □ Two Story
Commercial Construction Class:		(20) □ Badly Worn		(101) ★ One Story
Primary: Other1: Other2:		(10) Worn Out	me	(100) Mobile Home
Commercial Occupancy Code:	0	Residential Condition: 10		ingle Family Style: 101
Cost:	40	Cost: 109,040	Building Cost New:	
Floor Sq. Ft.:	87	Floor Sq. Ft.: 1,087		
Construction Date :	1905	i I		
Multiple. Improvements.:		Multiple. Improvements. :	Multiple Improvements:	Mu
Commercial		Residential		
B) 01 C) 1 D) 1 E) 7 F) 2	A) 1	(GR)	GUIDE ROCK	Assessor Location:
Property Type Zoning Location City Size Parcel Size	Status	3,930	2,585	1,345
Date of Sale Property Classification Code		Total	Improvements	Land
00 0 40020 005 0000	4487	Value	Date of Sale Assessed Value	D
Twn Rng Sect Ort Subdiv Area Bik Parcel	GeoCde	4 12	7	000617600
Parcel Number		Useability & Code#	Sale Number	Location ID
65-0011 Affiliated: Unified:	Base:	1/16/2025	2025 197	91 20
School District Code		Sale Date	Book Page	Cnty No. B

Mo, Day Y, Superisedes 96-269-2008 28 Date Deed Recorded here sign 20 Legal Description (Attach additional pages, if needed.) 16 Does this conv 24 Adjusted purchase price paid for real estate (line 22 minus line 23) 25 If this transfer is exempt from the documentary stamp tax, list the exemption number 26 Is an afficient as described in Neb Flex 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) 28 Is No 21 if agricultural, list total number of acres transferred in this transaction_ 18 Address of Property 14 What is the current market value of the real property? 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) Yes Vino Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC Self 22 Total purchase price, including any liabilities assumed...... 5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Valli Wyatt 8 Type of Deed Street or Other Mailing Address 554 Road 2225 Good Life, Great Service. Email Address Phone Number (402) 257-7052 NEBRASKA 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. 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. County Name 625 University Street Guide Rock, NE 68942 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? No address assigned ₹ 86 (A) Status ✓ Improved ☐ Cemetery ō If yes, is the required affidavit attached to this filing? Yes Buyer Seller No Court Decree ownership transferred in full? (If No, explain the division.) Bill of Sale Unimproved Signature of Grantee or Authorized Representative eyance divide a current parcel of land? □ No. Webster - 91 Corrective Death Certificate – Transfer on Death IX I Conservator Single Family • 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. | 2 | County Number | 3 | Date of Sale/Transfer | 4 | Date of Deed | 2 | Date of Deed | 3 | Date of Sale/Transfer | 4 | Date of Deed | 3 | Date of Sale/Transfer | 3 | Date of □ Commercial م Ex-spouse Multi-Family S S Brothers and Sisters 18b | Vacant land 10 Type of Transfer ₩ Register of Deed's Use Only Value of Stamp or Exempt Number | 3 Auction Real Estate Transfer Statement Grantee—Retain a copy of this document for your records. industrial Agricultural Recreational S Easement Executor Easement Distribution Exchange Distribution Parents and Child Zip Code 68942 Grandparents and Grandchild Grantor Trust Foreclosure Mineral Land Contract/Memo (B) Property Type Attorney 30 Recording Data 分大公 Grantee's Name (Buyer) Michael L. Hynek Street or Other Mailing Address 1058 Road 2300 Michael L. Hynek 1058 Road 2300 Phone Number (402) 984-1200 Email Address City Guide Rock 19 Name and Address of Person to Whom the Tax Statement Should be Sent Guide Rock, NE 68942 16 Was the mortgage assumed? (If Yes, state the amount and interest rate.) Mo. 01 Day 16 Yr. 2025 Mo. 01 D Mineral Interests-Producing Mineral Interests-Nonproducing Mo. 01 Was transfer through a real satate agent or a title company? (If Yes, include the n of the agent or title company contact.) Partition ☐Irrevocable Trust]Life Estate スよりると Was real estate purchased for same use? (If No, state the intended use,) ₹ 88 **₹** Qult Claim ☐ Partition Step-parent and Step-child Spouse Personal Rep. Revocable Trust yr. 2025 Satisfaction of Contract 69 Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation? [☐ |중 ۵... ☐ Trust/Trustee Sheriff 4 Date of Deed Mo. 01 State Assessed Exempt uthorized by Neb. Yes 2 23 69 Other Other (Explain) Trustee to Beneficiary Other Transfer on Death Day 16 Stat §§ 76-214, 77-1327(2) For Dept. Use Only (308) 236-7979 ☐ Mobile Home 521 FORM Zip Code 68924 2025 G 0,00 N N \$ §

Carded	Assessor	Computer	ndex

NEBRASKA DOCUMENTARY STAMP TAX .25 Date: 01/17/25

Bk 2025, Pg 197

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 17 day of January A.D., 2025, at 02:42 o'clock PM. Recorded in Book 2025 on Page 197

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

WARRANTY DEED

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

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

conveys to MICHAEL L. HYNEK, Grantee, the following described real estate (as defined in

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

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:

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

Executed: 202**45** AH 'alli Wyatt,

COUNTY OF NUCLOUS STATE OF NEBRASKA) SS.

MOTIVITA The foregoing instrument was acknowledged before me on the loth day of NAON, 2022 by Valli Wyatt, a single person.

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

Residential & Commercial Sales Worksheet

(Continue on back)				
				000617600
Comments:	Соши			Comments from
				WD
		djustment:	Assessor Comments and Reason for Adjustment:	Assessor Comme
		ice (+ or -):	Assessor's Adjustment to Sale Price (+ or -):	Assessor's Adj
(60) ☐ Excellent			Duplex	(305) □ Two Story Duplex
(50) □ Very Good		(60) Excellent	Duplex	(304) ☐ One Story Duplex
(40) □ High (40) □ Good		(50) □ Very Good	7	(309) 🗆 2 1/2 Story
(30) ☐ Above Average (30) ☐ Average		(40) □ Good		(308) □ Split Level
(20) □ Average (20) □ Badly Worn		(30) 🖼 Average	7	(307) 🗆 1 1/2 Story
(10) □ Low (10) □ Wom Out		(20) □ Fair		(302) □ Two Story
Cost Rank: Condition:		(10) □ Low		(301) □ One Story
(6) Pole Frame		Residential Quality: 30		Cownhouse or Duplex Style:
(5) Metal Frame and Walls				(106) 🗆 Other
(4) ☐ Wood or Steel Framed Ext. Walls		(60) Excellent		(111) Bi-Level
(3) Masonry Bearing Walls		(50) Uery Good	7	(104) 🗆 1 1/2 Story
(2) Reinforced Concrete Frame		(40) 🛘 Good		
(1) ☐ Fireproof Structural Steel Frame		(30) Average		(102) Two Story
Commercial Construction Class:		(20) Badly Wom		(101) 🖼 One Story
Primary: Other1: Other2:		(10) 🖼 Worn Out	me	(100) □ Mobile Home
Commercial Occupancy Code:) -	Residential Condition: 10		Single Family Style: 101
Cost:	40	Cost: 109,040		
Floor Sq. Ft. :	87	Floor Sq. Ft.: 1,087		
Construction Date :	05	Construction Date: 1905		
Multiple. Improvements. :		Multiple. Improvements.:	Multiple Improvements:	М
Commercial		Residential		
01 C) 1 D) 1 E) 7 F) 2	A) 1 B)	(GR)	GUIDE ROCK	Assessor Location:
Property Type Zoning Location City Size Parcel Size	Status Pi	3,930	2,585	1,345
Date of Sale Property Classification Code		Total	Improvements	Land
00 0 40020 005 0000	4487	Value	Date of Sale Assessed Value	
1 Rug Sect Ort Subdiv Area Bik Parcel	GeoCde Twn	H	22	000617600
Parcel Number		Useability & Code#	Sale Number	Location ID
0011 Affiliated: Unified:	Base: 65-0011	1/16/2025	2025 255	91 2
School District Code		Sale Date	Book Page	Cnty No.

NEBRASKA

(Sec.)

Good Life, Great Service,

Real Estate Transfer Statement

521 FORM

Mo. Day ATYr. AT \$ AA. ...

Nebraska Department of Revenue
Form No. 96-263-2008 72024 Hav. Supersades 96-269-2008 10-2020
Grantee—Retain a copy of this document for your
2025 Jan 28 Date Deed Recorded sign 20 Legal Description (Attach additional pages, if needed.) 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) 11 Was ownership transferred in full? (If No, explain the division.) Guide Rock 18a No address assigned 18 Address of Property 14 What is the current market value of the real property? 8 Type of Deed
Bill of Sale here 21 If agricultural, list total number of acres transferred in this transaction_ 22 Total purchase price, including any liabilities assumed...... (402) 984-1200 Grantor's Name (Seller)
Michael L. Hynek and Calife L. Hynek
Street or Other Mailing Address
1058 Road 2300 5 Grantor's Name, Address, and Telephone (Please Print) Email Address 9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller?

Buyer Seller No Does this conveyance divide a current parcel of land?
Yes No County Name 27 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. Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. 625 University Street Guide Rock, NE 68942 10,000.00 **⊡** ‱ (A) Status ✓ Improved ☐ % Ö If yes, is the required affidavit attached to this filing? \(\subseteq\) Yes Unimproved Cemetery 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

(308) Signature of Grantee or Authorized Representative ₹ ₹ 8 _ ₹ Type Name of Webster - 91 Death Certificate - Transfer on Death Corrective Conservator Single Family
Multi-Family
Commercial •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. Ex-spouse Aunt or Uncle to Niece or Nephew ne of Grantee or Authorized Representative Brothers and Sisters 18b Vacant land 10 Type of Transfer 29 Value of Stamp or Exempt Number Auction
Court Decree County Number Agricultural
Recreational Register of Deed's Use Only Exchange Easement Distribution ☐ Executor No No] Easement Distribution Family Corp., Partnership, or LLC Parents and Child Zip Code 68942 Grandparents and Grandchild Grantor Trust Partition Foreclosure Mineral Land Contract/Memo Lease (B) Property Type Mineral Interests-Nonproducing
Mineral Interests-Producing Grantee's Name (Buyer)
Aubree Ellena Durnas
Street or Other Mailing Address
129 Haugen Drive City Kildeer Phone Number **Attorney** 625 University Street Guide Rock, NE 68942 Aubree Ellena Dumas 19 Name and Address of Person to Whom the Tax Statement Should be Sent 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) 6 Grantee's Name, Address, and Telephone (Please Print) 3 Date of Sale/Transfer Email Address Mo. 01 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) ecording Data ☐ Irrevocable Trust ☐ Revocable Trust Life Estate 12 Was real estate purchased for same use? (If No, state the intended use.) Day 16 <u>₹</u> √ Yes Partition Ouit Claim Step-parent and Step-child Personal Rep. Self Spouse _ Yr. 2025 Sale Satisfaction of Contract Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation? □ No Ñ ☐ Trust/Trustee
✓ Warranty Sheriff State Assessed
Exempt _ ‱_ 4 Date of Deed Mo. 01 22 2 3 co co Other Other (Explain) Other Trustee to Beneficiary Day Transfer on Death 16 For Dept. Use Only (308) 236-7979 77005 27005 10,000,00 10,000,00 ∐ Yes ≾ 21p Code 58640 2025 0 < ₹

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

Carded	Assessor	Computer	Index

NEBRASKA DOCUMENTARY STAMP TAX Date: 01/27/25

22.50 By AS

Bk 2025, Pg 255

State of Nebraska ss. County of Webster

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

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

ARRANTY DEED

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

Return to:

described real estate (as defined in Neb. Rev. Stat. 76-201) in Webster County, Nebraska: 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 MICHAEL L. HYNEK and CAILIE L. HYNEK, husband and wife, Grantor, whether

thence South 75 feet to the point of beginning. 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; A tract described as: Beginning at a point 85 feet North of the Southeast

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

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

STATE OF NEBRASKA MIČHAEL L. Executed: HYNEK 2025

wife. danuacy The foregoing instrument was acknowledged before me on the 2025, by MICHAEL L. HYNEK and CAILIE L. HYNEK, husband and F-15 day of

COUNTY OF LIDENSHE

) SS.



