

Residential & Commercial Sales Worksheet

[illegible]

7190
7200

NEBRASKA

Good Life. Great Service.

DEPARTMENT OF REVENUE

Real Estate Transfer Statement

29

FORM

521

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

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

1 County Name Webster - 91		2 County Number		3 Date of Sale/Transfer Mo. <u>02</u> Day <u>07</u> Yr. <u>2025</u>		4 Date of Deed Mo. <u>02</u> Day <u>06</u> Yr. <u>2025</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Roxane R. Wademan Street or Other Mailing Address 205 N. Liberty St. City Blue Hill State NE Zip Code 68930 Phone Number (402) 460-9151 Email Address N.A.				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Finish Line Rentals, LLC, a Nebraska Limited Liability Company Street or Other Mailing Address P.O. Box 6014 City Hastings State NE Zip Code 68901 Phone Number (402) 469-1171 Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address N.A.			
7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home.							
(A) Status		(B) Property Type				(C)	
<input checked="" type="checkbox"/> Improved <input type="checkbox"/> Unimproved <input type="checkbox"/> IOLL		<input checked="" type="checkbox"/> Single Family <input checked="" type="checkbox"/> Multi-Family <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Agricultural <input type="checkbox"/> Recreational <input type="checkbox"/> Mineral Interests-Nonproducing <input type="checkbox"/> Mineral Interests-Producing <input type="checkbox"/> State Assessed <input type="checkbox"/> Exempt				<input type="checkbox"/> Mobile Home	
8 Type of Deed <input type="checkbox"/> Conservator <input type="checkbox"/> Distribution <input type="checkbox"/> Land Contract/Memo <input type="checkbox"/> Partition <input type="checkbox"/> Sheriff <input type="checkbox"/> Other _____ <input type="checkbox"/> Bill of Sale <input type="checkbox"/> Corrective <input type="checkbox"/> Easement <input type="checkbox"/> Lease <input type="checkbox"/> Personal Rep. <input type="checkbox"/> Trust/Trustee <input type="checkbox"/> Cemetery <input type="checkbox"/> Death Certificate - Transfer on Death <input type="checkbox"/> Executor <input type="checkbox"/> Mineral <input type="checkbox"/> Quit Claim <input checked="" type="checkbox"/> Warranty							
9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? <input checked="" type="checkbox"/> Buyer <input type="checkbox"/> Seller <input type="checkbox"/> No		10 Type of Transfer <input type="checkbox"/> Distribution <input type="checkbox"/> Foreclosure <input type="checkbox"/> Irrevocable Trust <input type="checkbox"/> Revocable Trust <input type="checkbox"/> Transfer on Death <input type="checkbox"/> Auction <input type="checkbox"/> Easement <input type="checkbox"/> Gift <input type="checkbox"/> Life Estate <input checked="" type="checkbox"/> Sale <input type="checkbox"/> Trustee to Beneficiary <input type="checkbox"/> Court Decree <input type="checkbox"/> Exchange <input type="checkbox"/> Grantor Trust <input type="checkbox"/> Partition <input type="checkbox"/> Satisfaction of Contract <input type="checkbox"/> Other (Explain) _____					
11 Was ownership transferred in full? (If No, explain the division.) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No				12 Was real estate purchased for same use? (If No, state the intended use.) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Aunt or Uncle to Niece or Nephew <input type="checkbox"/> Family Corp., Partnership, or LLC <input type="checkbox"/> Self <input type="checkbox"/> Other _____ <input type="checkbox"/> Brothers and Sisters <input type="checkbox"/> Grandparents and Grandchild <input type="checkbox"/> Spouse <input type="checkbox"/> Ex-spouse <input type="checkbox"/> Parents and Child <input type="checkbox"/> Step-parent and Step-child							
14 What is the current market value of the real property? 330,000.00				15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No \$ _____ %			
16 Does this conveyance divide a current parcel of land? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No				17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) <input checked="" type="checkbox"/> Yes Adams Land Title Co. <input type="checkbox"/> No			
18 Address of Property 201 N. Liberty St, Blue Hill, NE 68930 410 W. Nemaha St, Blue Hill, NE 68930				19 Name and Address of Person to Whom the Tax Statement Should be Sent See Grantee			
18a <input type="checkbox"/> No address assigned 18b <input type="checkbox"/> Vacant land							
20 Legal Description (Attach additional pages, if needed.) See Exhibit "A"							
21 If agricultural, list total number of acres transferred in this transaction _____							
22 Total purchase price, including any liabilities assumed.						22 \$ 330,000.00	
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions)						23 \$ _____	
24 Adjusted purchase price paid for real estate (line 22 minus line 23)						24 \$ 330,000.00	
25 If this transfer is exempt from the documentary stamp tax, list the exemption number.							
26 Is an affidavit as described in Neb. Rev. Stat. § 76-2.141 required because the property is located within a county or other geographic area with an active air force ballistic missile field? (See Instructions) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No							
27 If yes, is the required affidavit attached to this filing? <input type="checkbox"/> Yes <input type="checkbox"/> No							

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

Danielle L. Kelley

Print or Type Name of Grantee or Authorized Representative

Signature of Grantee or Authorized Representative

(402) 463-4198

Phone Number

2/7/2025

Date

Closing Department Manager

Title

Register of Deed's Use Only

For Dept. Use Only

28 Date Deed Recorded Mo. <u>2</u> Day <u>7</u> Yr. <u>25</u>	29 Value of Stamp or Exempt Number \$ <u>742.50</u>	30 Recording Data BR2025, Pg 302
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Nebraska Department of Revenue

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

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

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

Index _____
Computer _____
Assessor _____
Carded _____

NEBRASKA DOCUMENTARY
STAMP TAX
Date: 02/07/25
\$ 742.50 By AS

Bk 2025, Pg 302

State of Nebraska } ss.
County of Webster }

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

Abbey H. King County Clerk
Fee: \$10.00 By: AS Deputy
Electronically Recorded

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

Warranty Deed

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

Tract No. 1:

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

Tract No. 2:

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

GRANTOR covenants with GRANTEE that GRANTOR:

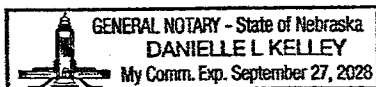
- (1) is lawfully seized of such real estate and that it is free from all encumbrances subject to easements, reservations, covenants and restrictions of record and subject to all regular taxes and special assessments;
- (2) has legal power and lawful authority to convey the same;
- (3) warrants and will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

Executed 2-6, 2025

Roxane R. Wademan
Roxane R. Wademan

STATE OF NEBRASKA
COUNTY OF ~~WEBSTER~~ *Adams* } ss.

On this 6th day of February, 2025, before me personally appeared **Roxane R. Wademan**.



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

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2025	290	5/17/2022	Base: 91-0074				Affiliated:		Unified:				
Location ID		Sale Number		Useability & Code #		Parcel Number								
000328900		28		4 11		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value						4133			00	0	20035		006	0000
Land		Improvements		Total		Date of Sale Property Classification Code								
2,315		1,020		3,335		Status	Property Type		Zoning	Location	City Size	Parcel Size		
Assessor Location: BLUE HILL (BH)						A) 1	B) 01		C) 1	D) 1	E) 6	F) 1		

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

Assessor's Adjustment to Sale Price (+ or -):	
Assessor Comments and Reason for Adjustment:	
CORRECTIVE WD	
Comments from	Comments:
000328900	

(Continue on back)

NEBRASKA

Good Life. Great Service.

DEPARTMENT OF REVENUE

Real Estate Transfer Statement

FORM
521

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

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

1 County Name Webster - 91		2 County Number		3 Date of Sale/Transfer Mo. <u>5</u> Day <u>17</u> Yr. <u>2022</u>		4 Date of Deed Mo. <u>01</u> Day <u>27</u> Yr. <u>2025</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) City of Blue Hill Street or Other Mailing Address 517 W Gage St, PO Box 277 City Blue Hill State NE Zip Code 68930 Phone Number (402) 756-2056 Email Address cityofbluehill@gmail.com				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Kayden S. Ferguson Street or Other Mailing Address 210 N Pine St City Blue Hill State NE Zip Code 68930 Phone Number (402) 984-4414 Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address kaydenferguson444@gmail.com			
7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home.							
(A) Status		(B) Property Type				(C)	
<input checked="" type="checkbox"/> Improved <input checked="" type="checkbox"/> Unimproved <input type="checkbox"/> IOLL		<input checked="" type="checkbox"/> Single Family <input type="checkbox"/> Multi-Family <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Agricultural <input type="checkbox"/> Recreational <input type="checkbox"/> Mineral Interests-Nonproducing <input type="checkbox"/> Mineral Interests-Producing <input type="checkbox"/> State Assessed <input type="checkbox"/> Exempt				<input type="checkbox"/> Mobile Home	
8 Type of Deed <input type="checkbox"/> Conservator <input type="checkbox"/> Distribution <input type="checkbox"/> Land Contract/Memo <input type="checkbox"/> Partition <input type="checkbox"/> Sheriff <input type="checkbox"/> Other _____ <input type="checkbox"/> Bill of Sale <input checked="" type="checkbox"/> Corrective <input type="checkbox"/> Easement <input type="checkbox"/> Lease <input type="checkbox"/> Personal Rep. <input type="checkbox"/> Trust/Trustee <input type="checkbox"/> Cemetery <input type="checkbox"/> Death Certificate - Transfer on Death <input type="checkbox"/> Executor <input type="checkbox"/> Mineral <input type="checkbox"/> Quit Claim <input type="checkbox"/> Warranty							
9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? <input type="checkbox"/> Buyer <input type="checkbox"/> Seller <input checked="" type="checkbox"/> No		10 Type of Transfer <input type="checkbox"/> Distribution <input type="checkbox"/> Foreclosure <input type="checkbox"/> Irrevocable Trust <input type="checkbox"/> Revocable Trust <input type="checkbox"/> Transfer on Death <input type="checkbox"/> Auction <input type="checkbox"/> Easement <input type="checkbox"/> Gift <input type="checkbox"/> Life Estate <input checked="" type="checkbox"/> Sale <input type="checkbox"/> Trustee to Beneficiary <input type="checkbox"/> Court Decree <input type="checkbox"/> Exchange <input type="checkbox"/> Grantor Trust <input type="checkbox"/> Partition <input type="checkbox"/> Satisfaction of Contract <input type="checkbox"/> Other (Explain) _____					
11 Was ownership transferred in full? (If No, explain the division.) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No				12 Was real estate purchased for same use? (If No, state the intended use.) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Aunt or Uncle to Niece or Nephew <input type="checkbox"/> Family Corp., Partnership, or LLC <input type="checkbox"/> Self <input type="checkbox"/> Other _____ <input type="checkbox"/> Brothers and Sisters <input type="checkbox"/> Grandparents and Grandchild <input type="checkbox"/> Spouse <input type="checkbox"/> Ex-spouse <input type="checkbox"/> Parents and Child <input type="checkbox"/> Step-parent and Step-child							
14 What is the current market value of the real property? 3,335.00				15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No \$ _____ %			
16 Does this conveyance divide a current parcel of land? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No				17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
18 Address of Property 209 S Webster St				19 Name and Address of Person to Whom the Tax Statement Should be Sent Grantee			
18a <input type="checkbox"/> No address assigned 18b <input type="checkbox"/> Vacant land							
20 Legal Description (Attach additional pages, if needed.) North 16' of Lot 7 and all Lot 8 Block 6 Grussells Subdivision of Rohrs Addition to the City of Blue Hill							
21 If agricultural, list total number of acres transferred in this transaction _____.							
22 Total purchase price, including any liabilities assumed.						22	\$ 800,00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions)						23	\$
24 Adjusted purchase price paid for real estate (line 22 minus line 23)						24	\$ 800,00
25 If this transfer is exempt from the documentary stamp tax, list the exemption number <u>2</u> .							
26 Is an affidavit as described in Neb. Rev. Stat. § 76-2,141 required because the property is located within a county or other geographic area with an active air force ballistic missile field? (See Instructions) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No							
27 If yes, is the required affidavit attached to this filing? <input type="checkbox"/> Yes <input type="checkbox"/> No							

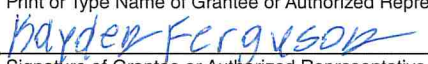
Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement.

Kayden S. Ferguson

Print or Type Name of Grantee or Authorized Representative

(402) 984-4414

Phone Number


Signature of Grantee or Authorized Representative

Grantee

Title

Date

01-27-25

Register of Deed's Use Only

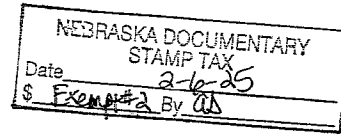
For Dept. Use Only

28 Date Deed Recorded Mo. <u>2</u> Day <u>6</u> Yr. <u>25</u>	29 Value of Stamp or Exempt Number \$ <u>Exempt #2</u>	30 Recording Data <u>BK 2025, Pg 290</u>
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State of Nebraska } ss.
County of Webster }

BOOK 2025 PAGE 290

Entered on the
numerical index and filed for record in the
Clerk's office of said county this 16 day
of Feb A.D., 2025, at 10:02
o'clock AM. Recorded in Book 2025
on Page 290
Abden Haig County Clerk
10.00 Deputy
Ind Comp Assessor Carded



CORRECTIVE WARRANTY DEED

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

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

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

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

Executed: January 28, 2025

CITY OF BLUE HILL

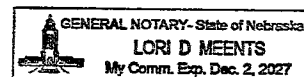
By: Alex Buschow
Alex Buschow, Mayor

STATE OF NEBRASKA)
) ss.
COUNTY OF WEBSTER)

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

Comm. Expires Dec. 2, 2027

Lori D Meents
Notary Public



Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code									
91	2025	288	2/4/2025	Base: 65-0005		Affiliated:		Unified:					
Location ID		Sale Number	Useability & Code #		Parcel Number								
001309600		27	4	05	GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value					4135	4	9	20	3	00000	1	000	0000
Land	Improvements		Total		Date of Sale Property Classification Code								
41,135	338,650		379,785		Status	Property Type		Zoning	Location	City Size	Parcel Size		
Irrigation Type:					A) 1	B) 05		C) 5	D) 3	E) 0	F) 5		
LCG	ACRES:		VALUE:		LCG	ACRES:		VALUE:					
IRRIGATED 1A1					GRASSLAND 1G1	1.480		2,295					
1A					1G								
2A1					2G1								
2A					2G								
3A1					3G1								
3A					3G								
4A1					4G1								
4A					4G								
DRYLAND 1D1					Shelterbelt/Timber								
1D					Accretion								
2D1					Waste								
2D					Other								
3D1					AG LAND TOTAL	1.480		2,295					
3D					Roads								
4D1					Farm Sites	1.000		13,840					
4D					Home Sites	1.000		25,000					
					Recreation								
Dwellings			289,480		Other								
Outbuildings			49,170		Non-AG TOTAL	2.000		38,840					

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

(Continue on back)

63165
NEBRASKA

Good Life. Great Service.

DEPARTMENT OF REVENUE

Real Estate Transfer Statement

FORM
521

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

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

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

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

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

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

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

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

14 What is the current market value of the real property? 379,785.00	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No \$ _____ %
--	--

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

18 Address of Property 2040 Highway 4 Blue Hill, NE 68930	19 Name and Address of Person to Whom the Tax Statement Should be Sent Gary J. Kohmetscher & Paula K. Kohmetscher, Co- Trustees 2040 Highway 4 Blue Hill, NE 68930
---	--

18a ☐ No address assigned 18b ☐ Vacant land

20 Legal Description (Attach additional pages, if needed.) Proceeding North from the Southeast Corner of the Southwest Quarter (SW1/4) of Section Twenty (20), Township Four (4) North, Range Nine (9), West of the 6th P.M., Webster County, Nebraska, on the Section line 328.71 feet to a point; thence continuing 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
--

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

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

25 If this transfer is exempt from the documentary stamp tax, list the exemption number 4
--

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

27 If yes, is the required affidavit attached to this filing? <input type="checkbox"/> Yes <input type="checkbox"/> No N/A

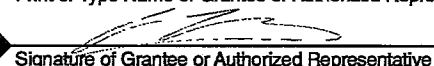
Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement.

Andrew M. Loudon (Bar ID #21511)

Print or Type Name of Grantee or Authorized Representative

(402) 420-6091

Phone Number

sign
here
Signature of Grantee or Authorized Representative

Attorney

Title

2/5/2025

Date

Register of Deed's Use Only

For Dept. Use Only

28 Date Deed Recorded Mo. <u>2</u> Day <u>5</u> Yr. <u>25</u>	29 Value of Stamp or Exempt Number \$ Exempt # 4	30 Recording Data BK 2025, Pg 288
--	--	---

Form 521 Real Estate Transfer Statement – Attachment

6. Grantee Name:

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

Index _____
Computer _____
Assessor _____
Carded _____

NEBRASKA DOCUMENTARY
STAMP TAX

Date: 02/05/25

\$ Ex004 By AS

Bk 2025, Pg 288

State of Nebraska } ss.
County of Webster }

Entered on the
numerical index and filed for record in the
Clerk's office of said county this 05 day
of February A.D., 2025, at 01:37
o'clock PM. Recorded in Book 2025
on Pages 288-289

Attest

County Clerk

Fee: \$16.00 By: AS Deputy
Electronically Recorded

RECORD AND RETURN TO:

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

WARRANTY DEED TO TRUST

Gary J. Kohmetscher and Paula K. Kohmetscher, husband and wife, Grantors, for good and valuable consideration convey to Gary J. Kohmetscher and Paula K. Kohmetscher as co-trustees of the Kohmetscher Family Revocable Trust dated the 4 day of February, 2025, Grantees, including all amendments thereto, and to the trustees' successors in trust without further conveyance, all of Grantors' right, title, and interest in the following described real estate:

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

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

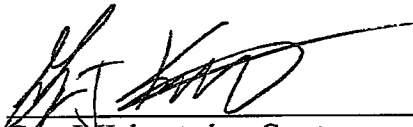
Legal title to all property conveyed to the trustee shall be vested in the trustee or trustees who are serving from time to time as trustee without any conveyance or transfer to, by, or from any succeeding or retiring trustee or the personal representative of a deceased trustee.

Grantors covenant jointly and severally with Grantees that Grantors:

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

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

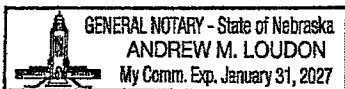
Dated the 4 day of February, 2025.

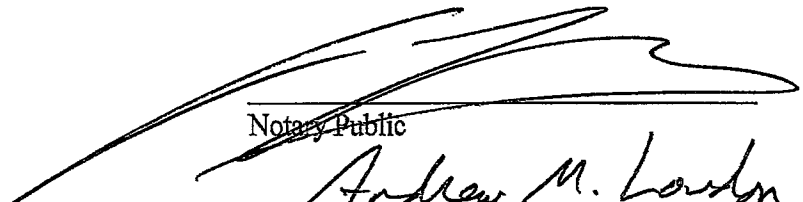

 Gary J. Kohmetscher, Grantor


 Paula K. Kohmetscher, Grantor

State of Nebraska)
) ss
 County of Lancaster)

The foregoing instrument was acknowledged before me this 4 day of February, 2025, by Gary J. Kohmetscher and Paula K. Kohmetscher, husband and wife, Grantors, either personally known to me or identified by me through satisfactory evidence as required by law.




 Notary Public
Andrew M. Loudon
 Printed Name

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

Agricultural Land Sales Worksheet

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

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

(Continue on back)

Real Estate Transfer Statement 26

FORM
521

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

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

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

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

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

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

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

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

14 What is the current market value of the real property? 403,925.00	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No \$ _____ %
--	--

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

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

18a <input type="checkbox"/> No address assigned	18b <input type="checkbox"/> Vacant land
--	--

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

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

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

25 If this transfer is exempt from the documentary stamp tax, list the exemption number **4**

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

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

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

Michael E. Sullivan

Print or Type Name of Grantee or Authorized Representative

Signature of Grantee or Authorized Representative

Attorney

Title

(402) 462-2119

Phone Number

2/4/2025

Date

sign
here

Register of Deed's Use Only

For Dept. Use Only

28 Date Deed Recorded Mo. <u>2</u> Day <u>4</u> Yr. <u>25</u>	29 Value of Stamp or Exempt Number \$ Exempt #4	30 Recording Data BK2025 Pg 276
--	---	---

Addendum to Real Estate Transfer Statement

6. Grantee's Name:

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

Address: 1011 Highland Drive
Hastings, NE 68901

Phone: 402-984-2092

Email address: bertsrx@gmail.com

Index _____
Computer _____
Assessor _____
Carded _____

NEBRASKA DOCUMENTARY
STAMP TAX
Date: 02/04/25
\$ Ex004 By AS

Bk 2025, Pg 276

State of Nebraska } ss.
County of Webster }

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

Attorney in Fact

County Clerk

Fee: \$10.00 By: AS Deputy
Electronically Recorded

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

WARRANTY DEED

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

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

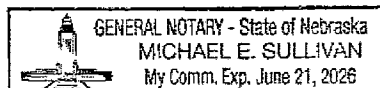
GRANTOR covenants, jointly and severally, with GRANTEE that GRANTOR (1) is lawfully seised of such real estate and that it is free from encumbrances, subject to existing easements and restrictions of record, if any; (2) has legal power and lawful authority to convey the same; and (3) warrants and will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

Executed: February 3, 2025.

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

STATE OF NEBRASKA)
) ss:
COUNTY OF ADAMS)

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



[Signature]
Notary Public

Agricultural Land Sales Worksheet

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

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

(Continue on back)

13260

NEBRASKA

Good Life. Great Service.

DEPARTMENT OF REVENUE

Real Estate Transfer Statement

25

FORM

521

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

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

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

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

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

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

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

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

14 What is the current market value of the real property? 403,925.00	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No \$ _____ %
--	--

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

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

18a ☐ No address assigned 18b ☐ Vacant land

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

21 If agricultural, list total number of acres transferred in this transaction 161.420	22 Total purchase price, including any liabilities assumed.	22 \$ 0.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	23 \$ 0.00	23 \$ 0.00
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24 \$ 0.00	24 \$ 0.00
25 If this transfer is exempt from the documentary stamp tax, list the exemption number 20		
26 Is an affidavit as described in Neb. Rev. Stat. § 76-2-141 required because the property is located within a county or other geographic area with an active air force ballistic missile field? (See Instructions) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
27 If yes, is the required affidavit attached to this filing? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		

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

Michael E. Sullivan

Print or Type Name of Grantee or Authorized Representative

Signature of Grantee or Authorized Representative

Attorney

Title

(402) 462-2119

Phone Number

2/3/2025

Date

sign
here

Register of Deed's Use Only

For Dept. Use Only

28 Date Deed Recorded Mo. <u>2</u> Day <u>3</u> Yr. <u>25</u>	29 Value of Stamp or Exempt Number \$ Exempt #20	30 Recording Data BK2025 Pg 274
--	--	---

Nebraska Department of Revenue

Form No. 96-269-2008 7-2024 Rev. Supersedes 96-269-2006 10-2020

Authorized by Neb. Rev. Stat. §§ 76-2-14, 77-1327(2)

Grantee—Retain a copy of this document for your records

2025 Feb 03 03:58 PM Ex020 Book 2025 Page 274

Addendum to Real Estate Transfer Statement

5. Grantor's Name:

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

Address: 1011 Highland Drive
Hastings, NE 68901

Phone: 402-984-2092

Email address: bertsrx@gmail.com

Index _____
Computer _____
Assessor _____
Carded _____

NEBRASKA DOCUMENTARY
STAMP TAX
Date: 02/03/25
\$ Ex020 By AS

Bk 2025, Pg 274

State of Nebraska } ss.
County of Webster }

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

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

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

TRUSTEE'S WARRANTY DEED

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

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

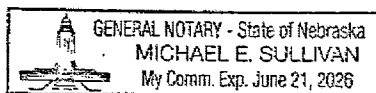
GRANTOR covenants with GRANTEE that GRANTOR (1) is lawfully seised of such real
estate and that it is free from encumbrances, subject to existing easements and restrictions of
record, if any; (2) has legal power and lawful authority to convey the same; and (3) warrants and
will defend title to the real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

Executed: February 3, 2025.

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

STATE OF NEBRASKA)
) ss:
COUNTY OF ADAMS)

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



[Signature]
Notary Public

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2025	272	7/14/2024	Base: 91-0074				Affiliated:		Unified:				
Location ID		Sale Number		Useability & Code #		Parcel Number								
001309200		24		4 05		GeoCde	Twn	Rng	Sect	Qrt	Subdly	Area	Blk	Parcel
Date of Sale Assessed Value						4135	4	9	19	2	00000	1	140	0000
Land		Improvements		Total		Date of Sale Property Classification Code								
1,710,375		15,240		1,725,615		Status	Property Type		Zoning	Location	City Size	Parcel Size		
Irrigation Type:						A) 2	B) 05		C) 5	D) 3	E) 0	F) 9		
LCG		ACRES:		VALUE:		LCG		ACRES:		VALUE:				
IRRIGATED 1A1		50.290		289,920		GRASSLAND 1G1		75.430		116,915				
1A		26.260		151,390		1G		30.530		47,320				
2A1		2.050		11,820		2G1		46.510		67,440				
2A						2G		0.220		110				
3A1						3G1		15.930		23,100				
3A						3G								
4A1		0.070		370		4G1		0.020		10				
4A						4G		0.410		205				
DRYLAND 1D1		119.020		327,310		Shelterbelt/Timber								
1D		63.150		173,670		Accretion								
2D1		19.810		54,480		Waste		2.320		1,160				
2D		31.500		86,635		Other								
3D1		19.170		52,720		AG LAND TOTAL		608.850		1,696,535				
3D						Roads		15.560						
4D1		58.670		161,350		Farm Sites		1.000		13,840				
4D		47.490		130,610		Home Sites								
						Recreation								
Dwellings						Other								
Outbuildings				15,240		Non-AG TOTAL		16.560		13,840				

Assessor's Adjustment to Sale Price (+ or -):		Total Recapture Value:	
Assessor Comments and Reason for Adjustment:			
DEED OF DISTRIBUTION BY PR; BETWEEN PARENT & CHILD			
Comments from		Comments:	
001309200 001706400 001708000 001708500 001708600			

(Continue on back)

Real Estate Transfer Statement

FORM
521

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

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

1 County Name Webster - 91	2 County Number 91	3 Date of Sale/Transfer Mo. 7 Day 14 Yr. 2024	4 Date of Deed Mo. 1 Day 28 Yr. 2025
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) William R. Weiland, Personal Rep of the Estate of George P. Weiland Street or Other Mailing Address 1494 Hwy 75 City Decatur State NE Zip Code 68020 Phone Number (402) 870-2971 Email Address		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) William R. Weiland, 823 S. 4th Ave, Decatur, NE 68020 and Street or Other Mailing Address Ruth E. Weiland, 1494 Hwy 75 City Decatur State NE Zip Code 68020 Phone Number (402) 870-2971 Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address	

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

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

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

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

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

11 Was ownership transferred in full? (If No, explain the division.) ☐ Yes ☒ No a 56% undivided interest in an undivided 1/2 interest

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

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

14 What is the current market value of the real property?
570,214.33

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

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

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

18 Address of Property
RR Webster County, Nebraska

19 Name and Address of Person to Whom the Tax Statement Should be Sent
**Shelley Moles et al
1121 Middleton Avenue
Lincoln, NE 68521**

18a ☐ No address assigned 18b ☐ Vacant land

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

21 If agricultural, list total number of acres transferred in this transaction **625.41**

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

25 If this transfer is exempt from the documentary stamp tax, list the exemption number **15**

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

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

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

Albert E. Maul

Print or Type Name of Grantee or Authorized Representative

(402) 385-3016

Phone Number

sign
here

Signature of Grantee or Authorized Representative

Attorney

Title

1-28-2025
Date

Register of Deed's Use Only			For Dept. Use Only
28 Date Deed Recorded Mo. 1 Day 31 Yr. 25	29 Value of Stamp or Exempt Number \$ Exempt #15	30 Recording Data BK2025, Pg 272	

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

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

6450 **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

6465 **A 56% undivided interest in an undivided one-half interest in and to:**

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

6475 **A 56% undivided interest in an undivided one-half interest in and to:**

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

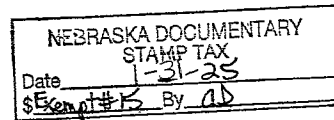
6485 **A 56% undivided interest in an undivided one-half interest in and to:**

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

State of Nebraska } ss.
County of Webster }

BOOK 2025 PAGE 272

Entered on the
numerical index and filed for record in the
Clerk's office of said county this 31 day
of Jan A.D., 2025, at 11:41
o'clock A.M. Recorded in Book 2025
on Page 272
Abbey Harg County Clerk
10.00 Deputy
Ind Comp Assessor Carded



**DEED OF DISTRIBUTION BY
PERSONAL REPRESENTATIVE**

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

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

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

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

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

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

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

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

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

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

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

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

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

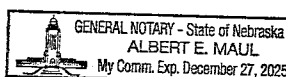
Executed: January 28th, 2025.

ESTATE OF GEORGE P. WEILAND,
DECEASED

By: [Signature] P.R.
William R. Weiland, Personal Representative

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

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



[Signature]
NOTARY PUBLIC

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

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code									
91	2025	256	1/21/2025	Base: 01-0123		Affiliated:		Unified:					
Location ID		Sale Number	Useability & Code #		Parcel Number								
000514201		23	4	03	GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value					4131			00	0	30030		001	0000
Land	Improvements		Total		Date of Sale Property Classification Code								
900	54,960		55,860		Status	Property Type		Zoning	Location	City Size	Parcel Size		
Assessor Location: BLADEN (BLA)					A) 1	B) 01		C) 1	D) 1	E) 7	F) 1		
					Residential				Commercial				
Multiple Improvements:					Multiple. Improvements. :				Multiple. Improvements. :				
Construction Date:					Construction Date : 2012				Construction Date :				
Floor:					Floor Sq. Ft. : 1,120				Floor Sq. Ft. :				
Building Cost New:					Cost : 58,845				Cost :				
Single Family Style: 100					Residential Condition: 30				Commercial Occupancy Code:				
(100) <input checked="" type="checkbox"/> Mobile Home					(10) <input type="checkbox"/> Worn Out				Primary: Other1: Other2:				
(101) <input type="checkbox"/> One Story					(20) <input type="checkbox"/> Badly Worn				Commercial Construction Class:				
(102) <input type="checkbox"/> Two Story					(30) <input checked="" type="checkbox"/> Average				(1) <input type="checkbox"/> Fireproof Structural Steel Frame				
(103) <input type="checkbox"/> Split Level					(40) <input type="checkbox"/> Good				(2) <input type="checkbox"/> Reinforced Concrete Frame				
(104) <input type="checkbox"/> 1 1/2 Story					(50) <input type="checkbox"/> Very Good				(3) <input type="checkbox"/> Masonry Bearing Walls				
(111) <input type="checkbox"/> Bi-Level					(60) <input type="checkbox"/> Excellent				(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls				
(106) <input type="checkbox"/> Other									(5) <input type="checkbox"/> Metal Frame and Walls				
Townhouse or Duplex Style:					Residential Quality: 30				(6) <input type="checkbox"/> Pole Frame				
(301) <input type="checkbox"/> One Story					(10) <input type="checkbox"/> Low				Cost Rank:		Condition:		
(302) <input type="checkbox"/> Two Story					(20) <input type="checkbox"/> Fair				(10) <input type="checkbox"/> Low		(10) <input type="checkbox"/> Worn Out		
(307) <input type="checkbox"/> 1 1/2 Story					(30) <input checked="" type="checkbox"/> Average				(20) <input type="checkbox"/> Average		(20) <input type="checkbox"/> Badly Worn		
(308) <input type="checkbox"/> Split Level					(40) <input type="checkbox"/> Good				(30) <input type="checkbox"/> Above Average		(30) <input type="checkbox"/> Average		
(309) <input type="checkbox"/> 2 1/2 Story					(50) <input type="checkbox"/> Very Good				(40) <input type="checkbox"/> High		(40) <input type="checkbox"/> Good		
(304) <input type="checkbox"/> One Story Duplex					(60) <input type="checkbox"/> Excellent						(50) <input type="checkbox"/> Very Good		
(305) <input type="checkbox"/> Two Story Duplex											(60) <input type="checkbox"/> Excellent		
Assessor's Adjustment to Sale Price (+ or -):													
Assessor Comments and Reason for Adjustment:													
QCD; PRIOR ASSOCIATION													
Comments from							Comments:						
000514201													
(Continue on back)													

Real Estate Transfer Statement

23

FORM
521

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

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

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

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

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

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

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

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

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.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No \$ _____ %
---	--

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

18 Address of Property East 25 ft of Lot 2 Blk 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, NE 68928
--	--

18a <input type="checkbox"/> No address assigned	18b <input checked="" type="checkbox"/> Vacant land
--	---

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

21 If agricultural, list total number of acres transferred in this transaction _____	22 Total purchase price, including any liabilities assumed.	22 \$ 1,00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	23 \$ 1	23 \$ 1,00
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24 \$ 0,00	
25 If this transfer is exempt from the documentary stamp tax, list the exemption number _____		
26 Is an affidavit as described in Neb. Rev. Stat. § 76-2,141 required because the property is located within a county or other geographic area with an active air force ballistic missile field? (See Instructions) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
27 If yes, is the required affidavit attached to this filing? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		

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

Bruno A Irmer

Print or Type Name of Grantor or Authorized Representative

Signature of Grantor or Authorized Representative

Title

(402) 460-9244

Phone Number

Date **1-22-25**

sign
here

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

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

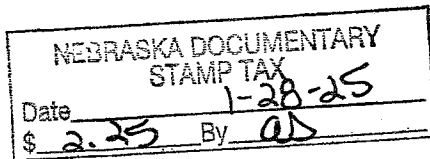
Prepared By:

Gretchen Lockhart Mastrodonato

After Recording Return To:

223 O Street

Bladen, Nebraska 68928

State of Nebraska } ss.
County of Webster

Entered on the
numerical index and filed for record in the
Clerk's office of said county this 28 day
of Jan A.D., 2025, at 2:12
o'clock P.M. Recorded in Book 2025
on Page 256-259
Abbey Hanig County Clerk
28.00 Deputy
Ind 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

for and in consideration of: One Dollar (\$1.00) and/or other good and valuable consideration
conveys, releases and quitclaims to the GRANTEE(S):Gary D Land and Dianne L Land ("Grantee") and Gary D Land and Dianne L Land, a married
couple, residing at 223 O Street, Bladen, Webster County, Nebraska 68928the following described real estate, situated in Bladen, in the County of Webster, State of
Nebraska

The legal description is:

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

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

Tax Parcel Number: 000514100

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

[SIGNATURE PAGE FOLLOWS]

Grantor Signatures:

DATED: 1-22-25



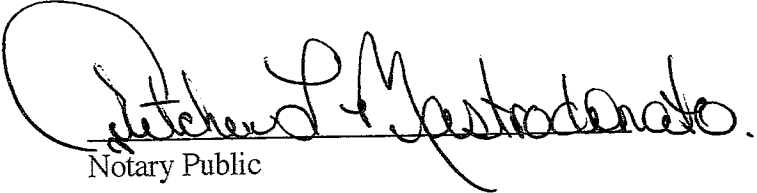
Bruno A Irmer

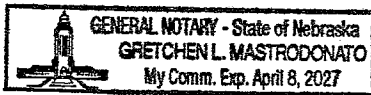
646 N Webster St.

Bladen, Nebraska, 68928

STATE OF NEBRASKA, COUNTY OF WEBSTER, ss:

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


Notary Public



Title (and Rank)

My commission expires April 8, 2027.

Agricultural Land Sales Worksheet

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

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

(Continue on back)

Real Estate Transfer Statement

FORM
521

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

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

1 County Name Webster - 91		2 County Number		3 Date of Sale/Transfer Mo. <u>12</u> Day <u>16</u> Yr. <u>2025</u>		4 Date of Deed Mo. <u>01</u> Day <u>18</u> Yr. <u>2025</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Cindi L. Cavender Successor Ttee of the Richardson Family Trust Street or Other Mailing Address 7968 W 119th Place City Broomfield State CO Zip Code 80020 Phone Number (303) 931-4573 Email Address cindic2011@hotmail.com				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Kelvin R. James and Kathy E. James how as jts Street or Other Mailing Address 1157 40 Road City Riverton State NE Zip Code 68972 Phone Number (308) 470-1085 Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address N/A			
7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home.							
(A) Status		(B) Property Type				(C)	
<input type="checkbox"/> Improved <input checked="" type="checkbox"/> Unimproved <input type="checkbox"/> IOLL		<input type="checkbox"/> Single Family <input type="checkbox"/> Multi-Family <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Agricultural <input type="checkbox"/> Recreational <input type="checkbox"/> Mineral Interests-Nonproducing <input type="checkbox"/> Mineral Interests-Producing <input type="checkbox"/> State Assessed <input type="checkbox"/> Exempt <input type="checkbox"/> Mobile Home					
8 Type of Deed <input type="checkbox"/> Conservator <input type="checkbox"/> Distribution <input type="checkbox"/> Land Contract/Memo <input type="checkbox"/> Partition <input type="checkbox"/> Sheriff <input type="checkbox"/> Other <input type="checkbox"/> Bill of Sale <input type="checkbox"/> Corrective <input type="checkbox"/> Easement <input type="checkbox"/> Lease <input type="checkbox"/> Personal Rep. <input checked="" type="checkbox"/> Trust/Trustee <input type="checkbox"/> Cemetery <input type="checkbox"/> Death Certificate - Transfer on Death <input type="checkbox"/> Executor <input type="checkbox"/> Mineral <input type="checkbox"/> Quit Claim <input type="checkbox"/> Warranty							
9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? <input type="checkbox"/> Buyer <input type="checkbox"/> Seller <input checked="" type="checkbox"/> No							
10 Type of Transfer <input type="checkbox"/> Distribution <input type="checkbox"/> Foreclosure <input type="checkbox"/> Irrevocable Trust <input type="checkbox"/> Revocable Trust <input type="checkbox"/> Transfer on Death <input type="checkbox"/> Auction <input type="checkbox"/> Easement <input type="checkbox"/> Gift <input type="checkbox"/> Life Estate <input checked="" type="checkbox"/> Sale <input type="checkbox"/> Trustee to Beneficiary <input type="checkbox"/> Court Decree <input type="checkbox"/> Exchange <input type="checkbox"/> Grantor Trust <input type="checkbox"/> Partition <input type="checkbox"/> Satisfaction of Contract <input type="checkbox"/> Other (Explain)							
11 Was ownership transferred in full? (If No, explain the division.) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No				12 Was real estate purchased for same use? (If No, state the intended use.) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Aunt or Uncle to Niece or Nephew <input type="checkbox"/> Family Corp., Partnership, or LLC <input type="checkbox"/> Self <input type="checkbox"/> Other <input type="checkbox"/> Brothers and Sisters <input type="checkbox"/> Grandparents and Grandchild <input type="checkbox"/> Spouse <input type="checkbox"/> Ex-spouse <input type="checkbox"/> Parents and Child <input type="checkbox"/> Step-parent and Step-child							
14 What is the current market value of the real property? 140,000.00				15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No \$ _____ %			
16 Does this conveyance divide a current parcel of land? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No				17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
18 Address of Property				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			
18a <input type="checkbox"/> No address assigned 18b <input checked="" type="checkbox"/> Vacant land							

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

N½NW¼ 33-2-12, Webster County, Nebraska

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

22 Total purchase price, including any liabilities assumed.		22	\$	-	140,000.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions)		23	\$		0.00
24 Adjusted purchase price paid for real estate (line 22 minus line 23)		24	\$		140,000.00
25 If this transfer is exempt from the documentary stamp tax, list the exemption number					
26 Is an affidavit as described in Neb. Rev. Stat. § 76-2,141 required because the property is located within a county or other geographic area with an active air force ballistic missile field? (See Instructions) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No					
27 If yes, is the required affidavit attached to this filing? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No					

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

Henry C. Schenker

Print or Type Name of Grantee or Authorized Representative

(308) 425-6273

Phone Number

Signature of Grantee or Authorized Representative

Attorney

Title

1/23/2025

Date

Register of Deed's Use Only

For Dept. Use Only

28 Date Deed Recorded Mo. <u>1</u> Day <u>23</u> Yr. <u>25</u>	29 Value of Stamp or Exempt Number \$ <u>315.00</u>	30 Recording Data <u>BK 2025, Pg 220</u>
---	--	---

Index _____
Computer _____
Assessor _____
Carded _____

NEBRASKA DOCUMENTARY
STAMP TAX
Date: 01/23/25
\$ 315.00 By AS

Bk 2025, Pg 220

State of Nebraska }
County of Webster } ss.

Entered on the
numerical index and filed for record in the
Clerk's office of said county this 23 day
of January A.D., 2025, at 02:00
o'clock PM. Recorded in Book 2025
on Pages 220-221

Attest County Clerk
Fee: \$16.00 By: AS Deputy
Electronically Recorded

When recording is completed, please return to:

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

TRUSTEE'S JOINT TENANCY WARRANTY DEED

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

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

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

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

The North Half of the Northwest Quarter (N $\frac{1}{2}$ NW $\frac{1}{4}$) of Section Thirty-three (33),
Township Two (2), North, Range Twelve (12) West of the 6th P.M., Webster County,
Nebraska.

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

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

Executed: January 18, 2025.

C.L. Cavender

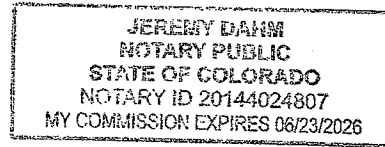
Cindi L. Cavender, Successor Trustee of the
Richardson Family Trust.

STATE OF COLORADO)
) ss.
Broomfield COUNTY)

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

Jeremy Damm

Notary Public.



Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2025	219	1/9/2025	Base: 91-0002		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
002207100		20		4 05		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value						4493	1	12	7	0	00000	1	000	0000
Land		Improvements		Total		Date of Sale Property Classification Code								
1,500				1,500		Status	Property Type		Zoning	Location	City Size	Parcel Size		
Irrigation Type:						A) 2	B) 05		C) 5	D) 3	E) 0	F) 5		
LCG		ACRES:		VALUE:		LCG		ACRES:		VALUE:				
IRRIGATED 1A1						GRASSLAND 1G1								
1A						1G								
2A1						2G1								
2A						2G								
3A1						3G1								
3A						3G								
4A1						4G1								
4A						4G								
DRYLAND 1D1						Shelterbelt/Timber								
1D						Accretion								
2D1						Waste		3.000		1,500				
2D						Other								
3D1						AG LAND TOTAL		3.000		1,500				
3D						Roads								
4D1						Farm Sites								
4D						Home Sites								
						Recreation								
Dwellings						Other								
Outbuildings						Non-AG TOTAL								

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

(Continue on back)

71680

NEBRASKA

Good Life. Great Service.

DEPARTMENT OF REVENUE

Real Estate Transfer Statement

20

FORM
521

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

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

1 County Name		2 County Number WEBSTER - 91		3 Date of Sale/Transfer Mo. 01 Day 09 Yr. 2025		4 Date of Deed Mo. 01 Day 09 Yr. 2025	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Karen Wolf Street or Other Mailing Address 500 7th Ave. City Audubon State IA Zip Code 50025 Phone Number (712) 304-2781 Email Address n/a				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Michelle Lewis Street or Other Mailing Address 1935 W. 12th St. City Hastings State NE Zip Code 68901 Phone Number (402) 705-0799 Is the grantee a 501(c)(3) organization? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If Yes, is the grantee a 509(a) foundation? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Email Address n/a			

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

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

9 Was the property purchased as part of an IRS like-kind exchange? (I.R.C. § 1031 Exchange) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		10 Type of Transfer		<input type="checkbox"/> Distribution <input type="checkbox"/> Easement <input type="checkbox"/> Exchange <input type="checkbox"/> Foreclosure <input checked="" type="checkbox"/> Gift <input type="checkbox"/> Grantor Trust <input type="checkbox"/> Irrevocable Trust <input type="checkbox"/> Life Estate <input type="checkbox"/> Partition <input type="checkbox"/> Revocable Trust <input type="checkbox"/> Sale <input type="checkbox"/> Satisfaction of Contract <input type="checkbox"/> Transfer on Death <input type="checkbox"/> Trustee to Beneficiary <input type="checkbox"/> Other (Explain)	
--	--	---------------------	--	--	--

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

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

14 What is the current market value of the real property? \$1,500		15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No \$ _____ %	
--	--	--	--

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

18 Address of Property		19 Name and Address of Person to Whom the Tax Statement Should be Sent Michelle Lewis 1935 W. 12th St. Hastings, NE 68901	
------------------------	--	--	--

18a ☒ No address assigned 18b ☒ Vacant land

20 Legal Description

See attached.

21 If agricultural, list total number of acres 3

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

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

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

Daniel D. McMahon

(402) 834-2022

Print or Type Name of Grantee or Authorized Representative

Phone Number

Attorney for Grantee

01/17/25

sign
here

Signature of Grantee or Authorized Representative

Title

Date

Register of Deed's Use Only

For Dept. Use Only

26 Date Deed Recorded Mo. 1 Day 23 Yr. 25	27 Value of Stamp or Exempt Number \$ 4.50	28 Recording Data BK2025, Pg 219
--	---	-------------------------------------

Nebraska Department of Revenue
Form No. 96-269-2008 6-2019 Rev. Supersedes 96-269-2008 Rev. 9-2017

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

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

521 Statement

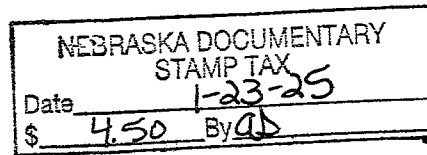
Line 20 – Legal Description

A tract of land located In the East 1/2 of Section Seven (7), Township One (1) North, Range Twelve (12), West of the 6th P.M., Webster County, Nebraska, described as follows: Commencing at the Southeast corner of the NE1/4 of said Section; thence S88°11'39"W, 1087.12 feet to the True Point of Beginning; thence N02°50'11"W, 278.56 feet; thence N20°18'33"E, 59.03 feet; thence N67°52'16"E, 35.97 feet; thence N18°30'09"W, 71.46 feet; thence S54°59'43"W, 94.20 feet along the south bank of the river; thence S58°34'29"W, 241.03 feet along the south bank of the river; thence S37°08'25"W, 228.02 feet along the south bank of the river; thence S69°05'37"W, 128.75 feet along the south bank of the river; thence S05°44'39"E, 77.76 feet to the existing fence and assumed north county road right-of-way line; thence N82°16'51"E, 520.37 feet along existing fence and assumed road right-of-way to the Point or Beginning. Said tract contains 2.89 acre, more or less and is subject to all easements or rights-of-way as may be previously recorded.

State of Nebraska } ss.
County of Webster }

BOOK 2025 PAGE 219

Entered on the
numerical index and filed for record in the
Clerk's office of said county this 23 day
of Jan A.D., 2025, at 10:37
o'clock AM. Recorded in Book 2025
on Page 219
Anthony Havig County Clerk
10.00 AD Deputy
Ind Comp Assessor Carded



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

QUITCLAIM DEED

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

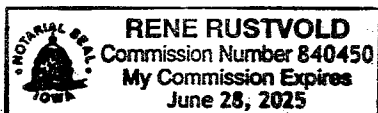
A tract of land located In the East 1/2 of Section Seven (7), Township One (1) North, Range Twelve (12), West of the 6th P.M., Webster County, Nebraska, described as follows: Commencing at the Southeast corner of the NE1/4 of said Section; thence S88°11'39"W, 1087.12 feet to the True Point of Beginning; thence N02°50'11"W, 278.56 feet; thence N20°18'33"E, 59.03 feet; thence N67°52'16"E, 35.97 feet; thence N18°30'09"W, 71.46 feet; thence S54°59'43"W, 94.20 feet along the south bank of the river; thence S58°34'29"W, 241.03 feet along the south bank of the river; thence S37°08'25"W, 228.02 feet along the south bank of the river; thence S69°05'37"W, 128.75 feet along the south bank of the river; thence S05°44'39"E, 77.76 feet to the existing fence and assumed north county road right-of-way line; thence N82°16'51"E, 520.37 feet along existing fence and assumed road right-of-way to the Point or Beginning. Said tract contains 2.89 acre, more or less and is subject to all easements or rights-of-way as may be previously recorded.

Executed on the date set forth in the acknowledgments below.

Karen Wolf
Karen Wolf

STATE OF Iowa)
COUNTY OF Webster) ss.

The foregoing instrument was acknowledged before me on the 9th day of January, 2025, by Karen Wolf, Grantor.



[Signature]
Notary Public

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code								
91	2025	217	1/22/2025	Base: 91-0002			Affiliated:		Unified:			
Location ID	Sale Number	Useability & Code #		Parcel Number								
000125800	19	1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4371			00	0	10020		009	0000
Land	Improvements	Total		Date of Sale Property Classification Code								
1,310	1,040	2,350		Status	Property Type		Zoning	Location	City Size	Parcel Size		
Assessor Location: RED CLOUD (RC)				A) 1	B) 01		C) 1	D) 1	E) 6	F) 1		

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

Assessor's Adjustment to Sale Price (+ or -):	
Assessor Comments and Reason for Adjustment:	
WD	
Comments from	Comments:
000125800	

(Continue on back)

35800

NEBRASKA

Good Life. Great Service.

DEPARTMENT OF REVENUE

Real Estate Transfer Statement

FORM

521

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

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

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

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

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

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

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

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

14 What is the current market value of the real property? 2,350.00	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No \$ _____ %
--	--

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

18 Address of Property 822 N Cedar St Red Cloud, NE 68970	19 Name and Address of Person to Whom the Tax Statement Should be Sent Same as Grantee
---	--

18a ☐ No address assigned 18b ☐ Vacant land

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

See attached

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

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

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

26 Is an affidavit as described in Neb. Rev. Stat. § 76-2, 141 required because the property is located within a county or other geographic area with an active air force ballistic missile field? (See Instructions)
☐ Yes ☒ No27 If yes, is the required affidavit attached to this filing? ☐ Yes ☐ No

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

Kory McCracken

Print or Type Name of Grantee or Authorized Representative

(402) 746-3613

Phone Number

1/22/2025

Date

sign
here

Signature of Grantee or Authorized Representative

Attorney

Title

Register of Deed's Use Only

For Dept. Use Only

28 Date Deed Recorded Mo. 01 Day 22 Yr. 25	29 Value of Stamp or Exempt Number \$ 6.75	30 Recording Data BK 2025 Pg 217
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Nebraska Department of Revenue

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

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

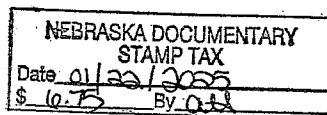
Grantee—Retain a copy of this document for your records.

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 }

BOOK 2025 PAGE 217

Entered on the
numerical index and filed for record in the
Clerk's office of said county this 22 day
of January A.D., 2025, at 3:50
o'clock P. M. Recorded in Book 2025
on Page 217
Finney H. Hargis County Clerk
\$10.00 Deputy
Ind Comp Assessor Carded



WARRANTY DEED

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

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

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

(1) is lawfully seized of such real estate and that it is free from encumbrances, except roads and highways, easements and restrictions of record;

(2) has legal power and lawful authority to convey the same;

(3) warrants and will defend title to the real estate against the lawful claims of all persons.

Executed January 22, 2025.

[Signature]
Stewart Ritter, Partner

[Signature]
Alejandro Castro, Partner

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on January 22, 2025, by Stewart Ritter, Partner, and Alejandro Castro, Partner, on behalf of High Flow Partnership, a Nebraska partnership.

Comm. expires 

[Signature]
Notary Public

Agricultural Land Sales Worksheet

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

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

NEBRASKA

Good Life. Great Service.

DEPARTMENT OF REVENUE

Real Estate Transfer Statement

FORM

521

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

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

1 County Name Webster - 91	2 County Number	3 Date of Sale/Transfer Mo. 11 Day 06 Yr. 2024	4 Date of Deed Mo. 11 Day 06 Yr. 2024
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Robert & Sheila Minnick, Co-tstees Gerald & Winifred Minnick Trust Street or Other Mailing Address 782 Hwy 136 City Red Cloud State NE Zip Code 68970 Phone Number (402) 746-2465 Email Address n/a		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Joy E. Chrisman Estate Street or Other Mailing Address c/o Anthony Chrisman 2204 M Road City Riverton State NE Zip Code 68972 Phone Number (402) 746-2461 Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address n/a	

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

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

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

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

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

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

14 What is the current market value of the real property? 344,000.00	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No \$ _____ %
--	--

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

18 Address of Property Rural Webster County, Nebraska	19 Name and Address of Person to Whom the Tax Statement Should be Sent (Same as Grantee)
---	---

18a <input checked="" type="checkbox"/> No address assigned	18b <input type="checkbox"/> Vacant land
---	--

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

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

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

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

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

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

27 If yes, is the required affidavit attached to this filing? <input type="checkbox"/> Yes <input type="checkbox"/> No
--

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

David B. Garwood

Print or Type Name of Grantee or Authorized Representative

Signature of Grantee or Authorized Representative

ATTORNEY

Title

(402) 746-3613

Phone Number

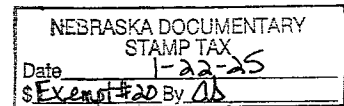
Date

1-22-25sign
here

Register of Deed's Use Only

For Dept. Use Only

28 Date Deed Recorded Mo. 1 Day 22 Yr. 25	29 Value of Stamp or Exempt Number \$ Exempt # 20	30 Recording Data BK 2025, Pg 212
---	---	---

State of Nebraska } ss.
County of Webster }Entered on the
numerical index and filed for record in the
Clerk's office of said county this 22 day
of Jan A.D., 2025, at 9:39
o'clock A.M. Recorded in Book 2025
on Page 212
Abbey Davis County Clerk
10.00 Deputy
Ind Comp Assessor Carded

TRUSTEE'S DEED OF DISTRIBUTION TO BENEFICIARY OF TRUST

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

The Northwest Quarter (NW $\frac{1}{4}$) of Section Twenty-Seven (27), Township Two (2) North, Range Twelve (12) West of the 6th P.M. in Webster County, Nebraska;
AND

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

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

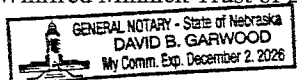
Executed November 11-6, 2024.

Robert Minnick
Robert Minnick, Trustee

Sheila Minnick
Sheila Minnick, Trustee

STATE OF NEBRASKA, COUNTY OF WEBSTER) SS.

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



Comm. expires 12-2-26

David B. Garwood
Notary Public

Agricultural Land Sales Worksheet

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

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

(Continue on back)

NEBRASKA

Good Life. Great Service.

DEPARTMENT OF REVENUE

Real Estate Transfer Statement

FORM

521

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

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

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

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

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

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

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

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

14 What is the current market value of the real property? 753,000.00	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No \$ _____ %
--	--

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

18 Address of Property Rural Webster County, Nebraska	19 Name and Address of Person to Whom the Tax Statement Should be Sent (Same as Grantee)
18a <input checked="" type="checkbox"/> No address assigned	18b <input type="checkbox"/> Vacant land

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

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

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

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

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

27 If yes, is the required affidavit attached to this filing? <input type="checkbox"/> Yes <input type="checkbox"/> No
--

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

David B. Garwood

Print or Type Name of Grantee or Authorized Representative

Signature of Grantee or Authorized Representative

ATTORNEY

Title

(402) 746-3613

Phone Number

Date

sign
here

Register of Deed's Use Only

For Dept. Use Only

28 Date Deed Recorded Mo. 1 Day 22 Yr. 25	29 Value of Stamp or Exempt Number \$ Exempt #20	30 Recording Data BK 2025, Pg 211
---	--	---

State of Nebraska } ss.
County of Webster }

BOOK 2025 PAGE 211

Entered on the
numerical index and filed for record in the
Clerk's office of said county this 22 day
of Jan A.D., 2025 at 9:37
o'clock a M. Recorded in Book 2025
on Page 211
Abbey Hargis County Clerk
10.28 Deputy
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY	
STAMP TAX	
Date	<u>1-22-25</u>
\$ Exempt #	<u>20</u> By <u>AB</u>

TRUSTEE'S DEED OF DISTRIBUTION TO BENEFICIARY OF TRUST

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

The Southeast Quarter (SE $\frac{1}{4}$) of Section Thirty-Two (32), Township Two (2) North, Range Twelve (12) West of the 6th P.M. in Webster County, Nebraska.

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

Executed November 11-6-2024.

Robert Minnick
Robert Minnick, Trustee

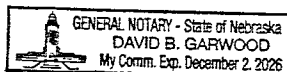
Sheila Minnick
Sheila Minnick, Trustee

STATE OF NEBRASKA, COUNTY OF WEBSTER) SS.

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

Comm. expires 12-2-26

David B. Garwood
Notary Public



Agricultural Land Sales Worksheet

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

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

(Continue on back)

60170

NEBRASKA

Good Life. Great Service.

DEPARTMENT OF REVENUE

Real Estate Transfer Statement

FORM

521

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

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

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

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

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

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

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

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

14 What is the current market value of the real property? 326,000.00	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No \$ _____ %
--	--

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

18 Address of Property Rural Webster County, Nebraska	19 Name and Address of Person to Whom the Tax Statement Should be Sent (Same as Grantee)
---	---

18a <input checked="" type="checkbox"/> No address assigned	18b <input type="checkbox"/> Vacant land
---	--

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

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

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

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

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

27 If yes, is the required affidavit attached to this filing? <input type="checkbox"/> Yes <input type="checkbox"/> No
--

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

David B. Garwood

Print or Type Name of Grantee or Authorized Representative

Signature of Grantee or Authorized Representative

ATTORNEY

Title

(402) 746-3613

Phone Number

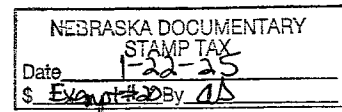
Date

sign
here

Register of Deed's Use Only

For Dept. Use Only

28 Date Deed Recorded Mo. <u>1</u> Day <u>22</u> Yr. <u>25</u>	29 Value of Stamp or Exempt Number \$ Exempt #20	30 Recording Data BK2025, Pg 210
---	--	--

State of Nebraska } ss.
County of Webster }Entered on the
numerical index and filed for record in the
Clerk's office of said county this 22 day
of Jan A.D., 2025, at 9:34
o'clock AM. Recorded in Book 2025
on Page 210
Abbey Tania County Clerk
10.00 ADS Deputy
Ind Comp Assessor Carded 

TRUSTEE'S DEED OF DISTRIBUTION TO BENEFICIARY OF TRUST

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

The East Half of the Southwest Quarter (E½SW¼) and the West Half of the Southeast Quarter (W½SE¼) of Section Thirty-Two (32), Township One (1) North, Range Eleven (11) West of the 6th P.M. in Webster County, Nebraska.

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

Executed November 11-6-, 2024.

Robert D. Minnick
Robert Minnick, Trustee

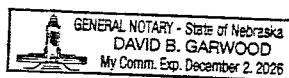
Sheila Minnick
Sheila Minnick, Trustee

STATE OF NEBRASKA, COUNTY OF WEBSTER) SS.

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

Comm. expires 12-2-26

David B. Garwood
Notary Public



Agricultural Land Sales Worksheet

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

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

(Continue on back)

NEBRASKA

Good Life. Great Service.

DEPARTMENT OF REVENUE

Real Estate Transfer Statement

FORM

521

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

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

1 County Name Webster - 91	2 County Number	3 Date of Sale/Transfer Mo. <u>11</u> Day <u>06</u> Yr. <u>2024</u>	4 Date of Deed Mo. <u>11</u> Day <u>06</u> Yr. <u>2024</u>
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Robert & Sheila Minnick, Co-tstees Gerald & Winifred Minnick Trust Street or Other Mailing Address 782 Hwy 136 City Red Cloud State NE Zip Code 68970 Phone Number (402) 746-2465 Email Address n/a		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Sheila Minnick Street or Other Mailing Address 717 N LINCOLN City Hastings State NE Zip Code 68901 Phone Number (402) 469-6217 Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address n/a	

7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home.				
(A) Status		(B) Property Type		(C)
<input type="checkbox"/> Improved	<input type="checkbox"/> Single Family	<input type="checkbox"/> Industrial	<input type="checkbox"/> Mineral Interests-Nonproducing	<input type="checkbox"/> State Assessed
<input checked="" type="checkbox"/> Unimproved	<input type="checkbox"/> Multi-Family	<input checked="" type="checkbox"/> Agricultural	<input type="checkbox"/> Mineral Interests-Producing	<input type="checkbox"/> Exempt
<input type="checkbox"/> IOLL	<input type="checkbox"/> Commercial	<input type="checkbox"/> Recreational		<input type="checkbox"/> Mobile Home
8 Type of Deed <input type="checkbox"/> Conservator <input checked="" type="checkbox"/> Distribution <input type="checkbox"/> Land Contract/Memo <input type="checkbox"/> Partition <input type="checkbox"/> Sheriff <input type="checkbox"/> Other _____				
<input type="checkbox"/> Bill of Sale <input type="checkbox"/> Corrective <input type="checkbox"/> Easement <input type="checkbox"/> Lease <input type="checkbox"/> Personal Rep. <input type="checkbox"/> Trust/Trustee				
<input type="checkbox"/> Cemetery <input type="checkbox"/> Death Certificate - Transfer on Death <input type="checkbox"/> Executor <input type="checkbox"/> Mineral <input type="checkbox"/> Quit Claim <input type="checkbox"/> Warranty				
9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? <input type="checkbox"/> Buyer <input type="checkbox"/> Seller <input checked="" type="checkbox"/> No		10 Type of Transfer <input checked="" type="checkbox"/> Distribution <input type="checkbox"/> Foreclosure <input type="checkbox"/> Irrevocable Trust <input type="checkbox"/> Revocable Trust <input type="checkbox"/> Transfer on Death		
		<input type="checkbox"/> Auction <input type="checkbox"/> Easement <input type="checkbox"/> Gift <input type="checkbox"/> Life Estate <input type="checkbox"/> Sale <input type="checkbox"/> Trustee to Beneficiary		
		<input type="checkbox"/> Court Decree <input type="checkbox"/> Exchange <input type="checkbox"/> Grantor Trust <input type="checkbox"/> Partition <input type="checkbox"/> Satisfaction of Contract <input type="checkbox"/> Other (Explain) _____		
11 Was ownership transferred in full? (If No, explain the division.) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		12 Was real estate purchased for same use? (If No, state the intended use.) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Aunt or Uncle to Niece or Nephew <input type="checkbox"/> Family Corp., Partnership, or LLC <input type="checkbox"/> Self <input checked="" type="checkbox"/> Other <u>Trust to Beneficiary</u> <input type="checkbox"/> Brothers and Sisters <input type="checkbox"/> Grandparents and Grandchild <input type="checkbox"/> Spouse <input type="checkbox"/> Ex-spouse <input checked="" type="checkbox"/> Parents and Child <input type="checkbox"/> Step-parent and Step-child				
14 What is the current market value of the real property? 768,000.00		15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No \$ _____ %		
16 Does this conveyance divide a current parcel of land? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
18 Address of Property Rural Webster County, Nebraska		19 Name and Address of Person to Whom the Tax Statement Should be Sent (Same as Grantee)		
18a <input checked="" type="checkbox"/> No address assigned 18b <input type="checkbox"/> Vacant land				

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

The West Half (W $\frac{1}{2}$) of Section Twenty-Eight (28), Township Two (2) North, Range Twelve (12) West of the 6th P.M. in Webster County, Nebraska.21 If agricultural, list total number of acres transferred in this transaction 320.

22 Total purchase price, including any liabilities assumed.	22 \$	0'00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	23 \$	0'00
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24 \$	0'00
25 If this transfer is exempt from the documentary stamp tax, list the exemption number <u>20</u>		
26 Is an affidavit as described in Neb. Rev. Stat. § 76-2,141 required because the property is located within a county or other geographic area with an active air force ballistic missile field? (See Instructions) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
27 If yes, is the required affidavit attached to this filing? <input type="checkbox"/> Yes <input type="checkbox"/> No		

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

David B. Garwood

Print or Type Name of Grantee or Authorized Representative

Signature of Grantee or Authorized Representative

ATTORNEY

Title

(402) 746-3613

Phone Number

Date

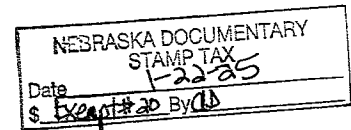
sign
here

Register of Deed's Use Only

For Dept. Use Only

28 Date Deed Recorded Mo. <u>1</u> Day <u>22</u> Yr. <u>2024</u>	29 Value of Stamp or Exempt Number \$ <u>Exempt # 20</u>	30 Recording Data <u>BK 2025, Pg 209</u>	
---	---	---	--

State of Nebraska } ss.
 County of Webster }
 Entered on the
 numerical index and filed for record in the
 Clerk's office of said county this 22 day
 of Jan A.D., 20 25, at 9:32
 o'clock AM. Recorded in Book 2025
 on Page 209
Abbey Thia County Clerk
JD Deputy
 Ind Comp Assessor Carded



TRUSTEE'S DEED OF DISTRIBUTION TO BENEFICIARY OF TRUST

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

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

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

Executed November 11-6, 2024.

Robert Minnick
 Robert Minnick, Trustee

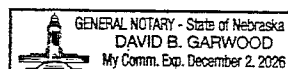
Sheila Minnick
 Sheila Minnick, Trustee

STATE OF NEBRASKA, COUNTY OF WEBSTER) SS.

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

Comm. expires 12-2-26

David B. Garwood
 Notary Public



Agricultural Land Sales Worksheet

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

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

(Continue on back)

68150
68160

NEBRASKA

Good Life. Great Service.

DEPARTMENT OF REVENUE

Real Estate Transfer Statement

FORM

521

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

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

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

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

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

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

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

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

14 What is the current market value of the real property? <u>388,000 -</u>	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No \$ _____ %
---	--

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

18 Address of Property Rural Webster County, Nebraska	19 Name and Address of Person to Whom the Tax Statement Should be Sent (Same as Grantee)
---	---

18a <input checked="" type="checkbox"/> No address assigned	18b <input type="checkbox"/> Vacant land
---	--

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

21 If agricultural, list total number of acres transferred in this transaction <u>160±</u>
--

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

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

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

27 If yes, is the required affidavit attached to this filing? <input type="checkbox"/> Yes <input type="checkbox"/> No
--

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

David B. Garwood

Print or Type Name of Grantee or Authorized Representative

Signature of Grantee or Authorized Representative

ATTORNEY

Title

(402) 746-3613

Phone Number

Date

sign
here

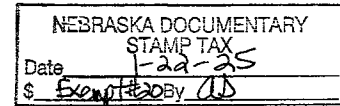
Register of Deed's Use Only

For Dept. Use Only

28 Date Deed Recorded Mo. <u>1</u> Day <u>22</u> Yr. <u>25</u>	29 Value of Stamp or Exempt Number \$ <u>Exempt #20</u>	30 Recording Data <u>BK 2025, 19 208</u>
---	--	---

The South Half of the Southwest Quarter ($S\frac{1}{2}SW\frac{1}{4}$) of Section Thirty-One (31), Township One (1) North, Range Eleven (11) West of the 6th P.M. in Webster County, Nebraska; AND

The West Half of the Northeast Quarter ($W\frac{1}{2}NE\frac{1}{4}$) of Section Thirty-One (31), Township One (1) North, Range Eleven (11) West of the 6th P.M. in Webster County, Nebraska.

State of Nebraska }
County of Webster } ss.Entered on the
numerical index and filed for record in the
Clerk's office of said county this 22 day
of Jan A.D., 2025, at 9:30
o'clock AM. Recorded in Book 2025
on Page 208
Abbey Hania County Clerk
JD Deputy
Ind Comp Assessor Carded 

TRUSTEE'S DEED OF DISTRIBUTION TO BENEFICIARY OF TRUST

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

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 (W½NE¼) of Section Thirty-One (31), Township One (1) North, Range Eleven (11) West of the 6th P.M. in Webster County, Nebraska.

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

Executed November 11-6, 2024.

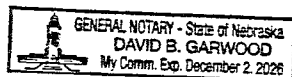
Robert Minnick
Robert Minnick, Trustee

Sheila Minnick
Sheila Minnick, Trustee

STATE OF NEBRASKA, COUNTY OF WEBSTER) SS.

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

Comm. expires 12-2-26



David B. Garwood
Notary Public

Agricultural Land Sales Worksheet

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

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
DEED OF DISTRIBUTION; FROM PARENT TO CHILD	
Comments from	Comments:
002311800 001811900	

(Continue on back)

NEBRASKA

Good Life. Great Service.

DEPARTMENT OF REVENUE

Real Estate Transfer Statement

FORM

521

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

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

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

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

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

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

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

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

14 What is the current market value of the real property?	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)
1,130,350.00	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No \$ _____ %

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

18 Address of Property Rural Webster County, Nebraska	19 Name and Address of Person to Whom the Tax Statement Should be Sent (Same as Grantee)
---	---

18a <input checked="" type="checkbox"/> No address assigned	18b <input type="checkbox"/> Vacant land
---	--

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

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

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

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

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

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

☐ Yes ☒ No

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

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

David B. Garwood

Print or Type Name of Grantee or Authorized Representative

Signature of Grantee or Authorized Representative

ATTORNEY

Title

(402) 746-3613

Phone Number

1-22-25

Date

sign
here

Register of Deed's Use Only

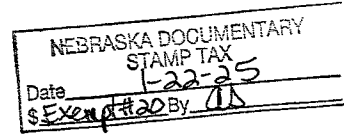
For Dept. Use Only

28 Date Deed Recorded Mo. <u>1</u> Day <u>22</u> Yr. <u>25</u>	29 Value of Stamp or Exempt Number \$ Exempt # 20	30 Recording Data BK2025, Pg 207
---	---	--

The Northwest Quarter ($NW\frac{1}{4}$) and the West Half of the Southwest Quarter ($W\frac{1}{2}SW\frac{1}{4}$) of Section Thirty-Two (32), Township One (1) North, Range Eleven (11) West of the 6th P.M. in Webster County, Nebraska; AND

The Southeast Quarter ($SE\frac{1}{4}$) of Section Twenty-Nine (29), Township Two (2) North, Range Twelve (12) West of the 6th P.M. in Webster County, Nebraska; AND

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

State of Nebraska } ss.
County of Webster }Entered on the
numerical index and filed for record in the
Clerk's office of said county this 22 day
of Jan A.D., 20 25 at 9:27
o'clock AM. Recorded in Book 2025
on Page 207
Abbey Hargis County Clerk
10.00 Deputy
Ind Comp Assessor Carded

TRUSTEE'S DEED OF DISTRIBUTION TO BENEFICIARY OF TRUST

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

The Northwest Quarter (NW $\frac{1}{4}$) and the West Half of the Southwest Quarter (W $\frac{1}{2}$ SW $\frac{1}{4}$) of Section Thirty-Two (32), Township One (1) North, Range Eleven (11) West of the 6th P.M. in Webster County, Nebraska; AND

The Southeast Quarter (SE $\frac{1}{4}$) of Section Twenty-Nine (29), Township Two (2) North, Range Twelve (12) West of the 6th P.M. in Webster County, Nebraska; AND

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

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

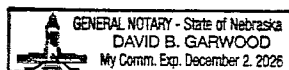
Executed November 11-6, 2024.

Robert Minnick
Robert Minnick, Trustee

Sheila Minnick
Sheila Minnick, Trustee

STATE OF NEBRASKA, COUNTY OF WEBSTER) SS.

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



Comm. expires 12-2-26

David B. Garwood
Notary Public

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2025	176	1/15/2025	Base: 91-0002				Affiliated:			Unified:			
Location ID		Sale Number		Useability & Code #		Parcel Number								
000100100		8		4 05		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value						4373			00	0	10020		023	0000
Land		Improvements		Total		Date of Sale Property Classification Code								
69,635		100		69,735		Status	Property Type		Zoning	Location	City Size	Parcel Size		
Assessor Location: RED CLOUD (RC)						A) 1	B) 01		C) 1	D) 1	E) 6	F) 5		

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

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

(Continue on back)

Agricultural Land Sales Worksheet

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

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

(Continue on back)

34650
34670
69121

NEBRASKA

Good Life. Great Service.

DEPARTMENT OF REVENUE

Real Estate Transfer Statement

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

FORM
521

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

1 County Name Webster - 91	2 County Number <input checked="" type="checkbox"/>	3 Date of Sale/Transfer Mo. 1 Day 15 Yr. 2025	4 Date of Deed Mo. 1 Day 15 Yr. 2025
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Roger L. Bohrer, Lila J. Bohrer, Crooked Creek Lodging & Vineyard, Street or Other Mailing Address 755 Road 1300 City Red Cloud State NE Zip Code 68970 Phone Number (402) 746-4618 Email Address n/a		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Jerrold Keith Meyer Street or Other Mailing Address 1669 W Siesta Drive City Pueblo West State CO Zip Code 81007 Phone Number 402-202-3536 Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address n/a	

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

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

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

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

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

14 What is the current market value of the real property? 175,500.00	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No \$ _____ %
--	--

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

18 Address of Property No Address assigned	19 Name and Address of Person to Whom the Tax Statement Should be Sent Grantee
--	--

18a <input checked="" type="checkbox"/> No address assigned	18b <input checked="" type="checkbox"/> Vacant land
---	---

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

See Attached

21 If agricultural, list total number of acres transferred in this transaction **54+-**

22 Total purchase price, including any liabilities assumed.	22 \$ 175,500.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	23 \$
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24 \$ 175,500.00

25 If this transfer is exempt from the documentary stamp tax, list the exemption number	
26 Is an affidavit as described in Neb. Rev. Stat. § 76-2,141 required because the property is located within a county or other geographic area with an active air force ballistic missile field? (See Instructions) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

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

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

Teresa Theobald

Print or Type Name of Grantee or Authorized Representative

(402) 746-2246

Phone Number

sign
here

Signature of Grantee or Authorized Representative

Closing Agent

Title

1/15/2025

Date

Register of Deed's Use Only

For Dept. Use Only

28 Date Deed Recorded Mo. 1 Day 16 Yr. 25	29 Value of Stamp or Exempt Number \$ 396.00	30 Recording Data BK2025, pg 176
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Nebraska Department of Revenue

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

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

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

TRACT 1- The South Half of the Northwest Quarter ($S\frac{1}{2}NW\frac{1}{4}$) of Section Thirty-six (36), Township Two (2) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska, EXCEPT that portion conveyed to the State of Nebraska recorded in Deed Book 25, Page 9, and in Book 77, Page 1261, and in Book 72, Page 617, all in the records of Webster County, Nebraska;

EXCEPT a tract of land located in the South Half of the Northwest Quarter of Section 36, Township 2 North, Range 11 West of the 6th P.M., Webster County, Nebraska, being described as follows: Commencing at the Southwest corner of the Northwest Quarter of said Section 36; thence $N88^{\circ}37'16''E$ on the South line of said Northwest Quarter, a distance of 33.00 feet to the East right of way line of U.S. Highway 281 as recorded in Deed record Book 77, Page 1261, Also being the point of beginning; thence $N1^{\circ}05'00''W$ on said East right-of-way line a distance of 249.68 feet (250.00' record) to a tract of land as described in Deed record Book 2015, Page 2523, thence $N88^{\circ}53'25''E$, on the South line of said tract, a distance of 299.98 feet (300.00' record) to the Southeast corner of said tract; thence $N1^{\circ}06'12''W$ on the east line of said tract, a distance of 199.96 feet (200.00' record) to the Northeast corner of said Tract; thence $S88^{\circ}53'47''W$, on the North line of said Tract, a distance of 285.52 feet (285.55' record) to the Northwest corner of said tract and the East right-of-way line of said U.S. Highway 281, also being the beginning of a curve concave to the West having a radius of 1974.86 feet and a central angle of $8^{\circ}37'52''$; thence Northerly on said curve, the chord of which bears $N3^{\circ}14'33''E$, 297.22 feet, an arc distance of 297.50 feet; thence $N1^{\circ}35'00''W$ on said East right-of-way line, a distance of 98.42 feet; thence $N3^{\circ}06'00''E$ on said East right-of-way line, a distance of 490.48 feet to the North line of the South Half of the Northwest Quarter of said Section 36; thence $N88^{\circ}48'59''E$ on said North line, a distance of 960.57 feet; thence $S3^{\circ}08'12''E$, a distance of 1271.98 feet; thence $S52^{\circ}07'17''W$, a distance of 98.50 feet to the South line of the Northwest Quarter of said Section 36; thence $S88^{\circ}35'04''W$ on said South line, a distance of 259.06 feet to the Southeast corner of a tract of land as recorded in Deed record Book 2016, Page 1162; thence $N1^{\circ}19'51''W$ on the East line of said Tract, a distance of 204.10 feet (203.83' record) to the Northeast corner of said tract; thence $S88^{\circ}35'53''W$ on the North line of said tract, a distance of 510.08 (510.00' record) to the northwest corner of said tract; thence $S00^{\circ}29'25''E$, a distance of 130.92 feet; thence $S89^{\circ}38'28''W$, a distance of 41.50 feet; thence $S00^{\circ}36'44''E$ 72.98 feet to the South line of the Northwest Quarter of said Section 36; thence $S89^{\circ}36'43''W$, on said South line a distance of 188.98 feet to the point of beginning, subject to county road right of way;

AND EXCEPT a parcel of land located in the Northwest Quarter ($NW\frac{1}{4}$) of Section 36, Township 2 North, Range 11 West of the 6th P.M., Webster County, Nebraska, being described as follows:

Commencing at the Southwest corner of the Northwest Quarter of said Section 36, thence $N89^{\circ}35'39''E$ (assumed bearing) on the South line of said Northwest Quarter a distance of 263.00 feet to the point of beginning; thence continuing on said South line $N89^{\circ}35'39''E$, a distance of 510.00 feet; thence $N00^{\circ}24'21''W$ perpendicular to said South line, a distance of 203.83 feet; thence $S89^{\circ}35'39''W$ parallel to said South line, a distance of 510.00 feet; thence $S00^{\circ}24'21''E$ perpendicular to said South line, a distance of 203.83 feet to the point of beginning, subject to county road right of way on the south;

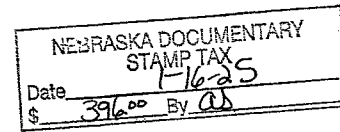
AND EXCEPT a tract of land located in the South Half of the Northwest Quarter ($S\frac{1}{2}NW\frac{1}{4}$) of Section Thirty-six (36), Township Two (2) North Range Eleven (11) West of the 6th P.M., being more particularly described as follows: Commencing at the southwest corner of said Section 36, thence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

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

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

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

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

State of Nebraska } ss.
County of Webster }Entered on the
numerical index and filed for record in the
Clerk's office of said county this 16 day
of Jan A.D., 2025, at 2:00
o'clock P.M. Recorded in Book 2025
on Page 176-178
Abbey Thig County Clerk
22.00 Deputy
Ind Comp Assessor Carded Return to:
Southern Title, LLC
P O Box 221
Red Cloud, NE 68970


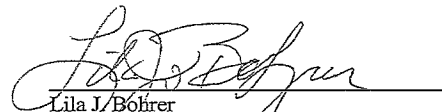


WARRANTY DEED

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


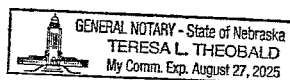
See Attached Exhibit "A"

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

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

Executed January 15, 2025.
Roger L. Bohrer
Lila J. BohrerCrooked Creek Lodging and Vineyard, LLC, a
Nebraska limited liability company
Roger L. Bohrer, Member
Lila J. Bohrer, MemberSTATE OF NEBRASKA)
) ss.
COUNTY OF WEBSTER)

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


Notary Public

TRACT 1- The South Half of the Northwest Quarter ($S\frac{1}{2}NW\frac{1}{4}$) of Section Thirty-six (36), Township Two (2) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska, EXCEPT that portion conveyed to the State of Nebraska recorded in Deed Book 25, Page 9, and in Book 77, Page 1261, and in Book 72, Page 617, all in the records of Webster County, Nebraska;

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Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2025	197	1/16/2025	Base: 65-0011			Affiliated:		Unified:					
Location ID		Sale Number		Useability & Code #		Parcel Number								
000617600		7		4 12		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4487			00	0	40020		005	0000		
Land		Improvements		Total		Date of Sale Property Classification Code								
1,345		2,585		3,930		Status	Property Type		Zoning	Location	City Size	Parcel Size		
Assessor Location: GUIDE ROCK (GR)				A) 1	B) 01	C) 1	D) 1	E) 7	F) 2					

	Residential	Commercial
Multiple Improvements:	Multiple Improvements. :	Multiple Improvements. :
Construction Date:	Construction Date : 1905	Construction Date :
Floor:	Floor Sq. Ft. : 1,087	Floor Sq. Ft. :
Building Cost New:	Cost : 109,040	Cost :
Single Family Style: 101	Residential Condition: 10	Commercial Occupancy Code:
(100) <input type="checkbox"/> Mobile Home	(10) <input checked="" type="checkbox"/> Worn Out	Primary: Other1: Other2:
(101) <input checked="" type="checkbox"/> One Story	(20) <input type="checkbox"/> Badly Worn	Commercial Construction Class:
(102) <input type="checkbox"/> Two Story	(30) <input type="checkbox"/> Average	(1) <input type="checkbox"/> Fireproof Structural Steel Frame
(103) <input type="checkbox"/> Split Level	(40) <input type="checkbox"/> Good	(2) <input type="checkbox"/> Reinforced Concrete Frame
(104) <input type="checkbox"/> 1 1/2 Story	(50) <input type="checkbox"/> Very Good	(3) <input type="checkbox"/> Masonry Bearing Walls
(111) <input type="checkbox"/> Bi-Level	(60) <input type="checkbox"/> Excellent	(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls
(106) <input type="checkbox"/> Other		(5) <input type="checkbox"/> Metal Frame and Walls
Townhouse or Duplex Style:	Residential Quality: 30	(6) <input type="checkbox"/> Pole Frame
(301) <input type="checkbox"/> One Story	(10) <input type="checkbox"/> Low	Cost Rank: Condition:
(302) <input type="checkbox"/> Two Story	(20) <input type="checkbox"/> Fair	(10) <input type="checkbox"/> Low (10) <input type="checkbox"/> Worn Out
(307) <input type="checkbox"/> 1 1/2 Story	(30) <input checked="" type="checkbox"/> Average	(20) <input type="checkbox"/> Average (20) <input type="checkbox"/> Badly Worn
(308) <input type="checkbox"/> Split Level	(40) <input type="checkbox"/> Good	(30) <input type="checkbox"/> Above Average (30) <input type="checkbox"/> Average
(309) <input type="checkbox"/> 2 1/2 Story	(50) <input type="checkbox"/> Very Good	(40) <input type="checkbox"/> High (40) <input type="checkbox"/> Good
(304) <input type="checkbox"/> One Story Duplex	(60) <input type="checkbox"/> Excellent	(50) <input type="checkbox"/> Very Good
(305) <input type="checkbox"/> Two Story Duplex		(60) <input type="checkbox"/> Excellent

Assessor's Adjustment to Sale Price (+ or -):	
Assessor Comments and Reason for Adjustment:	
WD; NO MONEY EXCHANGED	
Comments from	Comments:
000617600	

(Continue on back)

18320

NEBRASKA

Good Life. Great Service.

DEPARTMENT OF REVENUE

Real Estate Transfer Statement

FORM

521

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

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

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

7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home.							
(A) Status		(B) Property Type				(C)	
<input checked="" type="checkbox"/> Improved	<input checked="" type="checkbox"/> Single Family	<input type="checkbox"/> Industrial	<input type="checkbox"/> Mineral Interests-Nonproducing	<input type="checkbox"/> State Assessed	<input type="checkbox"/> Mobile Home		
<input type="checkbox"/> Unimproved	<input type="checkbox"/> Multi-Family	<input type="checkbox"/> Agricultural	<input type="checkbox"/> Mineral Interests-Producing	<input type="checkbox"/> Exempt			
<input type="checkbox"/> IOLL	<input type="checkbox"/> Commercial	<input type="checkbox"/> Recreational					
8 Type of Deed <input type="checkbox"/> Conservator <input type="checkbox"/> Distribution <input type="checkbox"/> Land Contract/Memo <input type="checkbox"/> Partition <input type="checkbox"/> Sheriff <input type="checkbox"/> Other _____ <input type="checkbox"/> Bill of Sale <input type="checkbox"/> Corrective <input type="checkbox"/> Easement <input type="checkbox"/> Lease <input type="checkbox"/> Personal Rep. <input type="checkbox"/> Trust/Trustee _____ <input type="checkbox"/> Cemetery <input type="checkbox"/> Death Certificate - Transfer on Death <input type="checkbox"/> Executor <input type="checkbox"/> Mineral <input type="checkbox"/> Quit Claim <input checked="" type="checkbox"/> Warranty							
9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031) by buyer or seller? <input type="checkbox"/> Buyer <input type="checkbox"/> Seller <input checked="" type="checkbox"/> No		10 Type of Transfer <input type="checkbox"/> Distribution <input type="checkbox"/> Foreclosure <input type="checkbox"/> Irrevocable Trust <input type="checkbox"/> Revocable Trust <input type="checkbox"/> Transfer on Death <input type="checkbox"/> Auction <input type="checkbox"/> Easement <input type="checkbox"/> Gift <input type="checkbox"/> Life Estate <input checked="" type="checkbox"/> Sale <input type="checkbox"/> Trustee to Beneficiary <input type="checkbox"/> Court Decree <input type="checkbox"/> Exchange <input type="checkbox"/> Grantor Trust <input type="checkbox"/> Partition <input type="checkbox"/> Satisfaction of Contract <input type="checkbox"/> Other (Explain) _____					
11 Was ownership transferred in full? (If No, explain the division.) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No				12 Was real estate purchased for same use? (If No, state the intended use.) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Aunt or Uncle to Niece or Nephew <input type="checkbox"/> Family Corp., Partnership, or LLC <input type="checkbox"/> Self <input type="checkbox"/> Other _____ <input type="checkbox"/> Brothers and Sisters <input type="checkbox"/> Grandparents and Grandchild <input type="checkbox"/> Spouse _____ <input type="checkbox"/> Ex-spouse <input type="checkbox"/> Parents and Child <input type="checkbox"/> Step-parent and Step-child							
14 What is the current market value of the real property?				15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No \$ _____ %			
16 Does this conveyance divide a current parcel of land? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No				17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
18 Address of Property 625 University Street Guide Rock, NE 68942				19 Name and Address of Person to Whom the Tax Statement Should be Sent Michael L. Hynek 1058 Road 2300 Guide Rock, NE 68942			
18a <input type="checkbox"/> No address assigned 18b <input type="checkbox"/> Vacant land							

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

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

21 If agricultural, list total number of acres transferred in this transaction _____.		22 Total purchase price, including any liabilities assumed.		22 \$	1:00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions)		23 \$		0:00	
24 Adjusted purchase price paid for real estate (line 22 minus line 23)		24 \$		1:00	
25 If this transfer is exempt from the documentary stamp tax, list the exemption number _____					
26 Is an affidavit as described in Neb. Rev. Stat. § 76-2,141 required because the property is located within a county or other geographic area with an active air force ballistic missile field? (See instructions) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No					
27 If yes, is the required affidavit attached to this filing? <input type="checkbox"/> Yes <input type="checkbox"/> No					

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

Randall Alexander

Print or Type Name of Grantee or Authorized Representative

(308) 236-7979

Phone Number

sign
here

Signature of Grantee or Authorized Representative

Attorney

Title

Date

1/16/2025

Register of Deed's Use Only			For Dept. Use Only
28 Date Deed Recorded Mo. 1 Day 17 Yr. 25	29 Value of Stamp or Exempt Number \$ 2.25	30 Recording Data BK2025, Pg 197	

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

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

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

Index _____
Computer _____
Assessor _____
Carded _____

NEBRASKA DOCUMENTARY
STAMP TAX

Date: 01/17/25

\$ 2.25 By AS

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

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

Return to:

WARRANTY DEED

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

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

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

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

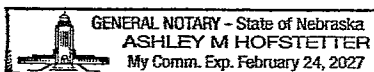
- (1) is lawfully seized of such real estate and that it is free from encumbrances subject to easements, reservations, covenants and restrictions of record;
- (2) has legal power and lawful authority to convey the same;
- (3) warrants and will defend the title to the real estate against the lawful claims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

Executed: January 16, 2025 5 AH

Valli Wyatt
Valli Wyatt, Grantor

STATE OF NEBRASKA)
COUNTY OF Nuckolls) ss.

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



Ashley M Hofstetter
Notary Public

Residential & Commercial Sales Worksheet

[illegible]

NEBRASKA

Good Life. Great Service.

DEPARTMENT OF REVENUE

Real Estate Transfer Statement

FORM
521

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

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

1 County Name Webster - 91		2 County Number		3 Date of Sale/Transfer Mo. <u>01</u> Day <u>16</u> Yr. <u>2025</u>		4 Date of Deed Mo. <u>01</u> Day <u>16</u> Yr. <u>2025</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Michael L. Hynek and Cailie L. Hynek Street or Other Mailing Address 1058 Road 2300 City Guide Rock State NE Zip Code 68942 Phone Number (402) 984-1200 Email Address				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Aubree Ellena Dumas Street or Other Mailing Address 129 Haugen Drive City Kildeer State ND Zip Code 58640 Phone Number Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address			

7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home.							
(A) Status		(B) Property Type				(C)	
<input checked="" type="checkbox"/> Improved	<input checked="" type="checkbox"/> Single Family	<input type="checkbox"/> Industrial	<input type="checkbox"/> Mineral Interests-Nonproducing	<input type="checkbox"/> State Assessed	<input type="checkbox"/> Mobile Home		
<input type="checkbox"/> Unimproved	<input type="checkbox"/> Multi-Family	<input type="checkbox"/> Agricultural	<input type="checkbox"/> Mineral Interests-Producing	<input type="checkbox"/> Exempt			
<input type="checkbox"/> IOLL	<input type="checkbox"/> Commercial	<input type="checkbox"/> Recreational					
8 Type of Deed <input type="checkbox"/> Conservator <input type="checkbox"/> Distribution <input type="checkbox"/> Land Contract/Memo <input type="checkbox"/> Partition <input type="checkbox"/> Sheriff <input type="checkbox"/> Other _____ <input type="checkbox"/> Bill of Sale <input type="checkbox"/> Corrective <input type="checkbox"/> Easement <input type="checkbox"/> Lease <input type="checkbox"/> Personal Rep. <input type="checkbox"/> Trust/Trustee _____ <input type="checkbox"/> Cemetery <input type="checkbox"/> Death Certificate - Transfer on Death <input type="checkbox"/> Executor <input type="checkbox"/> Mineral <input type="checkbox"/> Quit Claim <input checked="" type="checkbox"/> Warranty							
9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? <input type="checkbox"/> Buyer <input type="checkbox"/> Seller <input checked="" type="checkbox"/> No		10 Type of Transfer <input type="checkbox"/> Distribution <input type="checkbox"/> Foreclosure <input type="checkbox"/> Irrevocable Trust <input type="checkbox"/> Revocable Trust <input type="checkbox"/> Transfer on Death <input type="checkbox"/> Auction <input type="checkbox"/> Easement <input type="checkbox"/> Gift <input type="checkbox"/> Life Estate <input checked="" type="checkbox"/> Sale <input type="checkbox"/> Trustee to Beneficiary <input type="checkbox"/> Court Decree <input type="checkbox"/> Exchange <input type="checkbox"/> Grantor Trust <input type="checkbox"/> Partition <input type="checkbox"/> Satisfaction of Contract <input type="checkbox"/> Other (Explain) _____					
11 Was ownership transferred in full? (If No, explain the division.) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No				12 Was real estate purchased for same use? (If No, state the intended use.) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Aunt or Uncle to Niece or Nephew <input type="checkbox"/> Family Corp., Partnership, or LLC <input type="checkbox"/> Self <input type="checkbox"/> Other _____ <input type="checkbox"/> Brothers and Sisters <input type="checkbox"/> Grandparents and Grandchild <input type="checkbox"/> Spouse _____ <input type="checkbox"/> Ex-spouse <input type="checkbox"/> Parents and Child <input type="checkbox"/> Step-parent and Step-child							
14 What is the current market value of the real property? 10,000.00				15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No \$ _____ %			
16 Does this conveyance divide a current parcel of land? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No				17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
18 Address of Property 625 University Street Guide Rock, NE 68942				19 Name and Address of Person to Whom the Tax Statement Should be Sent Aubree Ellena Dumas 625 University Street Guide Rock, NE 68942			
18a <input type="checkbox"/> No address assigned 18b <input type="checkbox"/> Vacant land							

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

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

21 If agricultural, list total number of acres transferred in this transaction _____		22 Total purchase price, including any liabilities assumed.		22	\$	10,000.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions)		23	\$			
24 Adjusted purchase price paid for real estate (line 22 minus line 23)		24	\$			10,000.00
25 If this transfer is exempt from the documentary stamp tax, list the exemption number _____						
26 Is an affidavit as described in Neb. Rev. Stat. § 76-2, 141 required because the property is located within a county or other geographic area with an active air force ballistic missile field? (See Instructions) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No						
27 If yes, is the required affidavit attached to this filing? <input type="checkbox"/> Yes <input type="checkbox"/> No						

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

Randall Alexander

Print or Type Name of Grantee or Authorized Representative

sign
here

Signature of Grantee or Authorized Representative

Attorney
Title

(308) 236-7979

Phone Number

1/27/2025
Date

Register of Deed's Use Only

For Dept. Use Only

28 Date Deed Recorded Mo. <u>1</u> Day <u>27</u> Yr. <u>25</u>	29 Value of Stamp or Exempt Number \$ <u>22.50</u>	30 Recording Data BK2025, Pg 255
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Nebraska Department of Revenue
Form No. 96-269-2008 7-2024 Rev. Supersedes 96-269-2008 10-2020

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

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

2025 Jan 27 02:32 PM 22.50 Book 2025 Page 255

Index _____
Computer _____
Assessor _____
Carded _____

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

Bk 2025, Pg 255

State of Nebraska } ss.
County of Webster }

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

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

Return to:

WARRANTY DEED

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

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

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

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

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

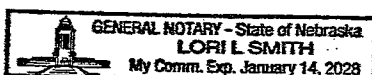
Executed: Jan 16th, 2025.

Michael L. Hynek
MICHAEL L. HYNEK

Cailie L. Hynek
CAILIE L. HYNEK

STATE OF NEBRASKA)
COUNTY OF Webster) ss.

The foregoing instrument was acknowledged before me on the 16th day of
January, 2025, by MICHAEL L. HYNEK and CAILIE L. HYNEK, husband and
wife.



Lori L. Smith
Notary Public