

Agricultural Land Sales Worksheet

| City No. | Book | Page | Sale Date | School District Code | | Unified: | | | | | |
|---------------|------------------|---------------------|---|----------------------|-------------|----------|-----------|-------------|------|-----|--------|
| 91 | 2025 | 649 | 3/17/2025 | Base: 01-0123 | Affiliated: | | | | | | |
| Location ID | Sale Number | Useability & Code # | Parcel Number | | | | | | | | |
| 002400500 | 61 | 1 | GeoCode | Twn | Rng | Sect | Qtr | Subdiv | Area | Blk | Parcel |
| | | | 4247 | 3 | 12 | 6 | 4 | 00000 | 1 | 000 | 0000 |
| Land | Improvements | Total | Date of Sale Property Classification Code | | | | | | | | |
| 312, 030 | | 312, 030 | Status | Property Type | Zoning | Location | City Size | Parcel Size | | | |
| | Irrigation Type: | | A) 2 | B) 05 | C) 5 | D) 3 | E) 0 | F) 10 | | | |
| ICG | ACRES: | VALUE: | ICG | ACRES: | VALUE: | | | | | | |
| IRRIGATED 1A1 | | | GRASSLAND 1G1 | 5.800 | 9,660 | | | | | | |
| 1A | | | 1G | 15.850 | 26,390 | | | | | | |
| 2A1 | | | 2G1 | 0.400 | 605 | | | | | | |
| 2A | | | 2G | | | | | | | | |
| 3A1 | | | 3G1 | | | | | | | | |
| 3A | | | 3G | | | | | | | | |
| 4A1 | | | 4G1 | | | | | | | | |
| 4A | | | 4G | 7.650 | 9,945 | | | | | | |
| DRYLAND 1D1 | 7.300 | 24,125 | Shelterbelt/Timber | | | | | | | | |
| 1D | 83.200 | 274,975 | Accretion | | | | | | | | |
| 2D1 | | | Waste | | | | | | | | |
| 2D | | | Other | | | | | | | | |
| 3D1 | | | AG LAND TOTAL | | | | | | | | |
| 3D | | | Roads | 4.000 | | 156.990 | | | | | |
| 4D1 | | | Farm Sites | | | | | | | | |
| 4D | 0.300 | 880 | Home Sites | | | | | | | | |
| | | | Recreation | | | | | | | | |
| | | | Other | | | | | | | | |
| Dwellings | | | Non-AG TOTAL | | | | | | | | |
| Outbuildings | | | | 4.000 | | | | | | | |

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

Total Recapture Value:

WD

Assessor Comments and Reason for Adjustment:

Comments from
002400500

Comments:

(Continue on back)

12345

NEBRASKA

Real Estate Transfer Statement

FORM 521

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

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

1 County Name Webster - 91 2 County Number 91 3 Date of Sale/Transfer Mo. 3 Day 17 yr. 25 4 Date of Deed Mo. 3 Day 17 yr. 25

5 Grantor's Name, Address, and Telephone (Please Print)
Grantor's Name (Seller) Hall Holding, L.L.C.
Street or Other Mailing Address 15918 Crossing Way East
City Edmond State OK Zip Code 73013

6 Grantee's Name, Address, and Telephone (Please Print)
Grantee's Name (Buyer) Geneux Heritage Farms, LLC
Street or Other Mailing Address 10505 25th
City Campbell State NE Zip Code 68932

Phone Number (623) 893-8648
Is the grantee a 501(c)(3) organization? Yes No
Is the grantee a 509(a) foundation? Yes No

7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home.
(A) Status: Improved, Single Family, Industrial, Mobile Home
 Unimproved, Multi-Family, Agricultural, Mineral Assessed, Exempt
 IOLL, Commercial, Recreational

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

9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031)? Auction, Essement, Gift, Irrevocable Trust, Revocable Trust, Transfer on Death
 Buyer, Seller, No, Court Decree, Exchange, Grantor Trust, Partition, Satisfaction of Contract, Other (Explain) _____

11 Was ownership transferred in full? (If No, explain the division) Yes No 12 Was real estate purchased for same use? (If No, state the intended use.) Yes No

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

14 What is the current market value of the real property? 711,000.00 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) Yes No \$ _____ %

16 Does this conveyance divide a current parcel of land? Yes No 17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) Yes Southern Title, LLC No

18 Address of Property Ag Land 19 Name and Address of Person to Whom the Tax Statement Should be Sent Grantee

18a No address assigned 18b Vacant land
20 Legal Description (Attach additional pages, if needed.)
The Southeast Quarter (SE1/4) of Section Six (6), Township Three (3) 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 160.99+-

| | |
|---|-------------------------|
| 22 Total purchase price, including any liabilities assumed..... | 22 \$ <u>711,000.00</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 \$ _____ |
| 24 Adjusted purchase price paid for real estate (line 22 minus line 23) | 24 \$ <u>711,000.00</u> |

25 If this transfer is exempt from the documentary stamp tax, list the exemption number _____
26 Is an affidavit as described in Neb. Rev. Stat. § 78-2,141 required because the property is located within a county or other geographic area with an active air force ballistic missile field? (See instructions) Yes No

27 If yes, is the required affidavit attached to this filing? Yes No
Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement.

Print or Type Name of Grantor or Authorized Representative TERESA THEOBALD 402-746-2246
Signature of Grantee or Authorized Representative Teresa Theobald Phone Number
Closing Agent Title _____ Date 3/17/2025

28 Date Deed Recorded No. 3 Day 17 yr. 25 29 Value of Stamp or Exempt Number \$ 1599.75 30 Recording Data BR2025 Pg 649 For Dept. Use Only
Nebraska Department of Revenue Authorized by Neb. Rev. Stat. §§ 78-214, 77-1327(2)
Form No. 98-289-2008 7-2024 Rev. Supersedes 98-289-2008 10-2020

Index _____
Computer _____
Assessor _____
Carded _____

NEBRASKA DOCUMENTARY
STAMP TAX
Date: 03/17/25
\$1599.75 By AS

BK 2025, Pg 649

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 17 day
of March A.D.: 2025, at 02:37
o'clock PM, Recorded in Book 2025
on Page 649

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

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

WARRANTY DEED

Hall Holding, L.L.C., a Nebraska limited liability company, Grantors, in consideration of ONE DOLLAR (\$1.00) and other valuable consideration received from Grantees, Genereux Heritage Farms, LLC, a Nebraska limited liability company, convey to Grantees, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

The Southeast Quarter (SE1/4) of Section Six (6), Township Three (3) North, Range Twelve (12) West of the 6th P.M., Webster County, Nebraska

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

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

Executed *March 17*, 2025.

Hall Holding, L.L.C., a Nebraska limited liability company

BY: *Patricia L. Allen, Manager*
Patricia Allen, Manager

STATE OF NEBRASKA)
) ss.
COUNTY OF ADAMS)

The foregoing instrument was acknowledged before me on *March 17*, 2035 by Patricia Allen, Manager, Hall Holding, L.L.C., a Nebraska limited liability company.



Teresa L. Theobald
Notary Public

Residential & Commercial Sales Worksheet

| | | | | | | | | | | | | | | | | | |
|---|--|---|-------------|---|---------------|---|----------|-----------------|-------------|---|--------|----------|-----|--------|--|--|--|
| Cnty No. | Book | Page | Sale Date | | | | | | | | | | | | | | |
| 91 | 2025 | 648 | 3/17/2025 | School District Code | | | | | | | | | | | | | |
| Location ID | | | Sale Number | Useability & Code # | | Parcel Number | | | | | | Unified: | | | | | |
| 000102200 | | | 60 | 4 | 12 | GeoCde | Twn | Ring | Sec1 | Qtr | Subdiv | Area | Blk | Parcel | | | |
| Date of Sale Assessed Value | | | 4371 | | | Date of Sale Property Classification Code | | | | | | 0000 | | | | | |
| Land | Improvements | Total | | Date of Sale Property Classification Code | | | | | | | | | | | | | |
| 905 | 76,505 | 77,410 | | Status | Property Type | Zoning | Location | City Size | Parcel Size | | | | | | | | |
| Assessor Location: RED CLOUD (RC) | | | | A) 1 | B) 01 | C) 1 | D) 1 | E) 6 | F) 1 | | | | | | | | |
| | | | | Residential | | | | | | Commercial | | | | | | | |
| Multiple Improvements: | | | | Multiple Improvements : | | | | | | | | | | | | | |
| Construction Date: | | | | Construction Date : | | | | | | | | | | | | | |
| Floor: | | | | Floor Sq. Ft. : | | | | | | | | | | | | | |
| Building Cost New: | | | | Cost : | | | | | | | | | | | | | |
| Single Family Style: 104 | | | | Residential Condition: 30 | | | | | | 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 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 checked="" type="checkbox"/> 1 1/2 Story | (50) <input type="checkbox"/> Very Good | (3) <input type="checkbox"/> Masonry Bearing Walls | | | | | | | | | | | | | | | |
| (111) <input type="checkbox"/> Bi-Level | (60) <input type="checkbox"/> Excellent | (4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls | | | | | | | | | | | | | | | |
| (106) <input type="checkbox"/> Other | | (5) <input type="checkbox"/> Metal Frame and Walls | | | | | | | | | | | | | | | |
| Townhouse or Duplex Style: | | | | Residential Quality: 30 | | | | | | (6) <input type="checkbox"/> Pole Frame | | | | | | | |
| (301) <input type="checkbox"/> One Story | (10) <input type="checkbox"/> Low | Cost Rank: | | | | | | Condition: | | | | | | | | | |
| (302) <input type="checkbox"/> Two Story | (20) <input type="checkbox"/> Fair | (10) <input type="checkbox"/> Low | | | | | | | | | | | | | | | |
| (307) <input type="checkbox"/> 1 1/2 Story | (30) <input checked="" type="checkbox"/> Average | (10) <input type="checkbox"/> Low | | | | | | | | | | | | | | | |
| (308) <input type="checkbox"/> Split Level | (40) <input type="checkbox"/> Good | (20) <input type="checkbox"/> Average | | | | | | | | | | | | | | | |
| (309) <input type="checkbox"/> 2 1/2 Story | (50) <input type="checkbox"/> Very Good | (30) <input type="checkbox"/> Above Average | | | | | | | | | | | | | | | |
| (304) <input type="checkbox"/> One Story Duplex | (60) <input type="checkbox"/> Excellent | (40) <input type="checkbox"/> High | | | | | | | | | | | | | | | |
| (305) <input type="checkbox"/> Two Story Duplex | | (50) <input type="checkbox"/> Very Good | | | | | | | | | | | | | | | |
| (60) <input type="checkbox"/> Excellent | | | | | | | | | | | | | | | | | |

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

Assessor Comments and Reason for Adjustment:

CORRECTIVE WD

Comments from

000102200

Comments:

(Continue on back)

Real Estate Transfer Statement

60

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. 3 Day 17 Yr. 25 | 4 Date of Deed Mo. 2 Day 25 Yr. 2025 |
| 5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Lynsey M. Moreton and Christian Raymond Moreton Street or Other Mailing Address 435 Coco Palms Avenue City Las Vegas State NV Zip Code 89123 Phone Number (785) 483-2116 | | 6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) TOP Tier Enterprises, LLC Street or Other Mailing Address 242 West 3rd Avenue City Red Cloud State NE Zip Code 68970 Phone Number (402) 746-0328 Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address NA If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | |

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

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

8 Type of Deed

| | | |
|--|---|---|
| <input type="checkbox"/> Bill of Sale <input type="checkbox"/> Cemetery <input type="checkbox"/> Death Certificate - Transfer on Death | <input checked="" type="checkbox"/> Corrective <input type="checkbox"/> Executor <input type="checkbox"/> Distribution <input type="checkbox"/> Easement <input type="checkbox"/> Lease <input type="checkbox"/> Mineral | <input type="checkbox"/> Conservator <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"/> Other |
|--|---|---|

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

| | | | | | |
|--|--|---|--|---|---|
| <input type="checkbox"/> Buyer <input checked="" type="checkbox"/> Seller | <input type="checkbox"/> Auction <input type="checkbox"/> Court Decree <input type="checkbox"/> Exchange | <input type="checkbox"/> Distribution <input type="checkbox"/> Easement <input type="checkbox"/> Gift <input type="checkbox"/> Grantor Trust <input type="checkbox"/> Partition | <input type="checkbox"/> Foreclosure <input type="checkbox"/> Life Estate <input type="checkbox"/> Sale <input type="checkbox"/> Satisfaction of Contract | <input type="checkbox"/> Irrevocable Trust <input type="checkbox"/> Revocable Trust <input type="checkbox"/> Sale <input checked="" type="checkbox"/> Other (Explain) Correctio | <input type="checkbox"/> Transfer on Death <input type="checkbox"/> Trustee to Beneficiary |
|--|--|---|--|---|---|

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

Yes No

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

Yes No

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

Yes No

Aunt or Uncle or 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?
77,410.00

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

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

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

18 Address of Property
518 North Webster Street, Red Cloud, NE 68970

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

20 Legal Description (Attach additional pages, if needed.)
Lots Six (6) and Seven (7), Block Three (3), Original Town of Red Cloud, Webster County, Nebraska

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

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

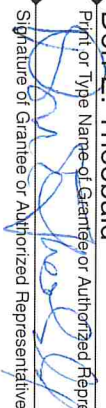
25 Is an affidavit as described in Neb. Rev. Stat. § 76-2,141 required because the property is located within a county or other geographic area with an active air force ballistic missile field? (See instructions.)
 Yes No

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

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

sign here

Print or Type Name of Grantor or Authorized Representative
Don E. Theobald

Signature of Grantor or Authorized Representative


Attorney
Attorney

Phone Number
(402) 746-2774

Date
3/17/2025

28 Date Deed Recorded
Mo. **3** Day **17** Yr. **25**

29 Value of Stamp or Exempt Number
\$ Exempt #14

30 Recording Data
BR005 Pg 648

Register of Deed's Use Only

For Dept. Use Only

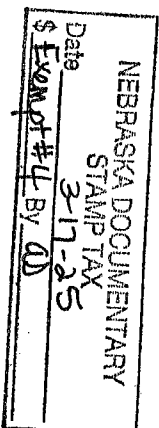
State of Nebraska }
County of Webster } ss.

BOOK 2025 PAGE 648

Entered on the numerical index and filed for record in the Clerk's office of said county this 17 day of May A.D., 2025 at 11:51 o'clock P.M., Recorded in Book 2025 on Page 648

Abbey Tang County Clerk
AD Deputy

Ind Comp Assessor Carded



Return to:
Theobald Law Office
P O Box 423
Red Cloud, NE 68970

CORRECTIVE WARRANTY DEED

Lynsey M. Moreton, formerly known as Lynsey M. Martinez, and Christian Raymond Moreton, wife and husband, Grantors, in consideration of ONE DOLLAR (\$1.00) and other valuable consideration received from Grantee, Top Tier Properties, LLC, a Nebraska limited liability company, convey to Grantee, the following described real estate (as defined in Neb. Stat. 76-201):

Lots Six (6) and Seven (7), Block Three (3), Original Town of Red Cloud, Webster County, Nebraska

Also known as: 518 N Webster Street, Red Cloud, Nebraska

Corrects Warranty Deed recorded July 5, 2024 in Book 2024, Page 1262.

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

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

Executed February 24, 2025.

Lynsey M. Moreton
Lynsey M. Moreton

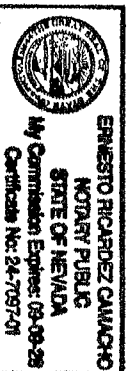
Christian Raymond Moreton
Christian Raymond Moreton

STATE OF NEVADA)
COUNTY OF Clark) ss.

The foregoing instrument was acknowledged before me on February 24, 2025 by Lynsey M. Moreton, formerly known as Lynsey M. Martinez and Christian Raymond Moreton, wife and husband.

Notary Public

Ernesto Ricardo Camacho
Ernesto Ricardo Camacho



Residential & Commercial Sales Worksheet

| | | | | | | | | | | | |
|-----------------------------------|--------------|---------------------|---|----------------------|--------|------------|-----------|-------------|------|------|--------|
| City No. | Book | Page | Sale Date | School District Code | | | | Unified: | | | |
| 91 | 2025 | 646 | 3/14/2025 | Base: 91-0074 | | | | Affiliated: | | | |
| Location ID | Sale Number | Useability & Code # | Parcel Number | | | | | | | | |
| 000319201 | 59 | 4 05 | GeoCode | Twn | Range | Secd | Qtr | Subdiv | Area | Blk | Parcel |
| Date of Sale Assessed Value | | | 0000 | | 00 | 0 | 00000 | | 000 | 0000 | |
| Land | Improvements | Total | Date of Sale Property Classification Code | | | | | | | | |
| 4,200 | 10,075 | 14,275 | 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) 2 | | | |
| | | | 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) Mobile Home

(10) Worn Out

Primary:

Other1:

Other2:

(101) One Story

(20) Badly Worn

(1) Fireproof Structural Steel Frame

(102) Two Story

(30) Average

(2) Reinforced Concrete Frame

(103) Split Level

(40) Good

(3) Masonry Bearing Walls

(104) 1 1/2 Story

(50) Very Good

(4) Wood or Steel Framed Ext. Walls

(111) Bi-Level

(60) Excellent

(5) Metal Frame and Walls

(106) Other

Townhouse or Duplex Style:

Residential Quality:

(6) Pole Frame

(301) One Story

(10) Low

Cost Rank:

Condition:

(302) Two Story

(20) Fair

(10) Low

(10) Worn Out

(307) 1 1/2 Story

(30) Average

(20) Average

(20) Badly Worn

(308) Split Level

(40) Good

(30) Above Average

(30) Average

(309) 2 1/2 Story

(50) Very Good

(40) High

(40) Good

(304) One Story Duplex

(60) Excellent

(50) Very Good

(50) Very Good

(305) Two Story Duplex

(60) Excellent

(60) Excellent

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

Assessor Comments and Reason for Adjustment:

JTWD, TRANSFER BETWEEN PARENT & CHILD

Comments from

000319201

Comments:

(Continue on back)

Real Estate Transfer Statement

59

• 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>3</u> Day <u>14</u> Yr. <u>2025</u> | 4 Date of Deed Mo. <u>3</u> Day <u>14</u> Yr. <u>2025</u> |
| 5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Andrew Prosofski and Alyssa Prosofski Street or Other Mailing Address 905 17th Ave. City Kearney State NE Zip Code 68845 Phone Number (308) 233-2102 Email Address NA | | 6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Robert Willifcott, Jr. and Carolyn Willifcott Street or Other Mailing Address PO Box 245 City Blue Hill State NE Zip Code 68930 Phone Number (402) 460-0626 Email Address NA | |
| 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. | | 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 | |

| | | |
|--|--|--|
| (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 type="checkbox"/> Agricultural <input type="checkbox"/> Recreational <input type="checkbox"/> Mineral Interests-Nonproducing <input type="checkbox"/> Mineral Interests-Producing | <input type="checkbox"/> State Assessed <input type="checkbox"/> Exempt <input type="checkbox"/> Mobile Home |

8 Type of Deed

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

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

| | | | | | | | | | | | |
|--------------------------------|--|-----------------------------|----------------------------------|-----------------------------------|-------------------------------|--------------------------------------|--|---|--|--|---|
| <input type="checkbox"/> Buyer | <input checked="" type="checkbox"/> Seller | <input type="checkbox"/> No | <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"/> Satisfaction of Contract | <input type="checkbox"/> Other (Explain) | <input type="checkbox"/> Transfer on Death | <input type="checkbox"/> Trustee to Beneficiary |
|--------------------------------|--|-----------------------------|----------------------------------|-----------------------------------|-------------------------------|--------------------------------------|--|---|--|--|---|

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"/> Court Decree | <input type="checkbox"/> Exchange | <input type="checkbox"/> Grantor Trust | <input type="checkbox"/> Partition |

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

Yes No

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

Yes No

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

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

14 What is the current market value of the real property?
12,500.00

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

Yes No \$ _____ %

16 Does this conveyance divide a current parcel of land?

Yes No

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

18 Address of Property

19 Name and Address of Person to Whom the Tax Statement Should be Sent
Same as #6 above

18a No address assigned 18b Vacant land

20 Legal Description (Attach additional pages, if needed.)
The East One-hundred Fifty-six Feet (156') of Lot Two (2), Hawley's Sub-Division of Lot Four (4), Rohrer's Addition to the Village of Blue Hill, Webster County, Nebraska EXCEPT the East Thirty-one Feet (31') thereof deeded to the Village of Blue Hill by Warranty Deed at Book 24, Page 172 and Warranty Deed at Book 31, Page 24.

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

| | | | |
|---|---|--|------------------|
| 22 Total purchase price, including any liabilities assumed | 22 | \$ | 12,500.00 |
| 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) | |
| 24 Adjusted purchase price paid for real estate (line 22 minus line 23) | 24 | \$ | 12,500.00 |

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.)

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.

Kevin W. Davis
Print or Type Name of Grantor or Authorized Representative

Kevin W. Davis
Signature of Grantor or Authorized Representative

ESCROW CLOSER
Title

(308) 832-0969
Phone Number

3/14/2025
Date

sign here

Register of Deed's Use Only

| | | | |
|---|---|---|-------------------|
| 28 Date Deed Recorded Mo. <u>3</u> Day <u>17</u> Yr. <u>25</u> | 29 Value of Stamp or Exempt Number \$ <u>29.25</u> | 30 Recording Data BK2025 Pg 646 | For Dept Use Only |
|---|---|---|-------------------|

Index _____
Computer _____
Assessor _____
Carded _____

BK 2025, Pg 646

NEBRASKA DOCUMENTARY
STAMP TAX
Date: 03/17/25
\$ 29.25 By AS

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 17 day of March A.D., 2025, at 11:15 o'clock AM. Recorded in Book 2025 on Page 646

Anthony Davis County Clerk

Fee: \$10.00 By: AS Deputy
Electronically Recorded

(above space for recorder's use)
Return to: Miller Abstract & Title Company, PO Box 107, Minden, NE 68959

JOINT TENANCY WARRANTY DEED

Andrew Prososki and Alyssa Prososki, a married couple, herein called the GRANTOR, whether one or more, in consideration of **One Dollar (\$1.00) and other valuable consideration** received from GRANTEE, do hereby grant, bargain, sell, convey and confirm unto Robert Willcott, Jr. and Carolyn Willcott, a married couple, as joint tenants and not as tenants in common, herein called the GRANTEE, whether one or more, the following described real estate in Webster County, Nebraska (as defined in Neb. Rev. Stat. 76-201):

The East One-hundred Fifty-six Feet (156') of Lot Two (2), Hawley's Sub-Division of Lot Four (4), Rohrer's Addition to the Village of Blue Hill, Webster County, Nebraska EXCEPT the East Thirty-one Feet (31') thereof deeded to the Village of Blue Hill by Warranty Deed at Book 24, Page 172 and Warranty Deed at Book 31, Page 24.

And the GRANTOR does hereby covenant jointly and severally, if more than one) with the GRANTEE that GRANTOR is lawfully seized of such real estate and that it is free from encumbrance except covenants, easements and restrictions of record; that GRANTOR has legal power and lawful authority to convey the same; and that GRANTOR warrants and will defend the title to the real estate against the lawful claims of all persons whomsoever.

Executed this 14th day of MARCH, 2025

Andrew Prososki
Andrew Prososki
Alyssa Prososki
Alyssa Prososki

STATE OF NEBRASKA)
COUNTY OF BUFFALO)

The foregoing instrument was acknowledged before me on this 14th day of MARCH, 2025 by Andrew Prososki and Alyssa Prososki, a married couple.

GENERAL NOTARY - State of Nebraska
TIMOTHY J. THIELE
My Comm. Exp. May 3, 2026

Timothy J. Thiele
NOTARY PUBLIC

Residential & Commercial Sales Worksheet

| | | | | | |
|--|-------------|---------------------|-----------|--|---------------|
| Only No. | Book | Page | Sale Date | School District Code | Unified: |
| 91 | 2025 | 633 | 3/14/2025 | Base: 91-0074 | Affiliated: |
| Location ID | Sale Number | Useability & Code # | | Parcel Number | |
| 000319200 | 58 | 1 | | GeoCde | Twn |
| Date of Sale Assessed Value | | | | 4133 | Rng |
| Land | | | | Date of Sale Property Classification Code | |
| 6,150 | 97,645 | 103,795 | | Status | Property Type |
| Assessor Location: BLUE HILL (BH) | | | | A) 1 | B) 01 |
| | | | | Zoning | Location |
| | | | | C) 1 | D) 1 |
| | | | | City Size | Parcel Size |
| | | | | E) 6 | F) 2 |
| | | | | Residential | |
| | | | | Commercial | |
| Multiple Improvements: | | | | Multiple Improvements: | |
| Construction Date: 1918 | | | | Construction Date: | |
| Floor: Floor Sq. Ft.: 1,200 | | | | Floor Sq. Ft.: | |
| Building Cost New: Cost: 134,045 | | | | Cost: | |
| Single Family Style: 101 | | | | Residential Condition: 30 | |
| Commercial Occupancy Code: | | | | Primary: | |
| <input type="checkbox"/> Mobile Home <input checked="" type="checkbox"/> One Story <input type="checkbox"/> Two Story <input type="checkbox"/> Split Level <input type="checkbox"/> 1 1/2 Story <input type="checkbox"/> Bi-Level <input type="checkbox"/> Other | | | | <input type="checkbox"/> Worn Out <input type="checkbox"/> Badly Worn <input checked="" type="checkbox"/> Average <input type="checkbox"/> Good <input type="checkbox"/> Very Good <input type="checkbox"/> Excellent | |
| Townhouse or Duplex Style: | | | | Residential Quality: 30 | |
| <input type="checkbox"/> One Story <input type="checkbox"/> Two Story <input type="checkbox"/> 1 1/2 Story <input type="checkbox"/> Split Level <input type="checkbox"/> 2 1/2 Story <input type="checkbox"/> One Story Duplex <input type="checkbox"/> Two Story Duplex | | | | <input type="checkbox"/> Low <input type="checkbox"/> Fair <input checked="" type="checkbox"/> Average <input type="checkbox"/> Good <input type="checkbox"/> Very Good <input type="checkbox"/> Excellent | |
| Assessor's Adjustment to Sale Price (+ or -): | | | | Cost Rank: | |
| Assessor Comments and Reason for Adjustment: | | | | Condition: | |
| PERSONAL REP DEED | | | | <input type="checkbox"/> Low <input type="checkbox"/> Average <input type="checkbox"/> Above Average <input type="checkbox"/> High | |
| Comments from | | | | Comments: | |
| 000319200 000319201 | | | | | |
| (Continue on back) | | | | | |

Real Estate Transfer Statement

58

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>3</u> Day <u>14</u> Yr. <u>2025</u> | 4 Date of Deed Mo. <u>3</u> Day <u>14</u> Yr. <u>2025</u> |
| 5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Mary Hiller, PR of the Estate of Lanitra L. Karsting Street or Other Mailing Address 4330 N. 18th Street City Lincoln State NE Zip Code 68521 Phone Number 402-560-2894 | | 6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Andrew Prosocki and Alyssa Prosocki Street or Other Mailing Address 905 17th Ave. City Kearney State NE Zip Code 68845 Phone Number (308) 233-2102 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 na | |

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 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 |

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 checked="" 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 (L.R.C. § 1031)

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

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

Yes No

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

Yes No

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

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

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

87,605.00

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

Yes No \$ _____ %

16 Does this conveyance divide a current parcel of land?

Yes No

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

18 Address of Property
**305 N. Webster St.
Blue Hill, NE 68930**

19 Name and Address of Person to Whom the Tax Statement Should be Sent
Same as #6 Above

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

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

22 Total purchase price, including any liabilities assumed. **87,605.00**

23 Was non-real property included in the purchase?
 Yes No (If Yes, enter dollar amount and attach itemized list.) (see instructions) ... **87,605.00**

24 Adjusted purchase price paid for real estate (line 22 minus line 23) ... **87,605.00**

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

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

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

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

Andrew Prosocki or Alyssa Prosocki
 Print or Type Name of Grantee or Authorized Representative
 (308) 233-2102
 Phone Number
3/14/2025
 Date

Grantee
 Title
 Date

sign here

28 Date Deed Recorded
Mo. 3 Day 14 Yr. 25

29 Value of Stamp or Exempt Number
\$ 198.00

30 Recording Data
BR2025R 633

31 For Dept Use Only

EXHIBIT A

PROPERTY DESCRIPTION

Part of Lot Two (2), Hawley's Sub-Division of Lot Four (4), Rohrer's Addition to the Village of Blue Hill, Webster County, Nebraska, described as follows: Commencing at the Northwest corner of said Lot Two (2) extending East along the North Line of said Lot 270 feet thence South 100 feet to the South line of said Lot Two (2), thence West 125 feet, thence North 60 feet, thence West 145 feet to the West line of said lot, thence North 40 feet to the place of beginning

NEBRASKA DOCUMENTARY
STAMP TAX
Date: 03/14/25
By AS
\$ 198.00

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 14 day
of March A.D., 2025, at 03:28
o'clock PM. Recorded in Book 2025
on Page 633

Andrew Davis County Clerk
Fee: \$10.00 BY: AS Deputy
Electronically Recorded

(above space for recorder's use)

Return to:
Miller Abstract & Title Company
PO Box 107
Minden, NE 68959

PERSONAL REPRESENTATIVE'S DEED

Mary Hiller, Personal Representative of the Estate of Lamira L. Karsting, Deceased, GRANTOR, in consideration of One Dollar (\$1.00) and other valuable consideration received from GRANTEE, Andrew Prososki and Alyssa Prososki, a married couple, as joint tenants and not as tenants in common, conveys to GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Part of Lot Two (2), Hawley's Sub-Division of Lot Four (4), Rohrer's Addition to the Village of Blue Hill, Webster County, Nebraska, described as follows: Commencing at the Northwest corner of said Lot Two (2) extending East along the North line of said Lot 270 feet thence South 100 feet to the South line of said Lot Two (2), thence West 125 feet, thence North 60 feet, thence West 145 feet to the West line of said lot, thence North 40 feet to the place of beginning

subject to easements, reservations, covenants and restrictions of record.

GRANTOR covenants with GRANTEE that GRANTOR has legal power and lawful authority to convey the same.

Executed March 14, 2025

Lamira L. Karsting Estate

BY: *Mary Hiller PR*
Mary Hiller Personal Representative

STATE OF NEBRASKA)
COUNTY OF KEARNEY)

The foregoing instrument was acknowledged before me on this 14th day of March, 2025 by Mary Hiller, Personal Representative of the Estate of Lamira L. Karsting, Deceased.

Kevin W. Davis
Notary Public



(seal)

Residential & Commercial Sales Worksheet

| | | | | | | | | | | | | |
|---|--|---------------------|-----------|---|---------------|-------------|----------|----------------------------|-------------|------|-----|--------|
| City No. | Book | Page | Sale Date | School District Code | | Unified: | | | | | | |
| 91 | 2025 | 629 | 3/14/2025 | Base: 91-0074 | | Affiliated: | | | | | | |
| Location ID | Sale Number | Useability & Code # | | Parcel Number | | | | | | | | |
| 000324901 | 57 | 4 | 06 | GeoCde | Twn | Rng | Sec | Qtr | Subdiv | Area | Blk | Parcel |
| Date of Sale Assessed Value | | 0000 | | 00 | | 0 | | 00000 | | 000 | | 0000 |
| Land | Improvements | Total | | Date of Sale Property Classification Code | | | | | | | | |
| | | | | Status | Property Type | Zoning | Location | City Size | Parcel Size | | | |
| Assessor Location: BLUE HILL (BH) | | | | A) 2 | B) 01 | C) 1 | D) 1 | E) 6 | F) 3 | | | |
| Residential | | | | Commercial | | | | | | | | |
| Multiple Improvements: | | | | Multiple Improvements: | | | | | | | | |
| Construction Date: | | | | Construction Date: | | | | | | | | |
| Floor: | | | | Floor Sq. Ft.: | | | | | | | | |
| Building Cost New: | | | | Cost: | | | | | | | | |
| Single Family Style: | | | | Residential Condition: | | | | Commercial Occupancy Code: | | | | |
| (100) <input type="checkbox"/> Mobile Home | (10) <input type="checkbox"/> Worn Out | | | Primary: | | Other1: | | Other2: | | | | |
| (101) <input type="checkbox"/> One Story | (20) <input type="checkbox"/> Badly Worn | | | Commercial Construction Class: | | | | | | | | |
| (102) <input type="checkbox"/> Two Story | (30) <input type="checkbox"/> Average | | | (1) <input type="checkbox"/> Fireproof Structural Steel Frame | | | | | | | | |
| (103) <input type="checkbox"/> Split Level | (40) <input type="checkbox"/> Good | | | (2) <input type="checkbox"/> Reinforced Concrete Frame | | | | | | | | |
| (104) <input type="checkbox"/> 1 1/2 Story | (50) <input type="checkbox"/> Very Good | | | (3) <input type="checkbox"/> Masonry Bearing Walls | | | | | | | | |
| (111) <input type="checkbox"/> Bi-Level | (60) <input type="checkbox"/> Excellent | | | (4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls | | | | | | | | |
| (106) <input type="checkbox"/> Other | | | | (5) <input type="checkbox"/> Metal Frame and Walls | | | | | | | | |
| Townhouse or Duplex Style: | | | | Residential Quality: | | | | Cost Rank: | | | | |
| (301) <input type="checkbox"/> One Story | (10) <input type="checkbox"/> Low | | | (6) <input type="checkbox"/> Pole Frame | | | | | | | | |
| (302) <input type="checkbox"/> Two Story | (20) <input type="checkbox"/> Fair | | | (10) <input type="checkbox"/> Low | | | | | | | | |
| (307) <input type="checkbox"/> 1 1/2 Story | (30) <input type="checkbox"/> Average | | | (20) <input type="checkbox"/> Average | | | | | | | | |
| (308) <input type="checkbox"/> Split Level | (40) <input type="checkbox"/> Good | | | (30) <input type="checkbox"/> Above Average | | | | | | | | |
| (309) <input type="checkbox"/> 2 1/2 Story | (50) <input type="checkbox"/> Very Good | | | (40) <input type="checkbox"/> High | | | | | | | | |
| (304) <input type="checkbox"/> One Story Duplex | (60) <input type="checkbox"/> Excellent | | | (50) <input type="checkbox"/> Very Good | | | | | | | | |
| (305) <input type="checkbox"/> Two Story Duplex | | | | (60) <input type="checkbox"/> Excellent | | | | | | | | |

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

Assessor Comments and Reason for Adjustment:

WD; TRANSFER BACK TO POLITICAL SUBDIVISION

Comments from
000324901

Comments:

(Continue on back)

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. 3 Day 14 Yr. 2025 4 Date of Deed Mo. 3 Day 12 Yr. 2025

5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Maverrick G. Busboom and Jaylin R. Busboom Street or Other Mailing Address 2267 Spur 91A City Bladen State NE Zip Code 68928

6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Community Redevelopment Authority of the City of Blue Hill Street or Other Mailing Address 517 West Gage Street, P.O. Box 277 City Blue Hill State NE Zip Code 68930

Phone Number (402) 756-2056 Is the grantee a 501(c)(3) organization? No Is the grantee a 509(a) foundation? No Email Address m_busboom13@hotmail.com cityofbluhell@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)

8 Type of Deed (A) Status (B) Property Type (C) Improved Single Family Industrial Mineral Interests-Nonproducing State Assessed Mobile Home Unimproved Multi-Family Agricultural Mineral Interests-Producing Exempt

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

11 Was ownership transferred in full? (If No, explain the division.) 12 Was real estate purchased for same use? (If No, state the intended use.)

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

14 What is the current market value of the real property? 5,600.00 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)

16 Does this conveyance divide a current parcel of land? 17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.)

18 Address of Property To be: 1106 West Simpson Ave. Blue Hill, NE 68930 19 Name and Address of Person to Whom the Tax Statement Should be Sent Community Redevelopment Authority of the City of Blue Hill 517 West Gage Street, P.O. Box 277 Blue Hill, NE 68930

20 Legal Description (Attach additional pages, if needed.) Lot 3, Block 3, Sweezy's Second Subdivision to the City of Blue Hill, Webster County, Nebraska

Table with 2 columns: Item Number, Description. Rows 21-24.

25 If this transfer is exempt from the documentary stamp tax, list the exemption number 76-902(2) 26 Is an affidavit as described in Neb. Rev. Stat. § 76-2-141 required because the property is located within a county or other geographic area with an active air force ballistic missile field? (See Instructions)

27 If Yes, is the required affidavit attached to this filing? 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. Marilyn Alber CRA President

28 Date Deed Recorded 29 Value of Stamp or Exempt Number 30 Recording Data For Dept Use Only

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 14 day
 of March, 2025 at 1:37
 o'clock P.M. Recorded in Book 2025
 on Page 629
 ind Comp Assessor Carded
 ind Comp Assessor Carded

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 14 day
 of March, 2025 at 1:37
 o'clock P.M. Recorded in Book 2025
 on Page 629
 ind Comp Assessor Carded
 ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
 STAMP TAX
 3-14-25
 Date 3-14-25 By AB

After recording return to:
 Andrew R. Willis
 Cline Williams Wright Johnson
 & Oldfather, L.L.P.
 233 S 13th Street, Suite 1900
 Lincoln, NE 68508

WARRANTY DEED

Maverick G. Busboom and Jaylin R. Busboom, husband and wife ("Grantor"), in consideration of One Dollar (\$1.00) and other good and valuable consideration received from The Community Redevelopment Authority of the City of Blue Hill, Nebraska ("Grantee") hereby grants and conveys to Grantee the real estate (as defined in Neb. Rev. Stat. §76-201) legally described as follows:

Lot Three (3), Block Three (3), Sweezy's Second Subdivision to the City of Blue Hill, Webster County, Nebraska (the "Property").

- Grantor covenants with Grantee that Grantor:
1. Is lawfully seized of such real estate and that it is free from liens and encumbrances except easements, covenants, and restrictions of record;
 2. Has the legal power and lawful authority to convey the real estate to Grantee;
 3. Warrants and will defend title to the real estate against the claims of all persons.

Executed this 14th day of March, 2025.

"GRANTOR"
Maverick G. Busboom
 Maverick G. Busboom
Jaylin R. Busboom
 Jaylin R. Busboom

STATE OF NEBRASKA)
) ss:
 COUNTY OF WEBSTER)

The foregoing instrument was acknowledged before me this 14th day of March, 2025, by Maverick G. Busboom and Jaylin R. Busboom. Each on their own behalf.

General Notary - State of Nebraska
 MACHILLE M. STREFF
 My Comm. Exp. Sept. 28, 2028

Machelle M. Streff
 Notary Public

Residential & Commercial Sales Worksheet

| | | | | | | | | | | | |
|---|---|---|--|---|-----------------------------------|-----------------|------------------|--------------------|-------------------|------------|----------------|
| Cnty No. | Book | Page | Sale Date | School District Code | | | Unified: | | | | |
| 91 | 2025 | 625 | 3/14/2025 | Base: 91-0002 | Affiliated: | | | | | | |
| Location ID | Sale Number | Useability & Code # | Parcel Number | | | | | | | | |
| 000123000 | 56 | 1 | GeoCode | Twn | Rng | Sec1 | Qrt | Subdiv | Area | Blk | Parcel |
| | Date of Sale Assessed Value | | 4371 | | | 00 | 0 | 10020 | | 005 | 0000 |
| Land | Improvements | Total | Date of Sale Property Classification Code | | | | | | | | |
| 1,095 | 19,645 | 20,740 | Status | Property Type | Zoning | Location | City Size | Parcel Size | | | |
| Assessor Location: REID CLOUD (RC) | | | A) 1 | B) 01 | C) 1 | D) 1 | E) 6 | F) 1 | | | |
| | | | Residential | | | | | | Commercial | | |
| Multiple Improvements: | | | Multiple Improvements : | | | | | | | | |
| Construction Date: | | | Construction Date : | | | | | | | | |
| Floor: | | | Floor Sq. Ft. : | | 1,054 | | Floor Sq. Ft. : | | | | |
| Building Cost New: | | | Cost : | | 92,490 | | Cost : | | | | |
| Single Family Style: 1 0 4 | | | Residential Condition: 2 0 | | Commercial Occupancy Code: | | Primary: | | Other1: | | Other2: |
| (100) <input type="checkbox"/> Mobile Home | (10) <input type="checkbox"/> Worn Out | | | | | | | | | | |
| (101) <input type="checkbox"/> One Story | (20) <input checked="" type="checkbox"/> Badly Worn | Commercial Construction Class: | | (1) <input type="checkbox"/> Fireproof Structural Steel Frame | | | | | | | |
| (102) <input type="checkbox"/> Two Story | (30) <input type="checkbox"/> Average | | | (2) <input type="checkbox"/> Reinforced Concrete Frame | | | | | | | |
| (103) <input type="checkbox"/> Split Level | (40) <input type="checkbox"/> Good | | | (3) <input type="checkbox"/> Masonry Bearing Walls | | | | | | | |
| (104) <input checked="" type="checkbox"/> 1 1/2 Story | (50) <input type="checkbox"/> Very Good | | | (4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls | | | | | | | |
| (111) <input type="checkbox"/> Bi-Level | (60) <input type="checkbox"/> Excellent | | | (5) <input type="checkbox"/> Metal Frame and Walls | | | | | | | |
| (106) <input type="checkbox"/> Other | | | | (6) <input type="checkbox"/> Pole Frame | | | | | | | |
| Townhouse or Duplex Style: | | | Residential Quality: 2 0 | | | | | | | | |
| (301) <input type="checkbox"/> One Story | (10) <input type="checkbox"/> Low | Cost Rank: | | Condition: | | | | | | | |
| (302) <input type="checkbox"/> Two Story | (20) <input checked="" type="checkbox"/> Fair | (10) <input type="checkbox"/> Low | | (10) <input type="checkbox"/> Worn Out | | | | | | | |
| (307) <input type="checkbox"/> 1 1/2 Story | (30) <input type="checkbox"/> Average | (20) <input type="checkbox"/> Average | | (20) <input type="checkbox"/> Badly Worn | | | | | | | |
| (308) <input type="checkbox"/> Split Level | (40) <input type="checkbox"/> Good | (30) <input type="checkbox"/> Above Average | | (30) <input type="checkbox"/> Average | | | | | | | |
| (309) <input type="checkbox"/> 2 1/2 Story | (50) <input type="checkbox"/> Very Good | (40) <input type="checkbox"/> High | | (40) <input type="checkbox"/> Good | | | | | | | |
| (304) <input type="checkbox"/> One Story Duplex | (60) <input type="checkbox"/> Excellent | (50) <input type="checkbox"/> Very Good | | (50) <input type="checkbox"/> Very Good | | | | | | | |
| (305) <input type="checkbox"/> Two Story Duplex | | (60) <input type="checkbox"/> Excellent | | (60) <input type="checkbox"/> Excellent | | | | | | | |
| Assessor's Adjustment to Sale Price (+ or -): | | | | | | | | | | | |
| Assessor Comments and Reason for Adjustment: | | | | | | | | | | | |
| JTWD | | | | | | | | | | | |
| Comments from | | | | | | | | | | | |
| 000123000 | | | | | | | | | | | |
| Comments: | | | | | | | | | | | |
| (Continue on back) | | | | | | | | | | | |

Real Estate Transfer Statement

56

Good Life, Great Service.
DEPARTMENT OF REVENUE

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

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

| | | | |
|---|--------------------|--|---|
| 1 County Name Webster - 91 | 2 County Number | 3 Date of Sale/Transfer Mo. <u>03</u> Day <u>14</u> Yr. <u>2025</u> | 4 Date of Deed Mo. <u>03</u> Day <u>14</u> Yr. <u>2025</u> |
| 5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Debbie Lee Moody Street or Other Mailing Address 809 P Street | | 6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Justin McGee and Alexis Banks Street or Other Mailing Address 734 N Elm | |
| City Ord | State NE | Zip Code 68862 | City Red Cloud |
| Phone Number | | Phone Number | State NE |
| Email Address N/A | | Email Address N/A | Zip Code 68970 |

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

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

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

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

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

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

13 Was the transfer between relatives, or 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? **15** Was the mortgage assumed? (If Yes, state the amount and interest rate.) _____ %

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

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

18 Address of Property **734 N Elm**
Red Cloud, Nebraska

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

18a No address assigned 18b Vacant land

20 Legal Description (Attach additional pages, if needed.)
Lots Fifteen (15) and Sixteen (16), Block Five (5), Smith & Moore's Addition to Red Cloud, Webster County, Nebraska.

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

| | |
|--|-----------------------|
| 22 Total purchase price, including any liabilities assumed..... | 22 \$ 5,000.00 |
| 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 \$ 5,000.00 |

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

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

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

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

ALYSS BANKS **JUSTIN MCGEE**
 Print or Type Name of Grantee or Authorized Representative

3-14-25
 Date

Signature of Grantee or Authorized Representative _____ Title _____ Phone Number _____

28 Date Deed Recorded _____ 29 Value of Stamp or Exempt Number _____ 30 Recording Data _____ For Dept Use Only _____
 Mo. 3 Day 14 Yr. 25 \$ 11.25 **BRADY, D** 625

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 14 day
of MO A. D., 2025 at 9:30
o'clock A.M. Recorded in Book 2025
on Page 1625

Deborah Haring County Clerk
10 as Deputy
Ind Comp Assessor Carded

BOOK 2025 PAGE 1625

NEBRASKA DOCUMENTARY
STAMP TAX
Date \$11.25 By AD

JOINT TENANCY WARRANTY DEED

Debbie Lea Moody, surviving spouse of James Larry Moody, who died on January 8, 2024, GRANTOR, in consideration of FIVE THOUSAND AND NO/100 DOLLARS (\$5,000.00) receipt of which is hereby acknowledged, convey to Justin McGee and Alexis Banks, as joint tenants, GRANTEEES, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Lots Fifteen (15) and Sixteen (16), Block Five (5), Smith & Moore's Addition to Red Cloud, Webster County, Nebraska;

GRANTOR covenants jointly and severally, if more than one) with the GRANTEEES 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 March 14, 2025

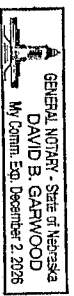
Debbie Lea Moody
Debbie Lea Moody

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on March 14, 2025, by Debbie Lea Moody.

Comm. expires 12-2-2026

David B. Garwood
Notary Public



Residential & Commercial Sales Worksheet

| | | | | | |
|---|---|---|--|----------------------|-------------|
| Cnty No. | Book | Page | Sale Date | School District Code | Unified: |
| 91 | 2025 | 616 | 1/10/2025 | Base: 91-0002 | Affiliated: |
| Location ID | Sale Number | Useability & Code # | Parcel Number | | |
| 000143300 | 55 | 1 | GeoCde | Twn | Rng |
| Date of Sale Assessed Value | | | 4491 | Sect | Qrt |
| | | | | 00 | 0 |
| | | | | Subdiv | Area |
| | | | | 10030 | 003 |
| | | | | Blk | Parcel |
| | | | | | 0000 |
| Land | Improvements | Total | Date of Sale Property Classification Code | | |
| 1,915 | 22,450 | 24,365 | Status | Property Type | Zoning |
| Assessor Location: RED CLOUD (RC) | | | A) 1 | B) 01 | C) 1 |
| | | | | D) 1 | E) 6 |
| | | | | | F) 2 |
| | | | Residential | | |
| Multiple Improvements: | | | Multiple Improvements: | | |
| Construction Date: | | | Construction Date: | | |
| Floor: | | | Floor Sq. Ft.: | | |
| Building Cost New: | | | Cost: | | |
| Single Family Style: 101 | | | Residential Condition: 20 | | |
| (100) <input type="checkbox"/> Mobile Home | (10) <input type="checkbox"/> Worn Out | Commercial Occupancy Code: | | | |
| (101) <input checked="" type="checkbox"/> One Story | (20) <input checked="" type="checkbox"/> Badly Worn | Primary: | Other1: | Other2: | |
| (102) <input type="checkbox"/> Two Story | (30) <input type="checkbox"/> Average | Commercial Construction Class: | | | |
| (103) <input type="checkbox"/> Split Level | (40) <input type="checkbox"/> Good | (1) <input type="checkbox"/> Fireproof Structural Steel Frame | | | |
| (104) <input type="checkbox"/> 1 1/2 Story | (50) <input type="checkbox"/> Very Good | (2) <input type="checkbox"/> Reinforced Concrete Frame | | | |
| (111) <input type="checkbox"/> Bi-Level | (60) <input type="checkbox"/> Excellent | (3) <input type="checkbox"/> Masonry Bearing Walls | | | |
| (106) <input type="checkbox"/> Other | | (4) <input type="checkbox"/> Wood or Steel Framed Ext Walls | | | |
| Townhouse or Duplex Style: | | | (5) <input type="checkbox"/> Metal Frame and Walls | | |
| | | | (6) <input type="checkbox"/> Pole Frame | | |
| (301) <input type="checkbox"/> One Story | (10) <input type="checkbox"/> Low | Residential Quality: 20 | | | |
| (302) <input type="checkbox"/> Two Story | (20) <input checked="" type="checkbox"/> Fair | Cost Rank: | | | |
| (307) <input type="checkbox"/> 1 1/2 Story | (30) <input type="checkbox"/> Average | (10) <input type="checkbox"/> Low | Condition: | | |
| (308) <input type="checkbox"/> Split Level | (40) <input type="checkbox"/> Good | (20) <input type="checkbox"/> Average | (10) <input type="checkbox"/> Worn Out | | |
| (309) <input type="checkbox"/> 2 1/2 Story | (50) <input type="checkbox"/> Very Good | (30) <input type="checkbox"/> Above Average | (20) <input type="checkbox"/> Badly Worn | | |
| (304) <input type="checkbox"/> One Story Duplex | (60) <input type="checkbox"/> Excellent | (40) <input type="checkbox"/> High | (30) <input type="checkbox"/> Average | | |
| (305) <input type="checkbox"/> Two Story Duplex | | | (40) <input type="checkbox"/> Good | | |
| | | | (50) <input type="checkbox"/> Very Good | | |
| | | | (60) <input type="checkbox"/> Excellent | | |

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

Assessor Comments and Reason for Adjustment:

JTWD

Comments from

000143300

Comments:

(Continue on back)

Real Estate Transfer Statement

Good Life, Great Service
DEPARTMENT OF REVENUE

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

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

| | | | |
|--|-----------------|--|--|
| 1 County Name Webster - 91 | 2 County Number | 3 Date of Sale/Transfer Mo. <u>01</u> Day <u>10</u> Yr. <u>2025</u> | 4 Date of Deed Mo. <u>01</u> Day <u>14</u> Yr. <u>2025</u> |
| 5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Marie Kugler Street or Other Mailing Address c/o Dale Herrington, 703 Burlington City Holdrege State NE Zip Code 68949 | | 6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Gary and Marcia Olson Street or Other Mailing Address PO Box 415 City Red Cloud State NE Zip Code 68970 | |
| Phone Number (308) 991-6417 | | Phone Number (402) 746-3314 | Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| Email Address N/A | | Email Address N/A | If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |

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

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

8 Type of Deed

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

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

| | | | | | |
|---|--|--|--|---|--|
| <input type="checkbox"/> Buyer <input type="checkbox"/> Seller | <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes | <input type="checkbox"/> Auction <input type="checkbox"/> Court Decree <input type="checkbox"/> Exchange <input type="checkbox"/> Grantor Trust <input type="checkbox"/> Partition | <input type="checkbox"/> Foreclosure <input type="checkbox"/> Gift <input type="checkbox"/> Irrevocable Trust <input type="checkbox"/> Life Estate <input checked="" type="checkbox"/> Sale <input type="checkbox"/> Satisfaction of Contract <input type="checkbox"/> Other (Explain) _____ | <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 checked="" type="checkbox"/> Warranty | <input type="checkbox"/> Other _____ <input type="checkbox"/> Sheriff <input type="checkbox"/> Trust/Trustee <input type="checkbox"/> Warrantly |
|---|--|--|--|---|--|

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

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

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

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

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

18 Address of Property
**54 N Seward St
Red Cloud, NE 68970**

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

20 Legal Description (Attach additional pages, if needed)
Lots Sixteen (16), Seventeen (17), Eighteen (18) and South one-half of Lot Nineteen (19), Block Three (3), Garber's Addition to Red Cloud, Webster County, Nebraska.

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

| | | |
|--|-------|----------|
| 22 Total purchase price, including any liabilities assumed. | 22 \$ | 5,000.00 |
| 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 \$ | 5,000.00 |

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 | <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.

sign here

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

Signature of Grantor or Authorized Representative
David B. Garwood

Print or Type Name of Grantee or Authorized Representative
ATTORNEY

Signature of Grantee or Authorized Representative
David B. Garwood

Title
ATTORNEY

Phone Number
1-14-25

Date
1-14-25

Register of Deed's Use Only

| | | | |
|---|---|---|--------------------|
| 28 Date Deed Recorded Mo. <u>3</u> Day <u>13</u> Yr. <u>25</u> | 29 Value of Stamp or Exempt Number \$ <u>11.25</u> | 30 Recording Data BR2025 14 616 | For Dept. Use Only |
|---|---|---|--------------------|

State of Nebraska }
County of Webster }

Entered on the

numerical index and filed for record in the
Clerk's office of said county this 13 day
of MAY A.D., 2025 at 11:40
o'clock AM. Recorded in Book 2025
on Page 616 County Clerk
Abigail Hargis AD Deputy
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 11-25 BY AD
\$

JOINT TENANCY WARRANTY DEED

Marie Kugler, a single person, GRANTOR, in consideration of FIVE THOUSAND AND NO/100 DOLLARS (\$5,000.00) receipt of which is hereby acknowledged, convey to Gary Olson and Marcia Olson, husband and wife as joint tenants, GRANTEEES, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Lots Sixteen (16), Seventeen (17), Eighteen (18) and South one-half of Lot Nineteen (19), Block Three (3), Garber's Addition to Red Cloud, Webster County, Nebraska.

GRANTOR covenants (jointly and severally) with the GRANTEEES 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 14th, 2025.

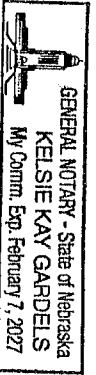
MARIE KUGLER

By Dale Herrington Dale Herrington, her Attorney in fact

By Katherine Herrington Katherine Herrington, her Attorney in fact

STATE OF NEBRASKA, COUNTY OF Phelps) ss.

The foregoing instrument was acknowledged before me on January 14, 2025, by Dale Herrington and Katherine Herrington, Attorneys in fact for Marie Kugler.



Comm. expires 2-7-2027

Kelsie Kay Gardels
Notary Public

Residential & Commercial Sales Worksheet

| | | | | | | | | | | | | | | | |
|---|--------------|---------------------|-----------|---|---|--------|----------|----------------------------|--|------|-----|------------|--|--|--|
| Cnty No. | Book | Page | Sale Date | School District Code | | | | Unified: | | | | | | | |
| 91 | 2025 | 605 | 2/13/2025 | Base: 91-0074 | | | | Affiliated: | | | | | | | |
| Location ID | Sale Number | Useability & Code # | | Parcel Number | | | | | | | | | | | |
| 000328900 | 54 | 1 | | GeoCde | Twn | Rng | Secd | Qrt | Subdiv | Area | Bk | 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: | | | | | | | | | | | |
| Construction Date: | | | | Construction Date: | | | | | | | | | | | |
| Floor: | | | | Floor Sq. Ft.: | | | | | | | | | | | |
| Building Cost New: | | | | Cost: | | | | | | | | | | | |
| Single Family Style: | | | | Residential Condition: | | | | Commercial Occupancy Code: | | | | | | | |
| (100) <input type="checkbox"/> Mobile Home | | | | (10) <input type="checkbox"/> Worn Out | Primary: | | | | Other1: Other2: | | | | | | |
| (101) <input type="checkbox"/> One Story | | | | (20) <input type="checkbox"/> Badly Worn | Commercial Construction Class: | | | | | | | | | | |
| (102) <input type="checkbox"/> Two Story | | | | (30) <input type="checkbox"/> Average | (1) <input type="checkbox"/> Fireproof Structural Steel Frame | | | | | | | | | | |
| (103) <input type="checkbox"/> Split Level | | | | (40) <input type="checkbox"/> Good | (2) <input type="checkbox"/> Reinforced Concrete Frame | | | | | | | | | | |
| (104) <input type="checkbox"/> 1 1/2 Story | | | | (50) <input type="checkbox"/> Very Good | (3) <input type="checkbox"/> Masonry Bearing Walls | | | | | | | | | | |
| (111) <input type="checkbox"/> Bi-Level | | | | (60) <input type="checkbox"/> Excellent | (4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls | | | | | | | | | | |
| (106) <input type="checkbox"/> Other | | | | | (5) <input type="checkbox"/> Metal Frame and Walls | | | | | | | | | | |
| Townhouse or Duplex Style: | | | | Residential Quality: | | | | Cost Rank: | | | | Condition: | | | |
| (301) <input type="checkbox"/> One Story | | | | (10) <input type="checkbox"/> Low | (6) <input type="checkbox"/> Pole Frame | | | | | | | | | | |
| (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
000328900

Comments:

(Continue on back)

2020

Real Estate Transfer Statement

514

- 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>13</u> Yr. <u>2025</u> | 4 Date of Deed Mo. <u>02</u> Day <u>13</u> Yr. <u>2025</u> |
| 5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) 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 Email Address N/A | | 6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Alan Jordenig Street or Other Mailing Address PO Box 461 City Blue Hill State NE Zip Code 68930 Phone Number (402) 705-2954 Email Address N/A | |
| | | Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | |

| | | | |
|--|--|---|--|
| 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 checked="" 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 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 | (C) |
| 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 checked="" type="checkbox"/> Warranty | <input type="checkbox"/> Other _____ <input type="checkbox"/> Sheriff <input type="checkbox"/> Trust/Trustee <input type="checkbox"/> Warrantly |
| 9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by Buyer or seller? Buyer <input type="checkbox"/> Seller <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> | 10 Type of Transfer <input type="checkbox"/> Auction <input type="checkbox"/> Court Decree <input type="checkbox"/> Exchange | <input type="checkbox"/> Distribution <input type="checkbox"/> Essement <input type="checkbox"/> Gift <input type="checkbox"/> Grantor Trust <input type="checkbox"/> Partition <input type="checkbox"/> Irrevocable Trust <input type="checkbox"/> Life Estate <input type="checkbox"/> Partition <input type="checkbox"/> Revocable Trust <input type="checkbox"/> Sale <input type="checkbox"/> Satisfaction of Contract <input type="checkbox"/> Other (Explain) _____ | <input type="checkbox"/> Foreclosure <input type="checkbox"/> Grantor Trust <input type="checkbox"/> Life Estate <input type="checkbox"/> Partition <input type="checkbox"/> Revocable Trust <input type="checkbox"/> Sale <input type="checkbox"/> Satisfaction of Contract <input type="checkbox"/> Other (Explain) _____ |
| 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"/> Grandparents and Grandchild <input type="checkbox"/> Ex-spouse <input type="checkbox"/> Family Corp., Partnership, or LLC <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? 2,500.00 | 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 type="checkbox"/> Yes <input checked="" type="checkbox"/> No | | |
| 18 Address of Property 209 S Webster St Blue Hill, NE 68930 | 19 Name and Address of Person to Whom the Tax Statement Should be Sent Same as Grantee | | |
| 18a <input type="checkbox"/> No address assigned | 18b <input type="checkbox"/> Vacant land | | |

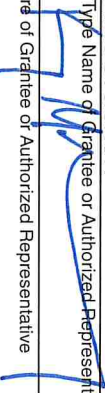
See attached

| | | |
|---|--|----------------------|
| 21 If agricultural, list total number of acres transferred in this transaction _____. | 22 Total purchase price, including any liabilities assumed. | 22 \$ 2500.00 |
| 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 \$ 2500.00 | 24 \$ 2500.00 |
| 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.

sign here

Print or Type Name of Grantee or Authorized Representative
Kory McCracken

Signature of Grantee or Authorized Representative 

Attorney Title **Attorney**

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

Date **3/11/2025**

Register of Deeds's Use Only

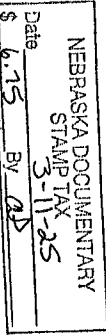
| | | | |
|---|--|---|-------------------|
| 28 Date Deed Recorded Mo. <u>3</u> Day <u>11</u> Yr. <u>25</u> | 29 Value of Stamp or Exempt Number \$ 6.75 | 30 Recording Data BK 2025 P 605 | For Dept Use Only |
|---|--|---|-------------------|

The North Sixteen feet (N16') of Lot Seven (7), and all of Lot Eight (8), Block Six (6), Grussels
Subdivision of Rohrer's Addition to Blue Hill, 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 11 day of May A.D., 2025 at 2:28 o'clock P.M. Recorded in Book 2025 on Page 605

Abbey Havig County Clerk
10.00 Deputy
Ind. Comp. Assessor Carded



WARRANTY DEED

Kayden S. Ferguson, a single person, GRANTOR, in consideration of ONE AND NO/100 DOLLARS (\$1.00) receipt of which is hereby acknowledged, conveys to Alan Jording, a single person, GRANTEEES, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

The North Sixteen feet (N16') of Lot Seven (7), and all of Lot Eight (8), Block Six (6), Grussels Subdivision of Rohrer's Addition to Blue Hill, Webster County, Nebraska.

GRANTOR covenants (jointly and severally, if more than one) with the GRANTEEES 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.

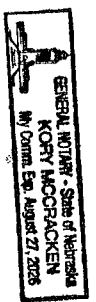
Executed February 13, 2025.

Kayden Ferguson
Kayden S. Ferguson

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on February 13, 2025, by Kayden S. Ferguson, a single person.

Comm. expires _____



[Signature]
Notary Public

Residential & Commercial Sales Worksheet

| | | | | | | | | | | | |
|---|--|--|---|----------------------|--------|---|-----------|-------------|------------|------|--------|
| City No. | Book | Page | Sale Date | School District Code | | Unified: | | | | | |
| 91 | 2025 | 604 | 2/14/2025 | Base: 91-0002 | | Affiliated: | | | | | |
| Location ID | Sale Number | Useability & Code # | Parcel Number | | | | | | | | |
| 000103000 | 53 | 4 05 | GeoCde | Twn | Rng | Sect | Qtr | Subdiv | Area | Blk | Parcel |
| Date of Sale Assessed Value | | | 4371 | | 00 | 0 | 10005 | | 004 | 0000 | |
| Land | Improvements | Total | Date of Sale Property Classification Code | | | | | | | | |
| 275 | 56,895 | 57,170 | Status | Property Type | Zoning | Location | City Size | Parcel Size | | | |
| Assessor Location: RED CLOUD (RC) | | | A) 1 | B) 03 | C) 3 | D) 1 | E) 6 | F) 1 | | | |
| | | | Residential | | | | | | Commercial | | |
| Multiple Improvements: | | | Multiple Improvements : | | | Multiple Improvements : | | | | | |
| Construction Date: | | | Construction Date : | | | Construction Date : 1900 | | | | | |
| Floor: | | | Floor Sq. Ft. : | | | Floor Sq. Ft. : 1,035 | | | | | |
| Building Cost New: | | | Cost : | | | Cost : 192,220 | | | | | |
| Single Family Style: | | | Residential Condition: | | | Commercial Occupancy Code: | | | | | |
| (100) <input type="checkbox"/> Mobile Home | (10) <input type="checkbox"/> Worn Out | Primary: 353 Other1: Other2: | | | | | | | | | |
| (101) <input type="checkbox"/> One Story | (20) <input type="checkbox"/> Badly Worn | Commercial Construction Class: 3 | | | | | | | | | |
| (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 checked="" 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: 2.0 Condition: 3.0 | | | | | | | | | |
| (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 checked="" 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 checked="" 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; TRANSFER TO FAMILY LLC

Comments from
000103000

Comments:

(Continue on back)

Real Estate Transfer Statement

53

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>14</u> Yr. <u>2025</u> | 4 Date of Deed Mo. <u>02</u> Day <u>14</u> Yr. <u>2025</u> |
| 5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Todd A. Mahin and Lisa M. Mahin Street or Other Mailing Address 416 N Webster St City Red Cloud State NE Zip Code 68970 Phone Number (402) 427-4762 Email Address N/A | | 6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Toll Mah, LLC Street or Other Mailing Address 2714 N 206th St City Elkhorn State NE Zip Code 68022 Phone Number (402) 427-4762 Email Address N/A Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | |

| | | | |
|--|---|--|---|
| 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 checked="" 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 | (C) <input type="checkbox"/> Bill of Sale <input type="checkbox"/> Corrective <input type="checkbox"/> Death Certificate - Transfer on Death <input type="checkbox"/> Executor <input type="checkbox"/> Distribution <input type="checkbox"/> Easement <input type="checkbox"/> Lease <input type="checkbox"/> Land Contract/Memo <input type="checkbox"/> Partition <input type="checkbox"/> Personal Rep. <input type="checkbox"/> Sheriff <input type="checkbox"/> Other <input type="checkbox"/> Quit Claim <input checked="" type="checkbox"/> Warranty <input type="checkbox"/> Trust/Trustee <input type="checkbox"/> Warranty |
| 8 Type of Deed | <input type="checkbox"/> Conservator <input type="checkbox"/> Bill of Sale <input type="checkbox"/> Death Certificate - Transfer on Death | <input type="checkbox"/> Distribution <input type="checkbox"/> Easement <input type="checkbox"/> Lease <input type="checkbox"/> Land Contract/Memo <input type="checkbox"/> Partition <input type="checkbox"/> Personal Rep. <input type="checkbox"/> Sheriff <input type="checkbox"/> Other | <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 |
| 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 | 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"/> Gift <input type="checkbox"/> Foreclosure <input type="checkbox"/> Irrevocable Trust <input type="checkbox"/> Life Estate <input type="checkbox"/> Partition <input type="checkbox"/> Revocable Trust <input type="checkbox"/> Sale <input type="checkbox"/> Satisfaction of Contract <input type="checkbox"/> Other (Explain) | <input type="checkbox"/> Mineral Interests-Nonproducing <input type="checkbox"/> Mineral Interests-Producing <input type="checkbox"/> State Assessed <input type="checkbox"/> Exempt <input type="checkbox"/> Mobile Home <input type="checkbox"/> Transfer on Death <input type="checkbox"/> Trustee to Beneficiary |
| 11 Was ownership transferred in full? (If No, explain the division.) | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | 12 Was real estate purchased for same use? (If No, state the intended use.) | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |
| 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | 14 What is the current market value of the real property? 57,170.00 | 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.) | 18 Address of Property 416 N Webster St Red Cloud, NE 68970 |
| 18 Address of Property | 18a <input type="checkbox"/> No address assigned | 18b <input type="checkbox"/> Vacant land | 19 Name and Address of Person to Whom the Tax Statement Should be Sent Same as Grantee |
| 20 Legal Description (Attach additional pages, if needed) | See attached | | |


| | | | |
|---|--|-------|------|
| 21 If agricultural, list total number of acres transferred in this transaction _____. | 22 Total purchase price, including any liabilities assumed..... | 22 \$ | 0.00 |
| 23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions) | 24 Adjusted purchase price paid for real estate (line 22 minus line 23) | 23 \$ | 0.00 |
| 25 If this transfer is exempt from the documentary stamp tax, list the exemption number <u>5D</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) | 24 \$ | 0.00 |
| 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.

Print or Type Name of Grantee or Authorized Representative
Kory McCracken

Signature of Grantee or Authorized Representative


Print or Type Name of Grantee or Authorized Representative
Attorney

Signature of Grantee or Authorized Representative


Title
Attorney

Phone Number
(402) 746-3613

Date
3/11/2025

| | | | |
|---|---|--|-------------------|
| 28 Date Deed Recorded Mo. <u>3</u> Day <u>11</u> Yr. <u>25</u> | 29 Value of Stamp or Exempt Number Exempt \$ 50 | 30 Recording Data BRADS, R 604 | For Dept Use Only |
|---|---|--|-------------------|

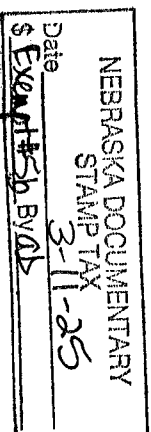
Nebraska Department of Revenue
Form No. 96-269-2008 7-2024 Rev. Supersedes 96-269-2008 10-2020
Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2)

The South Fifteen feet, four and one-fourth inches (S15'4 $\frac{1}{4}$ ") North of the South six inches (S6") of Lot Eight (8), Block Four (4), Original Town of Red Cloud, Webster County, Nebraska.

State of Nebraska }
County of Webster } ss.

Entered on the

numerical index and filed for record in the
Clerk's office of said county this 11 day
of MAR A.D., 20 25 at 2:10
o'clock PM. Recorded in Book 2025
on Page 604
Deborah Hwang County Clerk
JD Deputy
Ind 15.00 Comp Assessor Carded



WARRANTY DEED

Todd A. Mahin and Lisa M. Mahin, husband and wife, GRANTOR, in consideration of ONE AND NO/100 DOLLARS (\$1.00) receipt of which is hereby acknowledged, conveys to Toli Mah, LLC, a Nebraska limited liability company, GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

The South Fifteen feet, four and one-fourth inches (S15'4 1/4") North of the South six inches (S6") of Lot Eight (8), Block Four (4), Original Town of Red Cloud, Webster County, Nebraska.

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, 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 February 14, 2025.

[Signature]
Todd A. Mahin

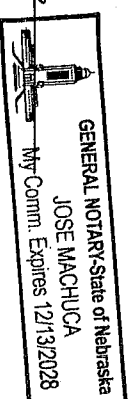
[Signature]
Lisa M. Mahin

STATE OF NEBRASKA, COUNTY OF Douglas) ss.

The foregoing instrument was acknowledged before me on February 14, 2025, by Todd A. Mahin and Lisa M. Mahin, husband and wife.

Comm. expires 12-13-2028

[Signature]
Notary Public



Agricultural Land Sales Worksheet

| | | | | | | | | | | | |
|-----------------------------|------------------|---------------------|---|----------------------|---------|-------------|-----------|-------------|------|-----|--------|
| City No. | Book | Page | Sale Date | School District Code | | Unified. | | | | | |
| 91 | 2025 | 588 | 3/10/2025 | Base: 91-0002 | | Affiliated: | | | | | |
| Location ID | Sale Number | Useability & Code # | Parcel Number | | | | | | | | |
| 002003900 | 52 | 1 | GeoCde | Twn | Rng | Sect | Qtr | Subdiv | Area | Blk | Parcel |
| Date of Sale Assessed Value | | | 4245 | 3 | 11 | 22 | 0 | 00000 | 1 | 000 | 9670 |
| Land | Improvements | Total | Date of Sale Property Classification Code | | | | | | | | |
| 780,010 | | 780,010 | 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 | IAl | | GRASSLAND | | IGI | | | | | | |
| | 1A | 19.800 | | | IG | | | | | | |
| | 2A1 | 1.900 | | | 2G1 | | | | | | |
| | 2A | 12.300 | | | 2G | | | | | | |
| | 3A1 | | | | 3G1 | | | | | | |
| | 3A | | | | 3G | | | | | | |
| | 4A1 | 49.800 | | | 4G1 | | | | | | |
| | 4A | 49.100 | | | 4G | | | | | | |
| DRYLAND | ID1 | | Shelterbel/ Timber | | | | | | | | |
| | ID | 1.200 | Accretion | | | | | | | | |
| | 2D1 | 2.800 | Waste | | | | | | | | |
| | 2D | 4.000 | Other | | | | | | | | |
| | 3D1 | | AG LAND TOTAL | | 156.000 | 786,175 | | | | | |
| | 3D | | Roads | | 4.000 | | | | | | |
| | 4D1 | 6.100 | Farm Sites | | | | | | | | |
| | 4D | 9.000 | Home Sites | | | | | | | | |
| | | | Recreation | | | | | | | | |
| | | | Other | | | | | | | | |
| Dwellings | | | Non-AG TOTAL | | 4.000 | | | | | | |
| Outbuildings | | | | | | | | | | | |

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

Total Recapture Value:

Assessor Comments and Reason for Adjustment:

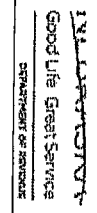
WD

Comments from
002003900

Comments:

(Continue on back)

9610



Real Estate Transfer Statement

FORM 52

FORM 521

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

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

| | | | |
|--------------------------|-----------------------|---|--|
| 1 County Name Webster | 2 County Number 91 | 3 Date of Sale/Transfer Mo. <u>3</u> Day <u>10</u> Yr. <u>25</u> | 4 Date of Deed Mo. <u>2</u> Day <u>28</u> Yr. <u>25</u> |
|--------------------------|-----------------------|---|--|

| | |
|--|---|
| 5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Lonnie A. Rostvet and Melissa A. Rostvet | 6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Anthony J. Bohaty and Carmen M. Bohaty |
|--|---|

| | | | | | | |
|--|--------------------------------|--|---|---|-------------------|-------------------|
| Street or Other Mailing Address 5650 West Pony Express Road | State NE | Zip Code 68925 | Street or Other Mailing Address 1618 Road O-1150 | City York | State NE | Zip Code 68467 |
| City Ayr | State NE | Zip Code 68925 | City York | State NE | Zip Code 68467 | |
| Phone Number (402) 984-5563 | Phone Number (402) 641-3167 | Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | Is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | Email Address bohattyanthony@yahoo.com | | |

| | | | |
|---|------------|-------------------|-----|
| 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. | (A) Status | (B) Property Type | (C) |
|---|------------|-------------------|-----|

| | | | | |
|---|--|--|--|---|
| <input type="checkbox"/> Improved <input checked="" type="checkbox"/> Unimproved <input type="checkbox"/> IOL | <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"/> Exempt | <input type="checkbox"/> State Assessed <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"/> Essement <input type="checkbox"/> Executor | <input type="checkbox"/> Land Contract/Memo <input type="checkbox"/> Lease <input type="checkbox"/> Mineral <input type="checkbox"/> Partition <input type="checkbox"/> Personal Rep. <input type="checkbox"/> Quit Claim <input type="checkbox"/> Sheriff <input type="checkbox"/> Trust/Trustee <input type="checkbox"/> Warranty <input type="checkbox"/> Other | <input type="checkbox"/> Other |
|----------------|--|---|---|--------------------------------|

| | | | | | | | |
|---|--|--|---|--|--|---|---|
| 9 Was transfer part of an IRS like-kind exchange (L.R.C. § 1031 Exchange) by buyer or seller? | <input checked="" type="checkbox"/> Buyer <input type="checkbox"/> Seller | <input type="checkbox"/> No <input type="checkbox"/> No | <input type="checkbox"/> Auction <input type="checkbox"/> Court Decree <input type="checkbox"/> Other (Explain) | <input type="checkbox"/> Distribution <input type="checkbox"/> Essement <input type="checkbox"/> Exchange <input type="checkbox"/> Gift <input type="checkbox"/> Grantor Trust <input type="checkbox"/> Partition | <input type="checkbox"/> Foreclosure <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 |
|---|--|--|---|--|--|---|---|

| | | | | | |
|---------------------|---|--|--|---|---|
| 10 Type of Transfer | <input type="checkbox"/> Auction <input type="checkbox"/> Court Decree <input type="checkbox"/> Other (Explain) | <input type="checkbox"/> Distribution <input type="checkbox"/> Essement <input type="checkbox"/> Exchange <input type="checkbox"/> Gift <input type="checkbox"/> Grantor Trust <input type="checkbox"/> Partition | <input type="checkbox"/> Foreclosure <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 |
|---------------------|---|--|--|---|---|

| | | | |
|--|--|--|--|
| 11 Was ownership transferred in full? (if No, explain the division.) | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | <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 | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | <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 <input type="checkbox"/> 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"/> Self <input type="checkbox"/> Grandparents and Grandchild <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? | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
|---|--|--|--|

| | | | |
|--|--|--|--|
| 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | <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 | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | <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 <input type="checkbox"/> No | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |
|---|--|--|--|

| | | | |
|--|--|--|--|
| 18 Address of Property Property in Webster County Cowles, NE 68930 | 18a <input type="checkbox"/> No address assigned | 18b <input type="checkbox"/> Vacant Land | 19 Name and Address of Person to Whom Tax Statement Should be Sent Anthony J. Bohaty and Carmen M. Bohaty 1618 Road O-1150 York, NE 68467 |
|--|--|--|--|

| | |
|--|--|
| 20 Legal Description The Northeast Quarter (NE1/4) of Section Twenty-two (22), Township Three (3) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska | 21 If agricultural, list total number of acres transferred in this transaction |
|--|--|

| | |
|--|--------------------|
| 22 Total purchase price, including any liabilities assumed | 22 \$ 1,175,000.00 |
| 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.) | 23 \$ 1,175,000.00 |
| 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) |
|---|--|

| | |
|---|--|
| 27 If yes, is the required affidavit 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. |
|---|--|

| | |
|--|-----------------|
| Print of Type Name of Grantee or Authorized Representative Anthony J. Bohaty - Title Services of the Plains - Kelsey Janney | (402) 641-3167 |
| Signature of Grantee or Authorized Representative <i>Anthony J. Bohaty</i> | Date 3/10/25 |

| | | | |
|---|--|--------------------------------------|--------------------|
| 28 Date Deed Recorded Mo. <u>3</u> Day <u>10</u> Yr. <u>25</u> | 29 Value of Stamp or Exempt Number \$ 2643.75 | 30 Recording Data BK 2025, Pg 588 | For Dept. Use Only |
|---|--|--------------------------------------|--------------------|

Index _____
Computer _____
Assessor _____
Carded _____

NEBRASKA DOCUMENTARY
STAMP TAX

Date: 03/10/25
By AS
\$2643.75

Bk 2025, Pg 588

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 10 day
of March A.D., 2025, at 03:35
o'clock PM. Recorded in Book 2025
on Pages 588-589

Anthony Davis

County Clerk

Fee: \$16.00 By: AS Deputy
Electronically Recorded

AFTER RECORDING RETURN TO:

Scott Abstract Company
220 North Dewey
North Platte, NE 69101
71123-

WARRANTY DEED

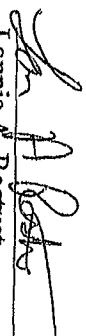
Lonnie A. Rostvet and Melissa A. Rostvet, husband and wife, GRANTOR, in consideration of One Dollar (\$1.00) and other good and valuable consideration, conveys to GRANTEE, Anthony J. Bohaty and Carmen M. Bohaty, husband and wife, as joint tenants and not as tenants in common, the following described real estate (as defined in Neb. Rev. Stat. § 76-201):

The Northeast Quarter (NE 1/4) of Section Twenty-two (22), Township Three (3) North, Range Eleven (11) West of the 6th P. M., Webster County, Nebraska

GRANTOR covenants jointly and severally, if more than one) with GRANTEE that GRANTOR:

1. is lawfully seized of such real estate and that it is free from encumbrances, EXCEPT subject to easements, reservations, 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: February 28th, 2025.



Lonnie A. Rostvet

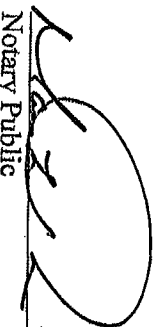


Melissa A. Rostvet

STATE OF Nebraska)
))
COUNTY OF Hall))

The foregoing instrument was acknowledged before me this 28th day of February, 2025 by Lonnie A. Rostvet and Melissa A. Rostvet, husband and wife.





Notary Public

My Commission Expires: 8/11/25

Agricultural Land Sales Worksheet

| | | | | | |
|-----------------------------|------------------|---------------------|---|----------------------|-------------|
| City No. | Book | Page | Sale Date | School District Code | Unified: |
| 91 | 2025 | 587 | 3/10/2025 | Base: 65-0011 | Affiliated: |
| Location ID | Sale Number | Useability & Code # | Parcel Number | | |
| 001111900 | 51 | 4 05 | GeoCde | Twn | Rng |
| Date of Sale Assessed Value | | | 4375 | 2 | 9 |
| | | | Sect | Ort | Subdiv |
| | | | 27 | 4 | 00000 |
| | | | Area | Bk | Parcel |
| | | | 1 | 000 | 6153 |
| Land | Improvements | Total | Date of Sale Property Classification Code | | |
| 182,740 | 2,725 | 185,465 | Status | Property Type | Zoning |
| | Irrigation Type: | | A) 1 | B) 05 | C) 5 |
| | | | D) 3 | E) 0 | F) 9 |
| ICG | ACRES: | VALUE: | ICG | ACRES: | VALUE: |
| IRRIGATED 1A1 | | | GRASSLAND 1G1 | 23.000 | 39,445 |
| 1A | | | 1G | 2.000 | 3,430 |
| 2A1 | | | 2G1 | 12.000 | 18,840 |
| 2A | | | 2G | | |
| 3A1 | | | 3G1 | | |
| 3A | | | 3G | | |
| 4A1 | | | 4G1 | | |
| 4A | | | 4G | | |
| DRYLAND 1D1 | | | Shelterbelt/Timber | | |
| 1D | 19.000 | 57,190 | Accretion | | |
| 2D1 | | | Waste | | |
| 2D | 7.000 | 20,930 | Other | | |
| 3D1 | | | AG LAND TOTAL | 78.000 | 183,185 |
| 3D | | | Roads | 1.000 | |
| 4D1 | | | Farm Sites | 1.000 | 13,840 |
| 4D | 15.000 | 43,350 | Home Sites | | |
| | | | Recreation | | |
| | | | Other | | |
| Dwellings | | | Non-AG TOTAL | 2.000 | 13,840 |
| Outbuildings | | 2,725 | | | |

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

Total Recapture Value:

Assessor Comments and Reason for Adjustment:
WD; TRANSFER BETWEEN PARENT & CHILD

Comments from
001111900

Comments:

6/23/25

NEBRASKA

Good Life Great Service
DEPARTMENT OF REVENUE

Real Estate Transfer Statement

51

FORM 521

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

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

| | | | |
|---|------------------------------|---|--|
| 1 County Name <u>Webster</u> | 2 County Number <u>91</u> | 3 Date of Sale/Transfer Mo. <u>3</u> Day <u>10</u> Yr. <u>2025</u> | 4 Date of Deed Mo. <u>3</u> Day <u>10</u> Yr. <u>2025</u> |
| 5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) <u>Patricia Springer & Ronald Springer</u> Street or Other Mailing Address <u>708 N Park Street</u> City <u>Superior</u> State <u>NE</u> Zip Code <u>68978</u> Phone Number <u>(402) 879-8026</u> | | 6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) <u>Richard Morris</u> Street or Other Mailing Address <u>341 S Commercial Ave.</u> City <u>Superior</u> State <u>NE</u> Zip Code <u>68978</u> Phone Number <u>(402) 879-1122</u> Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> | |
| Email Address <u>NA</u> | | | |

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 type="checkbox"/> Agricultural <input type="checkbox"/> Recreational <input type="checkbox"/> Mineral Interests-Nonproducing <input type="checkbox"/> Mineral Interests-Producing <input type="checkbox"/> State Assessed <input type="checkbox"/> Exempt | <input type="checkbox"/> Mobile Home |

8 Type of Deed

| | | | | | | |
|---------------------------------------|--|---------------------------------------|---|--|--|--------------------------------|
| <input type="checkbox"/> Bill of Sale | <input type="checkbox"/> Corrective | <input type="checkbox"/> Distribution | <input type="checkbox"/> Land Contract/Memo | <input type="checkbox"/> Partition | <input type="checkbox"/> Sheriff | <input type="checkbox"/> Other |
| <input type="checkbox"/> Cemetery | <input type="checkbox"/> Death Certificate | <input type="checkbox"/> Easement | <input type="checkbox"/> Lease | <input type="checkbox"/> Personal Rep. | <input type="checkbox"/> Trust/Trustee | |
| | | <input type="checkbox"/> Exorcitor | <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 type="checkbox"/> No | <input type="checkbox"/> Court Decree | <input type="checkbox"/> Exchange | <input type="checkbox"/> Grantor Trust | <input type="checkbox"/> Partition | <input type="checkbox"/> Irrevocable Trust | <input type="checkbox"/> Revocable Trust | <input type="checkbox"/> Transfer on Death |
| | | | | | | | <input type="checkbox"/> Foreclosure | <input type="checkbox"/> Life Estate | <input type="checkbox"/> Sale |
| | | | | | | | <input type="checkbox"/> Easement | <input type="checkbox"/> Gift | <input type="checkbox"/> Trustee to Beneficiary |
| | | | | | | | <input type="checkbox"/> Grandparents and Grandchild | <input type="checkbox"/> Spouse | <input type="checkbox"/> Other (Explain) |
| | | | | | | | <input checked="" type="checkbox"/> Parents and Child | <input type="checkbox"/> Step-parent and Step-child | |

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

Yes No

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

Yes No

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

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

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

0.00

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

Yes No \$ _____ %

16 Does this conveyance divide a current parcel of land?

Yes No

17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.)

Yes No

18 Address of Property

849 Road 2300
Guide Rock, NE 68942

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

Grantee

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

The South Half of the Northeast Quarter (S1/2 NE 1/4) of Section Twenty-seven (27), Township Two (2) 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 80

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

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

0.00

25 If this transfer is exempt from the documentary stamp tax, list the exemption number 5a

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

Yes No

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

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

sign here

Print or Type Name of Grantor or Authorized Representative
Richard Morris

Signature of Grantor or Authorized Representative
Richard Morris

Title
Grantee

Phone Number
(402) 879-1122

Date
3-10-25

28 Date Deed Recorded
Mo. 3 Day 10 Yr. 25

29 Value of Stamp or Exempt Number
\$ Exempt #5a

30 Recording Data
BK2025 Pg 587

For Dept Use Only

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 10 day
of March A.D., 2025, at 02:22
o'clock P.M. Recorded in Book 2025
on Page 587

Patricia Springer County Clerk

Fee: \$10.00 By: AS Deputy
Electronically Recorded

RETURN TO: John Hodge, Attorney at Law, PO Box 385, Nelson, NE 68961

WARRANTY DEED

PATRICIA SPRINGER and RONALD SPRINGER, wife and husband, GRANTORS, in consideration of ONE DOLLAR OR OTHER VALUABLE CONSIDERATION received from GRANTEE, RICHARD MORRIS, convey to GRANTEE the following described real estate (as defined in Neb. Rev. Stat. §76-201):

The South Half of the Northeast Quarter (S1/2 NE1/4) of Section Twenty-seven (27), Township Two (2) North, Range Nine (9) West of the 6th P.M., Webster County, Nebraska.

GRANTORS covenant jointly and severally) with GRANTEE that GRANTORS:

- (1) are lawfully seized of such real estate and that it is free from encumbrances, except easements, reservations, covenants 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;

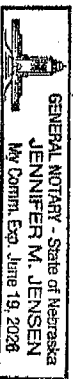
Executed the 10th day of March 2025.

Patricia Springer
Patricia Springer

Ronald Springer
Ronald Springer

STATE OF NEBRASKA)
) ss.
COUNTY OF NUCKOLLS)

The foregoing instrument was acknowledged before me by Patricia Springer and Ronald Springer, wife and husband, on the 10th day of March 2025.



Jennifer M Jensen
Public Notary Signature

Print Name Jennifer M Jensen
My Commission Expires: 6-19-2026

(SEAL)

Residential & Commercial Sales Worksheet

| | | | | | | | | | | | | |
|---|--|---|-----------|---|---------------|-------------|----------|---|-------------|------|-----|--------|
| Entry No. | Book | Page | Sale Date | School District Code | Base: 91-0002 | Affiliated: | Unified: | | | | | |
| 91 | 2025 | 523 | 3/7/2025 | | | | | | | | | |
| Location ID | Sale Number | Useability & Code # | | Parcel Number | | | | | | | | |
| 000168300 | 50 | 1 | | GeoCde | Twn | Rng | Sec1 | Qrt | Subdiv | Area | Blk | Parcel |
| | Date of Sale Assessed Value | | | 4491 | | | 00 | 0 | 10115 | | 001 | 0000 |
| Land | Improvements | Total | | Date of Sale Property Classification Code | | | | | | | | |
| 1,640 | 79,980 | 81,620 | | 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) 2 | | | |
| | | | | 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: 101 | | | | Residential Condition: 30 | | | | Commercial Occupancy Code: | | | | |
| (100) <input type="checkbox"/> Mobile Home | (10) <input 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 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 | | | | | | | | | | |
| (307) <input type="checkbox"/> 1 1/2 Story | (30) <input checked="" type="checkbox"/> Average | (10) <input type="checkbox"/> Worn Out | | | | | | | | | | |
| (308) <input type="checkbox"/> Split Level | (40) <input type="checkbox"/> Good | (20) <input type="checkbox"/> Average | | | | | | | | | | |
| (309) <input type="checkbox"/> 2 1/2 Story | (50) <input type="checkbox"/> Very Good | (30) <input type="checkbox"/> Above Average | | | | | | | | | | |
| (304) <input type="checkbox"/> One Story Duplex | (60) <input type="checkbox"/> Excellent | (40) <input type="checkbox"/> High | | | | | | | | | | |
| (305) <input type="checkbox"/> Two Story Duplex | | (50) <input type="checkbox"/> Very Good | | | | | | | | | | |
| (60) <input type="checkbox"/> Excellent | | | | | | | | | | | | |

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

Assessor Comments and Reason for Adjustment:

WD

Comments from
000168300

Comments:

(Continue on back)

10280

NEBRASKA

Real Estate Transfer Statement

FORM 521

Good Life, Great Service.
DEPARTMENT OF REVENUE

To be filed with the Register of Deeds. Read Instructions on reverse side.
If additional space is needed, add an attachment and identify the applicable item number.
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>03</u> Day <u>07</u> Yr. <u>2025</u> | 4 Date of Deed Mo. <u>02</u> Day <u>21</u> Yr. <u>2025</u> |
|--------------------------------------|-----------------|--|---|

| | |
|---|--|
| 5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Robert L. Smith, Jr. & Myra E. Labue Smith Street or Other Mailing Address Parkview Circle #101 City Red Cloud State NE Zip Code 68970 | 6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Logan Reiss Street or Other Mailing Address 525 N. Franklin St. City Red Cloud State NE Zip Code 68970 |
|---|--|

| | |
|------------------------------|---|
| Phone Number N.A. | Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| Email Address N.A. | If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |

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

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

| | | | | | | |
|----------------|---------------------------------------|--|---|------------------------------------|--|--|
| 8 Type of Deed | 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"/> | Essament <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 <input checked="" type="checkbox"/> |

| | | | | | | | |
|--|--|---------------------------------------|---------------------------------------|--|--|---|---|
| 9 Was transfer part of IRS like-kind exchange (L.R.C. § 1031 Exchange) by buyer or seller? | Buyer <input type="checkbox"/> Seller <input checked="" type="checkbox"/> No | 10 Type of Transfer | 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"/> | Essament <input type="checkbox"/> | Gift <input type="checkbox"/> | Life Estate <input type="checkbox"/> | Sale <input checked="" 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.) | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> | Aunt or Uncle or 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 <input type="checkbox"/> | |

| | | | |
|---|-------------------|--|--|
| 14 What is the current market value of the real property? | 115,000.00 | 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 525 N. Franklin Ave. Red Cloud, NE 68970 | 19 Name and Address of Person to Whom the Tax Statement Should be Sent See Grantee |
|---|--|

18a No address assigned 18b Vacant land

20 Legal Description (Attach additional pages, if needed.)
Lots Four (4), Five (5), and Six (6), Block One (1) to the Subdivision of Annex Lot 12, in the City of Red Cloud, Webster County, Nebraska, according to the recorded plat thereof.

| | | |
|---|--|-------------------------|
| 21 If agricultural, list total number of acres transferred in this transaction _____. | 22 Total purchase price, including any liabilities assumed. | 22 \$ 115,000.00 |
| 23 Was non-real property included in the purchase? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (See instructions) | 23 \$ _____ | 23 \$ _____ |
| 24 Adjusted purchase price paid for real estate (line 22 minus line 23) | 24 \$ 115,000.00 | 24 \$ _____ |

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

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

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

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

| | | | |
|---|--|--|--------------------|
| 28 Date Deed Recorded Mo. <u>3</u> Day <u>10</u> Yr. <u>25</u> | 29 Value of Stamp or Exempt Number \$ <u>258.75</u> | 30 Recording Data BR2025 P 523 | For Dept. Use Only |
|---|--|--|--------------------|

NEBRASKA DOCUMENTARY
STAMP TAX
Date: 03/10/25
\$ 258.75 By AS

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 10 day
of March A.D., 2025, at 09:16
o'clock AM. Recorded in Book 2025
on Page 523

Amanda Williams 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 Grantors, **ROBERT L. SMITH, JR. AND MYRA E. LABUE SMITH, HUSBAND AND WIFE**, in consideration of One Dollar and other valuable consideration, the receipt of which is hereby acknowledged, conveys to **LOGAN REISS, A SINGLE PERSON**, whether one or more, the following described real estate (as described in Neb. Stat. 76-201):

Lots Four (4), Five (5), and Six (6), Block One (1) to the Subdivision of Annex Lot 12, in the City of Red Cloud, Webster County, Nebraska, according to the recorded plat thereof.

GRANTORS covenant with GRANTEE that GRANTORS:

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

Executed February 21, 2025



Robert L. Smith, Jr.
Robert L. Smith, Jr.
Myra E. Labue Smith
Myra E. Labue Smith

STATE OF NEBRASKA
COUNTY OF Webster } ss

On this 21st day of February, 2025, before me personally appeared **Robert L. Smith, Jr. and Myra E. Labue Smith**.

Bridget Daehling
Notary Public - *Bridget Daehling*

Residential & Commercial Sales Worksheet

| | | | | | | | | | | | |
|---|---|---|---|----------------------|--------|----------------------------|-----------|-------------|------------|-----|--------|
| Cnty No. | Book | Page | Sale Date | School District Code | | | | Unified: | | | |
| 91 | 2025 | 510 | 1/14/2025 | Base: 91-0002 | | | | Affiliated: | | | |
| Location ID | Sale Number | Useability & Code # | Parcel Number | | | | | | | | |
| 000126000 | 49 | 4 05 | GeoCde | Twn | Rng | Sect | Qtr | Subdiv | Area | Blk | Parcel |
| Date of Sale Assessed Value | | | 4371 | | | 00 | 0 | 10020 | | 010 | 0000 |
| Land | Improvements | Total | Date of Sale Property Classification Code | | | | | | | | |
| 2,030 | 5,885 | 7,915 | Status | Property Type | Zoning | Location | City Size | Parcel Size | | | |
| Assessor Location: RED CLOUD (RC) | | | A) 1 | B) 01 | C) 1 | D) 1 | E) 6 | F) 1 | | | |
| | | | Residential | | | | | | Commercial | | |
| Multiple Improvements: | | | Multiple Improvements : | | | | | | | | |
| Construction Date: | | | Construction Date : | | | Construction Date : | | | | | |
| | | | 1918 | | | 590 | | | | | |
| Floor: | | | Floor Sq. Ft. : | | | Floor Sq. Ft. : | | | | | |
| | | | 590 | | | 60,205 | | | | | |
| Building Cost New: | | | Cost : | | | Cost : | | | | | |
| | | | 60,205 | | | Commercial Occupancy Code: | | | | | |
| Single Family Style: 101 | | | Residential Condition: 10 | | | Primary: Other1: Other2: | | | | | |
| (100) <input type="checkbox"/> Mobile Home | (10) <input checked="" type="checkbox"/> Worn Out | | | | | | | | | | |
| (101) <input checked="" type="checkbox"/> One Story | (20) <input type="checkbox"/> Badly Worn | 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: 20 | | | | | | | | |
| (301) <input type="checkbox"/> One Story | (10) <input type="checkbox"/> Low | Cost Rank: Condition: | | | | | | | | | |
| (302) <input type="checkbox"/> Two Story | (20) <input checked="" 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:

QCD; DISSOLUTION

Comments from
000126000 000126100

Comments:

(Continue on back)

Real Estate Transfer Statement

49

FORM
521

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

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

| | | | |
|---|------------------------------|--|--|
| 1 County Name Webster - 91 | 2 County Number 91 | 3 Date of Sale/Transfer Mo. <u>1</u> Day <u>6</u> Yr. <u>25</u> | 4 Date of Deed Mo. <u>1</u> Day <u>14</u> Yr. <u>25</u> |
| 5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Susan A. Strickland Street or Other Mailing Address 729 North Elm Street City Red Cloud State NE Zip Code 68970 Phone Number (509) 824-2667 | | 6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Ronald K. Strickland Street or Other Mailing Address 829 North Elm Street City Red Cloud State NE Zip Code 68970 Phone Number Email Address NA | |
| 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 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

Bill of Sale Corrective Distribution Land Contract/Memo Partition Sheriff Other

Cemetery Death Certificate - Transfer on Death Executor Mineral Quit Claim Warranty Personal Rep. Trust/Trustee Warrant

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

Buyer Seller No Court Decree Exchange Grantor Trust Partition Satisfaction of Contract Other (Explain) _____

10 Type of Transfer

Auction Easement Gift Life Estate Sale Transfer on Death

Buyer Seller No Court Decree Exchange Grantor Trust Partition Satisfaction of Contract Other (Explain) _____

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

Yes No _____

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

Yes No _____

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

Yes No

Aunt or Uncle Niece or Nephew Family Corp., Partnership, or LLC Self Other _____

Brothers and Sisters Grandparents and Grandchild Spouse Step-parent and Step-child

14 What is the current market value of the real property?
7,915.00

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

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

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

18 Address of Property
829-834 North Elm Street, Red Cloud, NE 68970
921-829

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

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

20 Legal Description (Attach additional pages, if needed.)
Lots Five (5), Six (6), Seven (7) and Eight (8), Block Ten (10), Smith & Moore's Addition to Red Cloud, Webster County, Nebraska

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

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

25 If this transfer is exempt from the documentary stamp tax, list the exemption number **12**.

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

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

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

Print or Type Name of Grantor or Authorized Representative
Ronald K. Strickland

Signature of Grantor or Authorized Representative
[Signature]

Print or Type Name of Grantee or Authorized Representative
Grantee

Signature of Grantee or Authorized Representative
[Signature]

Title _____

Phone Number **4097464230**

Date **11/4/2025**

| | | | |
|--|--|---|--------------------|
| 28 Date Deed Recorded Mo. <u>3</u> Day <u>6</u> Yr. <u>25</u> | 29 Value of Stamp or Exempt Number Exempt # 12 | 30 Recording Data BR2025 Pg 510 | For Dept. Use Only |
|--|--|---|--------------------|

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

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

State of Nebraska } ss.
County of Webster }

BOOK 2025 PAGE 510

Entered on the
numerical index and filed for record in the
Clerk's office of said county this 6 day
of MAY A.D., 2025, at 1:25
o'clock P.M. Recorded in Book 2025
on Page 510

Abbey Hanz County Clerk
ID # WLS Deputy
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 3-6-25
\$ Exempt BY WLS


Prepared by:
Theobald Law Office
P O Box 423
Red Cloud, Nebraska 68970

QUITCLAIM DEED

Susan Strickland, also known as Susan A. Strickland, a single person, Grantor, in consideration of Decree of Dissolution, conveys to Grantee, Ronald Strickland, also known as Ronald K. Strickland, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

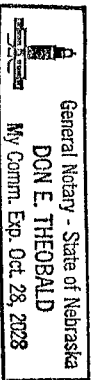
Lots Five (5), Six (6), Seven (7) and Eight (8), Block Ten (10) Smith & Moore's Addition to Red Cloud, Webster County, Nebraska.

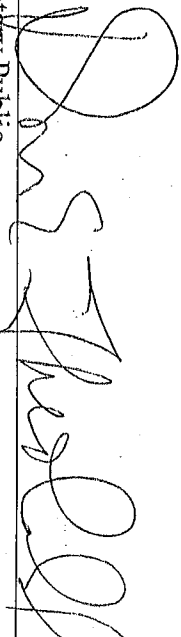
Executed January 14, 2025.


Susan Strickland

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on January 14, 2025 by Susan Strickland, also known as Susan A. Strickland, a single person.




Notary Public

Agricultural Land Sales Worksheet

| | | | | | | | | | | | | | |
|-----------------------------|--|--------------------------------|---------------------|-----------|---|----------------------|---------|----------|-----------|-------------|------|-------------|--------|
| Cnty No. | | Book | Page | Sale Date | | School District Code | | | | | | Unified: | |
| 91 | | 2025 | 492 | 3/3/2025 | | Base: 65-0011 | | | | | | Affiliated: | |
| Location ID | | Sale Number | Useability & Code # | | Parcel Number | | | | | | | | |
| 001001600 | | 48 | 1 | | GeoCde | Twn | Rng | Sect | Qtr | Subdiv | Area | BLK | Parcel |
| Date of Sale Assessed Value | | 4487 1 9 5 1 00000 1 000 0000 | | | | | | | | | | | |
| Land | | Improvements | Total | | Date of Sale Property Classification Code | | | | | | | | |
| 753, 215 | | | 753, 215 | | 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 | | IAI | 42.280 | 245, 225 | GRASSLAND | | IGI | | | | | | |
| | | IA | 1.760 | 10, 210 | | | IG | | | | | | |
| | | 2A1 | | | | | 2G1 | | | | | | |
| | | 2A | 11.870 | 66, 175 | | | 2G | | | | | | |
| | | 3A1 | 8.510 | 45, 315 | | | 3G1 | | | | | | |
| | | 3A | | | | | 3G | | | | | | |
| | | 4A1 | 16.130 | 85, 485 | | | 4G1 | | | | | | |
| | | 4A | 57.310 | 303, 745 | | | 4G | | | | | | |
| DRYLAND | | ID1 | | | Shepherbelv/Timber | | | | | | | | |
| | | ID | | | Accretion | | | | | | | | |
| | | 2D1 | | | Waste | | | | | | | | |
| | | 2D | | | Other | | | | | | | | |
| | | 3D1 | | | AG LAND TOTAL | | 137.860 | 756, 155 | | | | | |
| | | 3D | | | Roads | | 2.360 | | | | | | |
| | | 4D1 | | | Farm Sites | | | | | | | | |
| | | 4D | | | Home Sites | | | | | | | | |
| | | | | | Recreation | | | | | | | | |
| | | Dwellings | | | Other | | | | | | | | |
| | | Outbuildings | | | Non-AG TOTAL | | 2.360 | | | | | | |

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

Total Recapture Value:

Assessor Comments and Reason for Adjustment:
WD

Comments from
001001600 001002201

Comments:

(Continue on back)

76010
10127

RESET PRINT

FORM 521

NEBRASKA

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.

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. 5 Day 3 Yr. 25 | 4 Date of Deed Mo. 2 Day 10 Yr. 25 |
| 5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Michael Likes Street or Other Mailing Address 1324 23rd St. S. City Fargo State ND Zip Code 58103 | | 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 68942 | |
| Phone Number (218) 234-7531 | | Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(e) 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

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

9 Was transfer part of FRS like-Kind exchange (I.R.C. S. 1031 Exchange) by buyer or seller?

| | | | | | |
|--|--|--|--|---|---|
| <input type="checkbox"/> Buyer <input checked="" type="checkbox"/> Seller | <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> Auction <input type="checkbox"/> Court Decree <input type="checkbox"/> Exchange <input type="checkbox"/> Grantor Trust <input type="checkbox"/> Partition | <input type="checkbox"/> Distribution <input type="checkbox"/> Essement <input type="checkbox"/> Gift <input type="checkbox"/> Foreclosure <input type="checkbox"/> Irrevocable Trust <input type="checkbox"/> Life Estate <input checked="" type="checkbox"/> Sale <input type="checkbox"/> Satisfaction of Contract <input type="checkbox"/> Other (Explain) | <input type="checkbox"/> Recreational <input type="checkbox"/> Recreational <input type="checkbox"/> Land Contract/Memo <input type="checkbox"/> Lease <input type="checkbox"/> Mineral <input type="checkbox"/> Partition <input type="checkbox"/> Personal Rep. <input type="checkbox"/> Trust/Trustee <input checked="" type="checkbox"/> Warranty | <input type="checkbox"/> Transfer on Death <input type="checkbox"/> Trustee to Beneficiary |
|--|--|--|--|---|---|

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

Yes No

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

Yes No

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

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

14 What is the current market value of the real property?
574,150.00

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

Yes No \$ _____ %

16 Does this conveyance divide a current parcel of land?

Yes No

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

18 Address of Property

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 No address assigned 18b Vacant land

20 Legal Description (Attach additional pages, if needed.)
See Exhibit "A"

21 If agricultural, list total number of acres transferred in this transaction **139.40+/-**

| | |
|--|-------------------------|
| 22 Total purchase price, including any liabilities assumed. | 22 \$ 800,000.00 |
| 23 Was non-real property included in the purchase? | 23 \$ 225,850.00 |
| 24 Adjusted purchase price paid for real estate (line 22 minus line 23) | 24 \$ 574,150.00 |
| 25 If this transfer is exempt from the documentary stamp tax, list the exemption number | 25 \$ 21 |
| 26 Is an affidavit as described in Neb. Rev. Stat. S.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) | 26 \$ 21 |

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

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

Print or Type Name of Grantor or Authorized Representative
Michael Likes

Print or Type Name of Grantee or Authorized Representative
Michael L. Hynek

Signature of Grantor or Authorized Representative
Michael Likes

Title
Attorney at Law

Phone Number
402-874-4175

Date
3/3/2025

28 Date Deed Recorded
Mo. **3** Day **14** Yr. **25**

29 Value of Stamp or Exempt Number
\$ **1293.75**

30 Recording Data
BR2025, Pg 492

For Dept. Use Only

EXHIBIT "A"

A tract of land being part of the East One-Half of the Northeast Quarter (E $\frac{1}{2}$ NE $\frac{1}{4}$) and part of the East One-Half of the Southeast Quarter (E $\frac{1}{2}$ SE $\frac{1}{4}$) of Section Five (5), Township One (1) North, Range Nine (9) West of the 6th P.M., Webster County, Nebraska, being more particularly described as follows: Beginning at the Southeast corner of said Section 5 and this being the point of beginning; thence South 89°59'47" West (Assume Bearing) on the South line of said East $\frac{1}{2}$ of the Southeast Quarter, a distance of 378.62 feet; thence North 00°16'13" East, a distance of 319.21 feet; thence North 87°20'35" West, a distance of 410.25 feet; thence North 38°40'40" West, a distance of 341.49 feet; thence North 00°42'10" East, a distance of 1046.32 feet; thence North 87°32'43" West, a distance of 56.50 feet; thence North 57°28'43" West, a distance of 187.68 feet; thence South 88°59'50" West, a distance of 112.56 feet to the West line of said East One-Half of the Southeast Quarter; thence North 00°23'00" East on said West line, a distance of 893.79 feet to the Southwest corner of said East One-Half of the Northeast Quarter; thence North 00°23'05" East on the West line of said East One-Half of the Northeast Quarter, a distance of 2542.44 feet; to the South right of way line of Highway No. 136 as described in Deed Book 2006, Page 249; thence along said South right of way line the following, North 89°46'43" East, a distance of 347.62 feet; thence North 84°20'11" East, a distance of 211.66 feet; thence South 84°30'42" East, a distance of 201.68 feet; thence North 89°46'46" East, a distance of 557.33 feet to the East line of said East One-Half of the Northeast Quarter; thence South 00°16'24" West on said East line, a distance of 2544.78 feet to the East $\frac{1}{4}$ corner of said Section 5; thence South 00°16'13" West on the East line of said East One-Half of the Southeast Quarter, a distance of 2648.90 feet to the Point of Beginning, subject to county road right-of-way.

REAL ESTATE TRANSFER STATEMENT
ATTACHMENT

23 Was non-real property included in the purchase? Yes

| | |
|---|--------------------|
| 3960 feet 8" underground pipe \$7.06/ft | \$ 27,950.00 |
| 750-gallon fuel tank | \$ 500.00 |
| Isuzu motor & pump | \$ 6,500.00 |
| 60 HP electric motor | \$ 6,900.00 |
| 7-Tower T&L pivot & electric motor | \$ 75,000.00 |
| 4-Tower T&L pivot | \$ 45,000.00 |
| Manure & Fertilizer | \$ 55,000.00 |
| Chemicals | <u>\$ 9,000.00</u> |
| | \$225,850.00 |

NEBRASKA DOCUMENTARY
STAMP TAX
Date: 03/04/25
\$1293.75 By AS

State of Nebraska } ss. Entered on the
County of Webster } numerical index and filed for record in the
Clerk's office of said county this 04 day
of March A.D., 2025, at 10:14
o'clock AM. Recorded in Book 2025
on Pages 492-493

Andrew J. Hines County Clerk
Fee: \$16.00 By: AS Deputy
Electronically Recorded

WARRANTY DEED

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

MICHAEL LUKES, 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

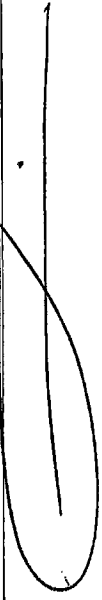
Neb. Rev. Stat. 76-201) in Webster County, Nebraska:

See Exhibit A

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: 2-10-25, 2025.


MICHAEL LUKES

State of Nebraska)
County of Webster) SS.

The foregoing instrument was acknowledged before me on February 10th, 2025,
by Michael Lukes, a single person.




Notary Public

EXHIBIT "A"

A tract of land being part of the East One-Half of the Northeast Quarter (E $\frac{1}{2}$ N $\frac{1}{2}$ E $\frac{1}{4}$) and part of the East One-Half of the Southeast Quarter (E $\frac{1}{2}$ SE $\frac{1}{4}$) of Section Five (5), Township One (1) North, Range Nine (9) West of the 6th P.M., Webster County, Nebraska, being more particularly described as follows: Beginning at the Southeast corner of said Section 5 and this being the point of beginning; thence South 89°59'47" West (Assume Bearing) on the South line of said East $\frac{1}{2}$ of the Southeast Quarter, a distance of 378.62 feet; thence North 00°16'13" East, a distance of 319.21 feet; thence North 87°20'35" West, a distance of 410.25 feet; thence North 38°40'40" West, a distance of 341.49 feet; thence North 00°42'10" East, a distance of 1046.32 feet; thence North 87°32'43" West, a distance of 56.50 feet; thence North 57°28'43" West, a distance of 187.68 feet; thence South 88°59'50" West, a distance of 112.56 feet to the West line of said East One-Half of the Southeast Quarter; thence North 00°23'00" East on said West line, a distance of 893.79 feet to the Southwest corner of said East One-Half of the Northeast Quarter; thence North 00°23'05" East on the West line of said East One-Half of the Northeast Quarter, a distance of 2542.44 feet; to the South right of way line of Highway No. 136 as described in Deed Book 2006, Page 249; thence along said South right of way line the following, North 89°46'43" East, a distance of 347.62 feet; thence North 84°20'11" East, a distance of 211.66 feet; thence South 84°30'42" East, a distance of 201.68 feet; thence North 89°46'46" East, a distance of 557.33 feet to the East line of said East One-Half of the Northeast Quarter; thence South 00°16'24" West on said East line, a distance of 2544.78 feet to the East $\frac{1}{4}$ corner of said Section 5; thence South 00°16'13" West on the East line of said East One-Half of the Southeast Quarter, a distance of 2648.90 feet to the Point of Beginning, subject to county road right-of-way.

Agricultural Land Sales Worksheet

| City No. | Book | Page | Sale Date | School District Code | Unified: |
|--------------|--------------|---------------------|---|----------------------|-------------|
| 91 | 2025 | 490 | 1/24/2025 | Base: 91-0002 | Affiliated: |
| Location ID | Sale Number | Useability & Code # | Parcel Number | | |
| 001504200 | 47 | 4 05 | GeoCde | Twn | Range |
| | | | 4373 | 2 | 10 |
| | | | Sect | Qtr | Subdiv |
| | | | 32 | 1 | 00000 |
| | | | Area | Bk | Parcel |
| | | | 1 | 000 | 0000 |
| Land | Improvements | Total | Date of Sale Property Classification Code | | |
| 116,720 | | 116,720 | Status | Property Type | Zoning |
| | | | A) 2 | B) 05 | C) 5 |
| | | | Location | City Size | Parcel Size |
| | | | D) 3 | E) 0 | F) 9 |
| LCG | ACRES: | VALUE: | LCG | ACRES: | VALUE: |
| IRRIGATED | 1A1 | | GRASSLAND | IG1 | |
| | 1A | | | 1G | 46.230 |
| | 2A1 | | | 2G1 | 71,655 |
| | 2A | | | 2G | 24.410 |
| | 3A1 | | | 3G1 | 35,395 |
| | 3A | | | 3G | |
| | 4A1 | | | 4G1 | |
| | 4A | | | 4G | 7.440 |
| DRYLAND | 1D1 | | Shelterbelt/Timber | | |
| | 1D | | Acquisition | | |
| | 2D1 | | Waste | | |
| | 2D | | Other | | |
| | 3D1 | | AG LAND TOTAL | | 78.080 |
| | 3D | | Roads | | 0.990 |
| | 4D1 | | Farm Sites | | |
| | 4D | | Home Sites | | |
| | | | Recreation | | |
| | | | Other | | |
| Dwellings | | | Non-AG TOTAL | | 0.990 |
| Outbuildings | | | | | |

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

Total Recapture Value:

Assessor Comments and Reason for Adjustment:

JTWD; TRANSFER BETWEEN BROTHERS

Comments from
001504200

Comments:

65100

NEBRASKA

Good Life. Great Service.
DEPARTMENT OF REVENUE

Real Estate Transfer Statement

47

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>24</u> Yr. <u>25</u> | 4 Date of Deed Mo. <u>02</u> Day <u>28</u> Yr. <u>25</u> |
| 5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Roger D and Barbara Rasser Street or Other Mailing Address 1288 HWY 136 City Red Cloud State NE Phone Number (402) 746-4451 | 6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Gary D. and Laura L. Rasser Street or Other Mailing Address 6707 AVE M City Kearney State NE Phone Number (402) 746-4228 | 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 | Email Address N/A | Zip Code 68970 | |

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

| | | |
|---|---|---|
| (A) Status | (B) Property Type | (C) |
| <input type="checkbox"/> Improved <input checked="" type="checkbox"/> Unimproved <input type="checkbox"/> IOLL <input type="checkbox"/> Single Family <input type="checkbox"/> Multi-Family <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Agricultural <input type="checkbox"/> Recreational <input type="checkbox"/> Mineral Interest-Nonproducing <input type="checkbox"/> Mineral Interest-Producing <input type="checkbox"/> State Assessed <input type="checkbox"/> Exempt <input type="checkbox"/> Mobile Home | <input type="checkbox"/> Conservation <input type="checkbox"/> Bill of Sale <input type="checkbox"/> Cemetery <input type="checkbox"/> Death Certificate - Transfer on Death <input type="checkbox"/> 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 checked="" type="checkbox"/> Warranty <input type="checkbox"/> Other | <input type="checkbox"/> Transfer on Death <input type="checkbox"/> Trustee to Beneficiary <input type="checkbox"/> Other (Explain) |

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

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

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

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

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

14 What is the current market value of the real property?
 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)
 Yes No \$ _____ %

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

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

18 Address of Property
Rural
Webster County, Nebraska

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

20 Legal Description (Attach additional pages, if needed)
The South Half of the Northeast Quarter (S $\frac{1}{2}$ NE $\frac{1}{4}$) of Section Thirty-two (32), in Township Two (2) North, Range Ten (10), West of the 6th P.M., Webster County, Nebraska.

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

| | |
|--|-------------------------|
| 22 Total purchase price, including any liabilities assumed..... | 22 \$ 160,000.00 |
| 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 \$ 160,000.00 |

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

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

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

Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement.
David B. Garwood
 Print or Type Name of Grantor or Authorized Representative
 Signature of Grantor or Authorized Representative
ATTORNEY
 Title
 (402) 746-3613
 Phone Number
2-28-25
 Date

28 Date Deed Recorded
 Mo. 3 Day 3 Yr. 25

29 Value of Stamp or Exempt Number
 \$ **360.00**

30 Recording Data
BL 2025, Pg 490

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

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 3 day of Mar A.D., 2025, at 10:45 o'clock A.M. Recorded in Book 2025 on Page 490
Abbey Hage County Clerk
10:00 Keo Deputy
Ind Comp Assessor Carded

BOOK 2025 PAGE 490

NEBRASKA DOCUMENTARY
STAMP TAX
Date 3-3-25
\$ 300.00 By LD

JOINT TENANCY WARRANTY DEED

Roger D. Rasser & Barbara Rasser, husband and wife, GRANTORS, in consideration of TEN AND NO/100 DOLLARS (\$10.00) and other valuable consideration, receipt of which is hereby acknowledged, convey to Gary D. Rasser and Laura L. Rasser, husband and wife as joint tenants, GRANTEES, the following described real estate (as defined in Neb. Rev. Stat. 76-201):


The South Half of the Northeast Quarter (S $\frac{1}{2}$ NE $\frac{1}{4}$) of Section Thirty-two (32), in Township Two (2) North, Range Ten (10), West of the 6th P.M., Webster County, Nebraska.

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, 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 February 28, 2025.



Roger D. Rasser


Barbara Rasser

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on February 28, 2025, by Roger D. Rasser & Barbara Rasser, husband and wife.

Comm. expires 12-2-26


Notary Public



Agricultural Land Sales Worksheet

| City No. | Book | Page | Sale Date | School District Code | | Unified: | | | | | | | | |
|-----------------------------|------|------|--------------------------------|----------------------|-----|---|---------------|--------|----------|-----------|-------------|---------|--|--|
| 91 | 2025 | 489 | 1/31/2025 | Base: 91-0002 | | Affiliated: | | | | | | | | |
| Location ID | | | Sale Number | Useability & Code # | | | | | | | | | | |
| 001504701 | | | 46 | 4 | 05 | | | | | | | | | |
| Date of Sale Assessed Value | | | Parcel Number | | | | | | | | | | | |
| | | | GeoCde | Twn | Rng | Sect | Qtr | Subdiv | Area | Blk | Parcel | | | |
| | | | 0000 | 2 | 10 | 33 | 0 | 00000 | 1 | 000 | 0000 | | | |
| Land | | | Improvements | | | Date of Sale Property Classification Code | | | | | | | | |
| 118, 145 | | | 118, 145 | | | 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: | | | LCG | | | ACRES: | | | VALUE: | | |
| IRRIGATED 1A1 | | | | | | GRASSLAND IGI | | | 60.860 | | | 94,335 | | |
| 1A | | | | | | 1G | | | | | | | | |
| 2A1 | | | | | | 2G1 | | | 16.420 | | | 23,810 | | |
| 2A | | | | | | 2G | | | | | | | | |
| 3A1 | | | | | | 3G1 | | | | | | | | |
| 3A | | | | | | 3G | | | | | | | | |
| 4A1 | | | | | | 4G1 | | | | | | | | |
| 4A | | | | | | 4G | | | | | | | | |
| DRYLAND 1D1 | | | | | | Shelterbelt/Timber | | | | | | | | |
| 1D | | | | | | Acrotion | | | | | | | | |
| 2D1 | | | | | | Waste | | | | | | | | |
| 2D | | | | | | Other | | | | | | | | |
| 3D1 | | | | | | AG LAND TOTAL | | | 77.280 | | | 118,145 | | |
| 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:

WD; TRANSFER BETWEEN UNCLE & NEPHEW

Comments from
001504701

Comments:

65124

Real Estate Transfer Statement

416

• 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>31</u> Yr. <u>25</u> | 4 Date of Deed Mo. <u>02</u> Day <u>25</u> Yr. <u>25</u> |
| 5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Gary D. and Laura L. Rasser Street or Other Mailing Address 6707 Ave M City Kearney State NE Zip Code 68847 | | 6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) RBF, LLC Street or Other Mailing Address c/o Luke Rasser, 7200 Olive Creek Rd City Firth State NE Zip Code 68358 | |
| Phone Number (402) 746-4228 | | Phone Number (402) 746-4451 | Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| Email Address n/a | | | |

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

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

8 Type of Deed

| | | |
|--|--|--|
| <input type="checkbox"/> Bill of Sale <input type="checkbox"/> Cemetery <input type="checkbox"/> Death Certificate - Transfer on Death | <input type="checkbox"/> Conservator <input type="checkbox"/> Corrective <input type="checkbox"/> Executor <input type="checkbox"/> Land Contract/Memo <input type="checkbox"/> Easement <input type="checkbox"/> Lease <input type="checkbox"/> Mineral | <input type="checkbox"/> Partition <input type="checkbox"/> Personal Rep. <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 checked="" type="checkbox"/> Seller | <input type="checkbox"/> No <input checked="" type="checkbox"/> Court Decree <input checked="" type="checkbox"/> Exchange | <input type="checkbox"/> Distribution <input type="checkbox"/> Easement <input type="checkbox"/> Gift <input type="checkbox"/> Foreclosure <input type="checkbox"/> Irrevocable Trust <input type="checkbox"/> Life Estate <input type="checkbox"/> Partition <input type="checkbox"/> Sale <input type="checkbox"/> Satisfaction of Contract <input type="checkbox"/> Other (Explain) _____ | <input type="checkbox"/> Recreational <input type="checkbox"/> Recreational <input type="checkbox"/> Mineral <input type="checkbox"/> Mineral <input type="checkbox"/> Personal Rep. <input checked="" type="checkbox"/> Warranty <input type="checkbox"/> Other _____ | <input type="checkbox"/> Transfer on Death <input type="checkbox"/> Trustee to Beneficiary <input type="checkbox"/> Other _____ |
|--|---|---|--|---|

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"/> Grandparents and Grandchild <input type="checkbox"/> Parents and Child <input type="checkbox"/> Self <input type="checkbox"/> Other _____ |
|---|-----------------------------|--|

14 What is the current market value of the real property?
120,000.00

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

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

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

18 Address of Property
Rural Webster County, Nebraska

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

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

20 Legal Description (Attach additional pages, if needed)
The West Half of the Southeast Quarter (W¹/₂SE¹/₄) of Section Thirty-three (33), in Township Two (2) North, Range Ten (10), West of the 6th P.M., Webster County, Nebraska.

| | | | | | | |
|--|--|--|---|---|--|--|
| 21 If agricultural, list total number of acres transferred in this transaction 80 | 22 Total purchase price, including any liabilities assumed | 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) | 24 Adjusted purchase price paid for real estate (line 22 minus line 23) | 25 If this transfer is exempt from the documentary stamp tax, list the exemption number | 26 Is an affidavit as described in Neb. Rev. Stat. § 76-2,141 required because the property is located within a county or other geographic area with an active air force ballistic missile field? (See instructions) | 27 If yes, is the required affidavit attached to this filing? <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 Authorized Representative

David B. Garwood
Signature of Grantee or Authorized Representative

ATTORNEY
Title

2-28-25
Date

(402) 746-3613
Phone Number

| | | | |
|--|--|---|--------------------|
| 28 Date Deed Recorded Mo. <u>3</u> Day <u>3</u> Yr. <u>25</u> | 29 Value of Stamp or Exempt Number \$ <u>270.00</u> | 30 Recording Data BL 2025, Pg 489 | For Dept. Use Only |
|--|--|---|--------------------|

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 5 day
of Mar A.D., 2025, at 10:11
o'clock A.M. Recorded in Book 2025
on Page 489.
Abbey Hang County Clerk
10.00 KD Deputy
Ind Comp Assessor Carded

BOOK 2025 PAGE 489

| |
|-----------------------------------|
| NEBRASKA DOCUMENTARY STAMP TAX |
| Date <u>3-3-25</u> |
| \$ <u>210.00</u> BY <u>KD</u> |

WARRANTY DEED

Gary D. Rasser & Laura L. Rasser, husband and wife, GRANTOR, in consideration of TEN AND NO/100 DOLLARS (\$10.00) and other valuable consideration, receipt of which is hereby acknowledged, convey to RBF, LLC, a Nebraska limited liability company, GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

The West Half of the Southeast Quarter (W $\frac{1}{2}$ SE $\frac{1}{4}$) of Section Thirty-three (33), in Township Two (2) North, Range Ten (10), West of the 6th P.M., Webster County, Nebraska.

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, 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.

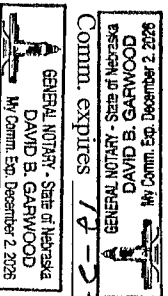
Executed February 27, 2025.

Gary D. Rasser
Gary D. Rasser

Laura L. Rasser
Laura L. Rasser

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on February 27, 2025, by Gary D. Rasser & Laura L. Rasser, husband and wife.



David B. Garwood
Notary Public

Agricultural Land Sales Worksheet

| | | | | | |
|--------------|------------------|---------------------|---|----------------------|-------------|
| City No. | Book | Page | Sale Date | School District Code | Unified: |
| 91 | 2025 | 443 | 2/28/2025 | Base: 01-0123 | Affiliated: |
| Location ID | Sale Number | Useability & Code # | Parcel Number | | |
| 002009100 | 45 | 1 | GeoCode | Twn | Ring |
| | | | 4245 | 3 | 11 |
| | | | Sect | Qtr | Subdiv |
| | | | 11 | 0 | 00000 |
| | | | Area | Bk | Parcel |
| | | | 1 | 000 | 9470 |
| Land | Improvements | Total | Date of Sale Property Classification Code | | |
| 73, 835 | 115, 640 | 189, 475 | Status | Property Type | Zoning |
| | | | A) 1 | B) 05 | C) 5 |
| | | | D) 3 | E) 0 | F) 8 |
| | Irrigation Type: | | Date of Sale Property Classification Code | | |
| | | | Location | City Size | Parcel Size |
| | | | | | |
| IRRIGATED | ACRES: | VALUE: | ICG | ACRES: | VALUE: |
| 1A1 | | | GRASSLAND | IG1 | 7.000 |
| | | | | IG | 10,850 |
| 2A1 | | | | 2G1 | 11.000 |
| 2A | | | | 2G | 15,950 |
| 3A1 | | | | 3G1 | |
| 3A | | | | 3G | |
| 4A1 | | | | 4G1 | |
| 4A | | | | 4G | |
| DRYLAND | ACRES: | VALUE: | | | |
| 1D1 | | | | Shelterbelly/Timber | |
| 1D | | | | Accretion | |
| 2D1 | | | | Waste | 16.390 |
| 2D | | | | Other | |
| 3D1 | | | | AG LAND TOTAL | 34.390 |
| 3D | | | | Roads | 3.610 |
| 4D1 | | | | Farm Sites | 1.000 |
| 4D | | | | Home Sites | 1.000 |
| | | | | Recreation | |
| | | | | Other | |
| Dwellings | | 102,835 | | | |
| Outbuildings | | 12,805 | | Non-AG TOTAL | 5.610 |
| | | | | | 38,840 |

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

Total Recapture Value:

Assessor Comments and Reason for Adjustment: JTWD

Comments from 002009100

Comments:

941170

Real Estate Transfer Statement

415

FORM
521

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

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

| | | | |
|---------------|-----------------|-------------------------|-----------------------|
| 1 County Name | 2 County Number | 3 Date of Sale/Transfer | 4 Date of Deed |
| Webster - 91 | 91 | Mo. 2 Day 28 Yr. 2025 | Mo. 2 Day 21 Yr. 2025 |

| | |
|---|---|
| 5 Grantor's Name, Address, and Telephone (Please Print) | 6 Grantee's Name, Address, and Telephone (Please Print) |
| Grantor's Name (Seller) Eldon Jackson and Candis Jackson Street or Other Mailing Address 1382 N Hewett | Grantee's Name (Buyer) Ethan Sharp and Shelby Sharp Street or Other Mailing Address 1755 Hwy 281 |

| | | | | | |
|------------------------------|-------------|-------------------|--------------------------------|---|--|
| City Hastings | State NE | Zip Code 68901 | City Blue Hill | State NE | Zip Code 68930 |
| Phone Number 402-730-3158 | | | Phone Number (308) 391-1107 | Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation? | Yes <input checked="" type="checkbox"/> No <input checked="" type="checkbox"/> |
| Email Address n/a | | | Email Address n/a | | Yes <input checked="" type="checkbox"/> No <input checked="" type="checkbox"/> |

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

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

8 Type of Deed

| | | | | | | | | |
|---------------------------------------|--|--|--------------------------------------|---------------------------------------|---|--|--|------------------------------------|
| <input type="checkbox"/> Bill of Sale | <input type="checkbox"/> Corrective | <input type="checkbox"/> Death Certificate | <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"/> Cemetery | <input type="checkbox"/> Death Certificate | <input type="checkbox"/> Transfer on Death | <input type="checkbox"/> Executor | <input type="checkbox"/> Easement | <input type="checkbox"/> Lease | <input type="checkbox"/> Personal Rep. | <input type="checkbox"/> Trust/Trustee | <input type="checkbox"/> Warrantly |

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

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

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

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

Yes No

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

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

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

285,000.00

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

Yes No \$ _____ %

16 Does this conveyance divide a current parcel of land?

Yes No

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

18 Address of Property

1755 Hwy 281
Blue Hill, NE 68930

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

Grantees

20 Legal Description (Attach additional pages, if needed)
The Southeast Quarter of the Northeast Quarter (SE1/4NE1/4) of Section Eleven (11), Township Three (3) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska, EXCEPT tracts conveyed to the State of Nebraska in Deed Book 25, Page 188 and Book 79, Page 202.

21 If agricultural, list total number of acres transferred in this transaction **40+-**

22 Total purchase price, including any liabilities assumed

| | | |
|----|----|------------|
| 22 | \$ | 285,000.00 |
|----|----|------------|

23 Was non-real property included in the purchase?

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

| | | |
|----|----|------------|
| 23 | \$ | |
| 24 | \$ | 285,000.00 |

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

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.

Ethan Sharp
Print of Type Name of Grantee or Authorized Representative

Ethan Sharp
Signature of Grantee or Authorized Representative

Grantee
Title

Phone Number **308-391-1107**
Date **2/5/2025**

28 Date Deed Recorded

Mo. **2** Day **28** Yr. **25**

29 Value of Stamp or Exempt Number \$ **641.25**

30 Recording Data **BK 2025, Pg 443**

Register of Deed's Use Only

For Dept. Use Only

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

State of Nebraska } ss.
County of Webster }

Entered on the numerical index and filed for record in the Clerk's office of said county this 28 day of Feb A.D., 2025, at 3:26 o'clock P.M. Recorded in Book 2025 on Page 443

Abbey Havig County Clerk
W Deputy
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 2-28-25
\$ 641.25 By W

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

JOINT TENANCY WARRANTY DEED

Eldon Jackson and Candis Jackson, husband and wife, Grantors, in consideration of ONE DOLLAR (\$1.00) and other valuable consideration received from Grantees, Ethan Sharp and Shelby Sharp, husband and wife, convey to Grantees, as joint tenants and not as tenants in common, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

The Southeast Quarter of the Northeast Quarter (SE1/4NE1/4) of Section Eleven (11), Township Three (3) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska, EXCEPT tracts conveyed to the State of Nebraska in Deed Book 25, Page 188 and Book 79, Page 202.

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

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

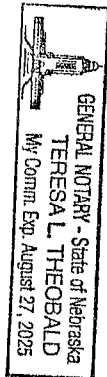
Executed February 27, 2025.

Eldon Jackson
Eldon Jackson

Candis Jackson
Candis Jackson

STATE OF NEBRASKA)
) ss.
COUNTY OF ADAMS)

The foregoing instrument was acknowledged before me on February 27, 2025 by Eldon Jackson and Candis Jackson, husband and wife.



Teresal Theobald
Notary Public

Agricultural Land Sales Worksheet

| City No. | | Book | Page | Sale Date | School District Code | | | | | | | | | |
|-------------|-----------------------------|---------------------|---|----------------------|----------------------|----------|-----------|-------------|---------|-------------|-----|----------|--|--|
| 91 | | 2025 | 442 | 2/28/2025 | Base: 91-0002 | | | | | Affiliated: | | Unified: | | |
| Location ID | Sale Number | Useability & Code # | Parcel Number | | | | | | | | | | | |
| 002212000 | 44 | 4 | 07 | GeoCde | Twn | Rng | Sect | Qtr | Subdy | Area | Blk | Parcel | | |
| | Date of Sale Assessed Value | | | 4493 | 1 | 12 | 32 | 4 | 00000 | 1 | 000 | 0000 | | |
| Land | Improvements | Total | Date of Sale Property Classification Code | | | | | | | | | | | |
| 676,630 | 24,245 | 700,875 | 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 | 13.660 | 21,170 | | | | | | | |
| | 1A | | | | 1G | 19.390 | 20,970 | | | | | | | |
| | 2A1 | | | | 2G1 | 24.020 | 34,830 | | | | | | | |
| | 2A | | | | 2G | 25.490 | 36,960 | | | | | | | |
| | 3A1 | | | | 3G1 | | | | | | | | | |
| | 3A | | | | 3G | 24.290 | 35,220 | | | | | | | |
| | 4A1 | | | | 4G1 | 7.090 | 3,545 | | | | | | | |
| | 4A | | | | 4G | 34.530 | 17,265 | | | | | | | |
| DRYLAND | 1D1 | | | Shelterbelt/Timber | | | | | | | | | | |
| | 1D | 91.580 | 251,850 | Accretion | | | | | | | | | | |
| | 2D1 | | | Waste | | 11.210 | 5,605 | | | | | | | |
| | 2D | 3.300 | 9,075 | Other | | | | | | | | | | |
| | 3D1 | 11.440 | 31,460 | AG LAND TOTAL | | | | 315.230 | 603,340 | | | | | |
| | 3D | | | Roads | | 1.430 | | | | | | | | |
| | 4D1 | 19.620 | 53,955 | Farm Sites | | 1.000 | 13,840 | | | | | | | |
| | 4D | 29.610 | 81,435 | Home Sites | | | | | | | | | | |
| | | | | Recreation | | | | | | | | | | |
| | Dwellings | | | Other | | | | | | | | | | |
| | Outbuildings | | 24,245 | Non-AG TOTAL | | | | 2.430 | 13,840 | | | | | |

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

Assessor Comments and Reason for Adjustment:

WD; UNDIVIDED 1/4 INTEREST OF PROPERTY

Comments from: Comments:

002212000 002212200

Real Estate Transfer Statement

44

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>28</u> Yr. <u>2025</u> | 4 Date of Deed Mo. <u>02</u> Day <u>24</u> Yr. <u>2025</u> |
| 5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Donna L. Talkington Street or Other Mailing Address 1012 County Road G City Dorchester State NE Zip Code 68343 | | 6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Timothy Wyatt Rhoades and Nora Lorena Rhoades Street or Other Mailing Address 13021 P Road City Smith Center State KS Zip Code 66967 | |
| Phone Number (402) 826-0062 | | Phone Number (402) 440-1063 | 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. | | 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"/> IOL <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"/> Land Contract/Memo <input type="checkbox"/> Lease <input type="checkbox"/> Mineral <input type="checkbox"/> Partition <input type="checkbox"/> Personal Rep. <input type="checkbox"/> Quit Claim <input checked="" type="checkbox"/> Sheriff <input type="checkbox"/> Trust/Trustee <input checked="" type="checkbox"/> Warranty <input type="checkbox"/> State Assessed <input type="checkbox"/> Exempt <input type="checkbox"/> Mobile Home | |

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

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

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

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

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

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

14 What is the current market value of the real property?
161,000.00

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

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

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

18 Address of Property

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

18a No address assigned 18b Vacant land

19 Legal Description (Attach additional pages, if needed)
An Undivided one-quarter (1/4) Interest in and to: The Southeast Quarter (SE1/4) of Section Thirty-two (32) and the Southwest Quarter (SW1/4) of Section Thirty-three (33), all in Township One (1) 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 _____

22 Total purchase price, including any liabilities assumed.

| | | |
|----|----|-------------------|
| 22 | \$ | 161,000.00 |
|----|----|-------------------|

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

| | | |
|----|----|-------------------|
| 23 | \$ | 161,000.00 |
|----|----|-------------------|

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

| | | |
|----|----|-------------------|
| 24 | \$ | 161,000.00 |
|----|----|-------------------|

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

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

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

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

Danielle L. Kelley
 Print or Type Name of Grantee or Authorized Representative
Danielle L. Kelley
 Signature of Grantee or Authorized Representative

Closing Department Manager
 Title

(402) 463-4198
 Phone Number
2/28/2025
 Date

28 Date Deed Recorded Mo. 2 Day 28 Yr. 25

29 Value of Stamp or Exempt Number \$ 362.25

30 Recording Data **BK2025, Pg 442**

For Dept. Use Only

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

Index _____
Computer _____
Assessor _____
Carded _____

NEBRASKA DOCUMENTARY
STAMP TAX
Date: 02/28/25
\$ 362.25 By AS

BK 2025, Pg 442

State of Nebraska }
County of Webster }

Entered on the
numerical index and filed for record in the
Clerk's office of said county this 28 day
of February A.D., 2025, at 12:48
o'clock PM. Recorded in Book 2025
on Page 442

Andrew Mainz 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, **DONNA L. TALKINGTON**, A SINGLE PERSON, in consideration of One Dollar and other valuable consideration, the receipt of which is hereby acknowledged, conveys to **TIMOTHY WYATT RHOADES AND NORA LORENA RHOADES, HUSBAND AND WIFE**, as joint tenants not as tenants in common, whether one or more, the following described real estate (as described in Neb. Stat 76-201):

AN UNDIVIDED ONE-QUARTER (1/4) INTEREST IN AND TO:

The Southeast Quarter (SE1/4) of Section Thirty-two (32) and the Southwest Quarter (SW1/4) of Section Thirty-three (33), all in Township One (1) North, Range Twelve (12) West of the 6th P.M., Webster County, Nebraska.

GRANTOR covenants with GRANTEEES 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 2-24-25.

Donna L. Talkington by *Dale Talkington* agent
Donna L. Talkington by Dale Talkington, Agent

STATE OF NEBRASKA }
COUNTY OF Adams } ss

On this 24th day of February, 2025, before me personally appeared **Dale Talkington**, Agent for **Donna L. Talkington**.



Danielle L. Kelley
Notary Public - Danielle L. Kelley

Agricultural Land Sales Worksheet

| | | | | | | | | | | | | |
|-----------------------------|-------------|---------------------|---|----------------------|------|---------------|-------|--------|--------------------|---------------|-------------|----------|
| City No. | Book | Page | Sale Date | School District Code | | | | | | Base: 91-0002 | Affiliated: | Unified: |
| 91 | 2025 | 439 | 2/27/2025 | | | | | | | | | |
| Location ID | Sale Number | Useability & Code # | | | | | | | | | | |
| 001807000 | 43 | 1 | | | | | | | | | | |
| Date of Sale Assessed Value | | | Parcel Number | | | | | | | | | |
| 86,815 | | | GeoCode | Trn | Ring | Sec | Qt | Subdiv | Area | Blk | Parcel | |
| 4491 | | | 1 | 11 | 15 | 1 | 00000 | 1 | 000 | 7865 | | |
| Land | | | Date of Sale Property Classification Code | | | | | | | | | |
| Improvements | | | Status | | | | | | | | | |
| Total | | | Property Type | | | | | | | | | |
| 86,815 | | | Zoning | | | | | | | | | |
| Irrigation Type: | | | Location | | | | | | | | | |
| | | | City Size | | | | | | | | | |
| | | | Parcel Size | | | | | | | | | |
| | | | A) 2 B) 05 C) 5 D) 3 E) 0 F) 8 | | | | | | | | | |
| IRRIGATED LAI | | | ACRES: | | | VALUE: | | | IRRIGATED LAI | | | |
| 1A | | | | | | GRASSLAND 1G1 | | | | | | |
| 2A1 | | | | | | 1G | | | | | | |
| 2A | | | | | | 2G1 | | | | | | |
| 3A1 | | | | | | 2G | | | | | | |
| 3A | | | | | | 3G1 | | | | | | |
| 4A1 | | | | | | 3G | | | | | | |
| 4A | | | | | | 4G1 | | | | | | |
| 4A | | | | | | 4G | | | 7.680 | | | |
| DRYLAND 1D1 | | | 20.690 | | | 56,900 | | | Shelterbelt/Timber | | | |
| 1D | | | 6.130 | | | 16,860 | | | Acresion | | | |
| 2D1 | | | | | | | | | Waste | | | |
| 2D | | | | | | | | | Other | | | |
| 3D1 | | | | | | | | | AGLAND TOTAL | | | |
| 3D | | | | | | | | | 37.850 | | | |
| 4D1 | | | | | | | | | Roads | | | |
| 4D | | | 3.350 | | | 9,215 | | | Farm Sites | | | |
| | | | | | | | | | Home Sites | | | |
| | | | | | | | | | Recreation | | | |
| Dwellings | | | | | | | | | Other | | | |
| Outbuildings | | | | | | | | | Non-AG TOTAL | | | |
| | | | | | | | | | 2.060 | | | |

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

Total Recapture Value:

Assessor Comments and Reason for Adjustment:

TRUSTEE'S DEED

Comments from
001807000

Comments:

(Continue on back)

10/21/25

43

NEBRASKA
DEPARTMENT OF REVENUE

Real Estate Transfer Statement

FORM
521

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

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. 2 Day 27 yr. 2025 | 4 Date of Deed Mo. 2 Day 18 yr. 2025 |
|-------------------------------|-----------------------|--|---|

| | |
|--|--|
| 5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Iantha F Hicks, TR of Iantha F. Hicks Living Trust Street or Other Mailing Address 1909 Janeway Street | 6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Jerry J. Studnicka and Suelle Studnicka Street or Other Mailing Address 37147 Navaho Road |
|--|--|

| | | | | | |
|--------------------------------|--------------------------------|---|--|-------------|-------------------|
| City Clovis | State NM | Zip Code | City Ravenna | State NE | Zip Code 68869 |
| Phone Number (575) 749-8006 | Phone Number (308) 440-0768 | Is the grantee a 501(c)(3) organization? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> | Is the grantee a 509(a) foundation? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> | | |
| 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 type="checkbox"/> Mobile Home |
| <input checked="" type="checkbox"/> Unimproved | <input type="checkbox"/> Multi-Family | <input checked="" type="checkbox"/> Agricultural | <input type="checkbox"/> Mineral Interests-Producing | <input type="checkbox"/> Exempt | |
| <input type="checkbox"/> IOLL | <input type="checkbox"/> Commercial | <input type="checkbox"/> Recreational | | | |

8 Type of Deed

| | | | | | | |
|---------------------------------------|--|---------------------------------------|---|--|---|-----------------------------------|
| <input type="checkbox"/> Bill of Sale | <input type="checkbox"/> Corrective | <input type="checkbox"/> Distribution | <input type="checkbox"/> Land Contract/Memo | <input type="checkbox"/> Partition | <input type="checkbox"/> Sheriff | <input type="checkbox"/> Other |
| <input type="checkbox"/> Cemetery | <input type="checkbox"/> Death Certificate - Transfer on Death | <input type="checkbox"/> Executor | <input type="checkbox"/> Lease | <input type="checkbox"/> Personal Rep. | <input checked="" type="checkbox"/> Trust/Trustee | <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 checked="" type="checkbox"/> Seller | <input type="checkbox"/> No | <input type="checkbox"/> Court Decree | <input type="checkbox"/> Exchange | <input type="checkbox"/> Grantor Trust | <input type="checkbox"/> Partition | <input type="checkbox"/> Irrevocable Trust | <input type="checkbox"/> Revocable Trust | <input type="checkbox"/> Transfer on Death | <input type="checkbox"/> Trustee to Beneficiary |
|--------------------------------|--|-----------------------------|---------------------------------------|-----------------------------------|--|------------------------------------|--|--|--|---|

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

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

Yes No

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

| | | | | | |
|------------------------------|--|---|--|---|--------------------------------|
| <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | <input type="checkbox"/> Aunt or Uncle or Niece or Nephew | <input type="checkbox"/> Family Corp., Partnership, or LLC | <input type="checkbox"/> Self | <input type="checkbox"/> 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?

175,000.00

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

Yes No \$ _____ %

16 Does this conveyance divide a current parcel of land?

Yes No

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

18 Address of Property

AG Land

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

Grantees

18a No address assigned

18b Vacant land

20 Legal Description (Attach additional pages, if needed.)
The Northwest Quarter of the Northeast Quarter (NW1/4NE1/4) of Section Fifteen (15), Township One (1) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska

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

40+-

22 Total purchase price, including any liabilities assumed.

| | |
|-------|------------|
| 22 \$ | 175,000.00 |
|-------|------------|

23 Was non-real property included in the purchase?

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

| | |
|-------|------------|
| 23 \$ | 1 |
| 24 \$ | 175,000.00 |

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

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

Yes No

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

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

sign here

Print of Type Name of Grantor or Authorized Representative
Jerry J. Studnicka

Signature of Grantor or Authorized Representative

Grantee

Title

(308) 440-0768
Phone Number
2/21/2025
Date

28 Date Deed Recorded

29 Value of Stamp or Exempt Number

30 Recording Date

For Dept Use Only

Mo. 2 Day 27 yr. 25 \$ 393.75

BR 2025 Pg 439

Index _____
Computer _____
Assessor _____
Carded _____

BK 2025, Pg 439

NEBRASKA DOCUMENTARY
STAMP TAX
Date: 02/27/25
\$ 393.75 By AS

State of Nebraska } ss.
County of Webster }

Entered on the
numerical index and filed for record in the
Clerk's office of said county this 27 day
of February A.D., 2025, at 02:02
o'clock PM. Recorded in Book 2025
on Pages 439-440

Ashley Living

County Clerk

Fee: \$16.00 By: AS Deputy
Electronically Recorded

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

TRUSTEE'S DEED

Iantha F. Hicks, as Trustee of the Iantha F. Hicks Living Trust dated February 17, 2023,
GRANTOR, in consideration of One Dollar (\$1.00) and other valuable consideration received
from GRANTEEES, Jerry J. Studnicka and Suelien Studnicka, husband and wife as joint tenants,
conveys to GRANTEEES, the following described real estate, (as defined in Neb. Rev. Stat. 76-
201):

The Northwest Quarter of the Northeast Quarter (NW1/4NE1/4) of Section Fifteen (15),
Township One (1) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska

Subject to easements and restrictions of record

GRANTOR covenants with GRANTEEES that GRANTOR:

- (1) is lawfully seized of such real estate and that it is free from encumbrances;
- (2) has legal power and lawful authority to convey the same;
- (3) warrants and will defend title to the real estate against any acts of the
GRANTOR.

Executed February 18, 2025.

Iantha F. Hicks
Iantha F. Hicks, Trustee

STATE OF New Mexico

COUNTY OF Curry)
) ss.
)

The foregoing instrument was acknowledged before me on February 18, 2025,
by Lantha F. Hicks, as Trustee of the Lantha F. Hicks Living Trust dated February 17, 2023.

STATE OF NEW MEXICO
NOTARY PUBLIC
KIM RENEE CHAMBERS
COMMISSION NUMBER 1040927
EXPIRATION DATE 09-29-2026

Kim Renee Chambers
Notary Public

My Commission Expires: 9/29/2026

Residential & Commercial Sales Worksheet

| | | | | | | | | | | | | | | |
|---|--|---|---|----------------------|--------|-------------|----------------------------|-------------|------|------|------------|--|--|--|
| City No. | Book | Page | Sale Date | School District Code | | Unified: | | | | | | | | |
| 91 | 2025 | 416 | 2/19/2025 | Base: 91-0002 | | Affiliated: | | | | | | | | |
| Location ID | Sale Number | Useability & Code # | Parcel Number | | | | | | | | | | | |
| 000161800 | 42 | 1 | GeoCde | Twn | Rng | Sect | Qrt | Subdiv | Area | Bk | Parcel | | | |
| Date of Sale Assessed Value | | | 4371 | | 00 | 0 | 10090 | 1 | 000 | 0000 | | | | |
| Land | Improvements | Total | Date of Sale/Property Classification Code | | | | | | | | | | | |
| 25,495 | 100 | 25,595 | Status | Property Type | Zoning | Location | City Size | Parcel Size | | | | | | |
| Assessor Location: RURAL (RUR) | | | A) 1 | B) 05 | C) 1 | D) 1 | E) 6 | F) 6 | | | | | | |
| | | | Residential | | | | | Commercial | | | | | | |
| Multiple Improvements: | | | Multiple Improvements : | | | | | | | | | | | |
| Construction Date: | | | Construction Date : | | | | | | | | | | | |
| Floor: | | | Floor Sq. Ft. : | | | | | | | | | | | |
| Building Cost New: | | | Cost : | | | | | | | | | | | |
| Single Family Style: | | | Residential Condition: | | | | Commercial Occupancy Code: | | | | | | | |
| (100) <input type="checkbox"/> Mobile Home | (10) <input type="checkbox"/> Worn Out | Primary: | | Other1: | | Other2: | | | | | | | | |
| (101) <input type="checkbox"/> One Story | (20) <input type="checkbox"/> Badly Worn | Commercial Construction Class: | | | | | | | | | | | | |
| (102) <input type="checkbox"/> Two Story | (30) <input type="checkbox"/> Average | (1) <input type="checkbox"/> Fireproof Structural Steel Frame | | | | | | | | | | | | |
| (103) <input type="checkbox"/> Split Level | (40) <input type="checkbox"/> Good | (2) <input type="checkbox"/> Reinforced Concrete Frame | | | | | | | | | | | | |
| (104) <input type="checkbox"/> 1 1/2 Story | (50) <input type="checkbox"/> Very Good | (3) <input type="checkbox"/> Masonry Bearing Walls | | | | | | | | | | | | |
| (111) <input type="checkbox"/> Bi-Level | (60) <input type="checkbox"/> Excellent | (4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls | | | | | | | | | | | | |
| (106) <input type="checkbox"/> Other | | (5) <input type="checkbox"/> Metal Frame and Walls | | | | | | | | | | | | |
| Townhouse or Duplex Style: | | | Residential Quality: | | | | Cost Rank: | | | | Condition: | | | |
| (301) <input type="checkbox"/> One Story | (10) <input type="checkbox"/> Low | Commercial Rank: | | Condition: | | | | | | | | | | |
| (302) <input type="checkbox"/> Two Story | (20) <input type="checkbox"/> Fair | (10) <input type="checkbox"/> Low | | | | | | | | | | | | |
| (307) <input type="checkbox"/> 1 1/2 Story | (30) <input type="checkbox"/> Average | (20) <input type="checkbox"/> Average | | | | | | | | | | | | |
| (308) <input type="checkbox"/> Split Level | (40) <input type="checkbox"/> Good | (30) <input type="checkbox"/> Above Average | | | | | | | | | | | | |
| (309) <input type="checkbox"/> 2 1/2 Story | (50) <input type="checkbox"/> Very Good | (40) <input type="checkbox"/> High | | | | | | | | | | | | |
| (304) <input type="checkbox"/> One Story Duplex | (60) <input type="checkbox"/> Excellent | (50) <input type="checkbox"/> Very Good | | | | | | | | | | | | |
| (305) <input type="checkbox"/> Two Story Duplex | | (60) <input type="checkbox"/> Excellent | | | | | | | | | | | | |
| Assessor's Adjustment to Sale Price (+ or -): | | | | | | | | | | | | | | |
| Assessor Comments and Reason for Adjustment: | | | | | | | | | | | | | | |
| QCD | | | | | | | | | | | | | | |
| Comments from | | | | | | | | | | | | | | |
| 000161800 | | | | | | | | | | | | | | |
| Comments: | | | | | | | | | | | | | | |
| (Continue on back) | | | | | | | | | | | | | | |

Real Estate Transfer Statement

42

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>2</u> Day <u>19</u> Yr. <u>2025</u> | 4 Date of Deed Mo. <u>2</u> Day <u>19</u> Yr. <u>2025</u> |
| 5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Evan Mendyk Street or Other Mailing Address 3101 S 20th St City Omaha State NE Zip Code 68108 | | 6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Berjamin Winget Street or Other Mailing Address 817 N 48th St, #2 City Omaha State NE Zip Code 68132 | |
| Phone Number (402) 999-1525 | Phone Number (402) 649-6878 | Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | |
| Email Address | Email Address | | |

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"/> IOL | <input type="checkbox"/> Single Family <input type="checkbox"/> Multi-Family <input type="checkbox"/> Commercial | <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 Will
 Cemetery Death Certificate - Transfer on Death Executor Mineral Quit Claim Warranty

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

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

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

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

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

14 What is the current market value of the real property?
25,595.00

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

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

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

18 Address of Property
35 N Cherry Street
Red Cloud, NE 68970

19 Name and Address of Person to Whom the Tax Statement Should be Sent
See Box #6

18a No address assigned 18b Vacant land

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

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

22 Total purchase price, including any liabilities assumed. **22 \$ 25,595.00** **0.000**

23 Was non-real property included in the purchase?
 Yes No (If Yes, enter dollar amount and attach itemized list.) (See instructions) **23 \$ _____** **1**


24 Adjusted purchase price paid for real estate (line 22 minus line 23) **24 \$ 25,595.00** **0.000**

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

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

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

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

Print or Type Name of Grantor or Authorized Representative
Ryan Dorey (402) 861-9220
 Signature of Grantor or Authorized Representative  Phone Number
 Authorized Representative Title **Authorized Representative** Date **2/19/2025**

28 Date Deed Recorded _____ 29 Value of Stamp or Exempt Number **\$58.50** 30 Recording Data **BK2025, Pg 416** For Dept Use Only

A tract of land located in Annex Lot 13, laying South of 1st Avenue and West of Cherry Street extended South, to the City of Red Cloud, also being in the Northeast Quarter of Section 2, all in Township 1 North, Range 11 West of the 6th P. M., Webster County Nebraska, more particularly described as follows and assuming the West line of said Northeast Quarter bears $N00^{\circ}25'42''E$. Commencing at the Center $\frac{1}{4}$ Corner of said Section 2; thence $N00^{\circ}25'42''$ on Section line 690.66 feet to the True Point of Beginning; thence $N00^{\circ}25'42''$ on the Section line 634.76 feet to the West $1/16$ th Corner of said Northeast Quarter; thence $N00^{\circ}25'42''E$ on the Section line 112.55 feet to a point; thence $N89^{\circ}55'55''E$ on the South line of a Deed recorded in Book 83, Page 846, 521.68 feet to a point on the West line of extended Cherry Street as platted in Platt's Addition to the City of Red Cloud; thence $S00^{\circ}06'33''E$ on the West line of said Cherry Street 751.84 feet to a point on the North line of a Deed recorded in Book 70, Page 593; thence $N89^{\circ}34'18''W$ on said North line 528.70 feet to the True Point of Beginning.

STAMP TAX

Date: 02/27/25

By AS \$ 58.50

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 February A.D., 2025, at 08:37
o'clock AM. Recorded in Book 2025
on Page 416

Patricia Young

County Clerk

Fee: \$10.00 By: AS Deputy
Electronically Recorded

After recording, return to:
Benjamin Wingett
817 N 48th Street, #2
Omaha, NE 68132

QUITCLAIM DEED

For One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, Evan Mendyk, a single person, Grantor, hereby quitclaims and conveys to Benjamin Wingett, Grantee, the following-described real estate (as defined in Neb. Rev. Stat. § 76-201):

A tract of land located in Annex Lot 13, laying South of 1st Avenue and West of Cherry Street extended South, to the City of Red Cloud, also being in the Northeast Quarter of Section 2, all in Township 1 North, Range 11 West of the 6th P.M., Webster County Nebraska; more particularly described as follows and assuming the West line of said Northeast Quarter bears N00°25'42"E. Commencing at the Center ¼ Corner of said Section 2; thence N00°25'42"E. on Section line 690.66 feet to the True Point of Beginning; thence N00°25'42" on the Section line 634.76 feet to the West 1/16th Corner of said Northeast Quarter; thence N00°25'42"E on the Section line 112.55 feet to a point; thence N89°55'55"E on the South line of a Deed recorded in Book 83, Page 846, 521.68 feet to a point on the West line of extended Cherry Street as platted in Platt's Addition to the City of Red Cloud; thence S00°06'33"E on the West line of said Cherry Street 751.84 feet to a point on the North line of a Deed recorded in Book 70, Page 593; thence N89°34'18"W on said North line 528.70 feet to the True Point of Beginning.

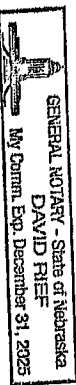
Dated this 19th day of February 2025.



Evan Mendyk

STATE OF NEBRASKA)
) ss.
COUNTY OF DOUGLAS)

The foregoing instrument was acknowledged before me on February 19, 2025, by Evan Mendyk.





Notary Public

Agricultural Land Sales Worksheet

| City No. | Book | Page | Sale Date | School District Code | | Unified: | | | | | |
|-----------------------------|-------------------------------|---------------------|---|----------------------|---------|-------------|-----------|-------------|------|-----|--------|
| 91 | 2025 | 406 | 2/26/2025 | Base: 91-0002 | | Affiliated: | | | | | |
| Location ID | Sale Number | Useability & Code # | Parcel Number | | | | | | | | |
| 001506601 | 41 | 1 | GeoCde | Twn | Ring | Sec | Qtr | Subdiv | Area | Blk | Parcel |
| Date of Sale Assessed Value | | | 0000 | 2 | 10 | 36 | 0 | 00000 | 1 | 000 | 0000 |
| Land | Improvements | Total | Date of Sale Property Classification Code | | | | | | | | |
| | | | Status | Property Type | Zoning | Location | City Size | Parcel Size | | | |
| | Irrigation Type: PIVOT / WELL | | A) 2 | B) 05 | C) 5 | D) 3 | E) 0 | F) 9 | | | |
| LCG | ACRES: | VALUE: | LCG | ACRES: | VALUE: | | | | | | |
| IRRIGATED 1A1 | 8.930 | 51,795 | GRASSLAND 1G1 | 0.490 | 840 | | | | | | |
| 1A | | | 1G | | | | | | | | |
| 2A1 | 29.970 | 173,675 | 2G1 | | | | | | | | |
| 2A | | | 2G | | | | | | | | |
| 3A1 | | | 3G1 | | | | | | | | |
| 3A | | | 3G | | | | | | | | |
| 4A1 | | | 4G1 | | | | | | | | |
| 4A | | | 4G | | | | | | | | |
| DRYLAND 1D1 | | | Shelterbelt/Timber | | | | | | | | |
| 1D | | | Accretion | | | | | | | | |
| 2D1 | 0.640 | 1,915 | Waste | | | | | | | | |
| 2D | | | Other | | | | | | | | |
| 3D1 | | | AG LAND TOTAL | 40.030 | 228,225 | | | | | | |
| 3D | | | Roads | | | | | | | | |
| 4D1 | | | Farm Sites | | | | | | | | |
| 4D | | | Home Sites | | | | | | | | |
| | | | Recreation | | | | | | | | |
| | | | Other | | | | | | | | |
| Dwellings | | | Non-AG TOTAL | | | | | | | | |
| Outbuildings | | | | | | | | | | | |

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

Total Recapture Value:

Assessor Comments and Reason for Adjustment:

WD

Comments from
001506601

Comments:

(Continue on back)

157046

Real Estate Transfer Statement

41

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. 2 Day 26 Yr. 2024 4 Date of Deed Mo. 2 Day 26 Yr. 2025

5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Wendell Jeffrey Ord and Diana L. Ord 6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) see attached

City, State, Zip Code, Phone Number, Email Address for both Grantor and Grantee.

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

8 Type of Deed: Bill of Sale, Corrective, Cemetery, Death Certificate, etc.

9 Was transfer part of IRS like-kind exchange? 10 Type of Transfer: Distribution, Auction, etc.

11 Was ownership transferred in full? 12 Was real estate purchased for same use? 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives?

14 What is the current market value of the real property? 15 Was the mortgage assumed? 16 Does this conveyance divide a current parcel of land? 17 Was transfer through a real estate agent or a title company?

18 Address of Property: Ag Land 19 Name and Address of Person to Whom the Tax Statement Should be Sent

20 Legal Description (Attach additional pages, if needed) See Attached 21 If agricultural, list total number of acres transferred in this transaction 39.61+- 22 Total purchase price, including any liabilities assumed 326,700.00 23 Was non-real property included in the purchase? 24 Adjusted purchase price paid for real estate (line 22 minus line 23) 326,700.00 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? 27 If yes, is the required affidavit attached to this filing?

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

28 Date Deed Recorded 29 Value of Stamp or Exempt Number \$ 735.75 30 Recording Data BK 2025, Pg 406 For Dept. Use Only

LEGAL DESCRIPTION

A tract of land located in the Southwest Quarter of Section 36, Township 2 North, Range 10 West of the 6th P.M., Webster County, Nebraska being described as follows: Commencing at the Southeast corner of the Southwest Quarter of said Section 36; thence N01°26'56"W (assumed bearing) on the East line of said Southwest Quarter, distance of 727.81 feet to the Point of Beginning; thence continuing N01°26'56"W, on said East line, a distance of 1927.44 feet to the Northeast corner of said Southwest Quarter; thence S88°53'28"W, on the North line of said Southwest Quarter, a distance of 633.02 feet; thence S20°22'44"W, a distance of 155.21 feet; thence S42°19'04"W, a distance of 410.24 feet; thence S01°05'09"E, a distance of 852.75 feet; thence S85°36'55"E, a distance of 121.91 feet; thence S16°27'58"E, a distance of 812.77 feet; thence N74°44'22"E, a distance of 667.32 feet to the Point of Beginning;

INCLUDING a 30 foot access easement located in the Southwest Quarter of Section 36, Township 2 North, Range 10 West of the 6th P.M., Webster County, Nebraska, being described as follows: Commencing at the Southeast corner of the Southwest Quarter of said Section 36; thence N01°26'56"E (assumed bearing) on the East line of said Southwest Quarter, a distance of 70.57 feet to the North right-of-way line of U.S. Highway 136 as recorded in Deed Record Book 2006, Page 233, this being the Point of Beginning; thence continued N01°26'56"W, on the East line of said Southwest Quarter, a distance of 657.24 feet; thence S74°44'22"W, a distance of 30.89 feet; thence S01°26'56"E, parallel with the East line of said Southwest Quarter, a distance of 650.47 feet to the North right-of-way line of said U.S. Highway 136; thence N 87°22'53"E on said North line, a distance of 30.01 feet to the Point of Beginning;

Patricia Ann Burdyny, Trustee
9468 Dewey Cir
Omaha, NE 68114
402-393-5596

Nancy S. Somerhalder
5505 S 124th Street
Omaha, NE 68137
402-331-4563

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 26 day of Feb A.D., 2025, at 11:41 o'clock A.M. Recorded in Book 2025 on Page 406-408
Abbey Harig County Clerk
22.00 Yes Deputy
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 2-26-25
\$ 735.15 By KB

Prepared by and when recorded return to:
Patricia A. Burdyny
9468 Dewey Cir.
Omaha, Nebraska 68114

WARRANTY DEED

WENDELL JEFFERY ORD and DIANA L. ORD, husband and wife as joint tenants (together, "*Grantor*"), in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, hereby convey to NANCY S. SOMERHALDER as to an undivided fifty percent (50%) and PATRICIA ANN BURDYNY, TRUSTEE AND HER SUCCESSORS IN TRUST UNDER THE PATRICIA ANN BURDYNY REVOCABLE TRUST DATED SEPTEMBER 2, 2022 as to an undivided fifty percent (50%) (together, "*Grantee*"), all as tenants-in-common, the following described real estate (as defined in Neb. Rev. Stat. § 76-201):

See Exhibit "A" attached hereto and incorporated herein

GRANTOR covenants with GRANTEE that GRANTOR:

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

Executed and effective as of the 26th day of February, 2025.

GRANTOR:

Wendell Jeffery Ord

Wendell Jeffery Ord

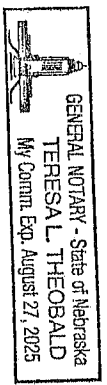
Diana L. Ord

Diana L. Ord

STATE OF NEBRASKA)
) ss.
COUNTY OF WEBSTER)

The foregoing instrument was acknowledged before me on February 25th, 2025 by each of Wendell Jeffery Ord and Diana L. Ord, husband and wife.

(Seal)



Teresa L. Theobald
Signature of Notary
8/27/2025
My Commission Expires

EXHIBIT A

LEGAL DESCRIPTION

A tract of land located in the Southwest Quarter of Section 36, Township 2 North, Range 10 West of the 6th P.M., Webster County, Nebraska being described as follows: Commencing at the Southeast corner of the Southwest Quarter of said Section 36; thence N01°26'56"W (assumed bearing) on the East line of said Southwest Quarter, distance of 727.81 feet to the Point of Beginning; thence continuing N01°26'56"W, on said East line, a distance of 1927.44 feet to the Northeast corner of said Southwest Quarter; thence S88°53'28"W, on the North line of said Southwest Quarter, a distance of 633.02 feet; thence S20°22'44"W, a distance of 155.21 feet; thence S42°19'04"W, a distance of 410.24 feet; thence S01°05'09"E, a distance of 852.75 feet; thence S85°36'55"E, a distance of 121.91 feet; thence S16°27'58"E, a distance of 812.77 feet; thence N74°44'22"E, a distance of 667.32 feet to the Point of Beginning;

INCLUDING a 30 foot access easement located in the Southwest Quarter of Section 36, Township 2 North, Range 10 West of the 6th P.M., Webster County, Nebraska, being described as follows:

Commencing at the Southeast corner of the Southwest Quarter of said Section 36; thence N01°26'56"E (assumed bearing) on the East line of said Southwest Quarter, a distance of 70.57 feet to the North right-of-way line of U.S. Highway 136 as recorded in Deed Record Book 2006, Page 233, this being the Point of Beginning; thence continued N01°26'56"W, on the East line of said Southwest Quarter, a distance of 657.24 feet; thence S74°44'22"W, a distance of 30.89 feet; thence S01°26'56"E, parallel with the East line of said Southwest Quarter, a distance of 650.47 feet to the North right-of-way line of said U.S. Highway 136; thence N 87°22'53"E on said North line, a distance of 30.01 feet to the Point of Beginning;

Residential & Commercial Sales Worksheet

| | | | | | | | | | | | | | | | | |
|---|--------------|---------------------|--|---|--------|----------|-----------|-------------|----------------------------|-------------|--------|--|----------|--|--|--|
| City No. | Book | Page | Sale Date | School District Code | | | | | | | | | | | | |
| 91 | 2025 | 405 | 2/25/2025 | Base: 91-0002 | | | | | | Affiliated: | | | Unified: | | | |
| Location ID | Sale Number | Useability & Code # | Parcel Number | | | | | | | | | | | | | |
| 000149100 | 40 | 1 | GeoCde | Twn | Rng | Sect | Qtr | Subdiv | Area | Blk | Parcel | | | | | |
| Date of Sale Assessed Value | | | 4371 | | | 00 | 0 | 10045 | | 003 | 0000 | | | | | |
| Land | Improvements | Total | Date of Sale Property Classification Code | | | | | | | | | | | | | |
| 1,640 | 152,535 | 154,175 | 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) 2 | | | | | | | | |
| | | | Residential | | | | | | Commercial | | | | | | | |
| Multiple Improvements: | | | Multiple Improvements : | | | | | | Multiple Improvements : | | | | | | | |
| Construction Date: | | | Construction Date : 1915 | | | | | | Construction Date : | | | | | | | |
| Floor: | | | Floor Sq. Ft. : 1,480 | | | | | | Floor Sq. Ft. : | | | | | | | |
| Building Cost New: | | | Cost : 177,800 | | | | | | Cost : | | | | | | | |
| Single Family Style: 104 | | | Residential Condition: 30 | | | | | | 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 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 checked="" 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: 40 | | | | | | Cost Rank: | | | | | | | |
| (301) <input type="checkbox"/> One Story | | | (10) <input type="checkbox"/> Low | (6) <input type="checkbox"/> Pole Frame | | | | | | | | | | | | |
| (302) <input type="checkbox"/> Two Story | | | (20) <input type="checkbox"/> Fair | (10) <input type="checkbox"/> Low | | | | | | | | | | | | |
| (307) <input type="checkbox"/> 1 1/2 Story | | | (30) <input type="checkbox"/> Average | (20) <input type="checkbox"/> Average | | | | | | | | | | | | |
| (308) <input type="checkbox"/> Split Level | | | (40) <input checked="" type="checkbox"/> Good | (30) <input type="checkbox"/> Above Average | | | | | | | | | | | | |
| (309) <input type="checkbox"/> 2 1/2 Story | | | (50) <input type="checkbox"/> Very Good | (40) <input type="checkbox"/> High | | | | | | | | | | | | |
| (304) <input type="checkbox"/> One Story Duplex | | | (60) <input type="checkbox"/> Excellent | (50) <input type="checkbox"/> Very Good | | | | | | | | | | | | |
| (305) <input type="checkbox"/> Two Story Duplex | | | | (60) <input type="checkbox"/> Excellent | | | | | | | | | | | | |
| Assessor's Adjustment to Sale Price (+ or -): | | | | | | | | | | | | | | | | |
| Assessor Comments and Reason for Adjustment: | | | | | | | | | | | | | | | | |
| WD | | | | | | | | | | | | | | | | |
| Comments from | | | | | | | | | | | | | | | | |
| 000149100 | | | | | | | | | | | | | | | | |
| Comments: | | | | | | | | | | | | | | | | |
| (Continue on back) | | | | | | | | | | | | | | | | |

10/18/20

NEBRASKA
Good Life. Great Service.
DEPARTMENT OF REVENUE

Real Estate Transfer Statement

40

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. <u>2</u> Day <u>25</u> Yr. <u>2025</u> | 4 Date of Deed Mo. <u>2</u> Day <u>25</u> Yr. <u>2025</u> |
| 5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Millie McDole and Samantha McDole Street or Other Mailing Address 742 N Chestnut City Red Cloud State NE Zip Code 68970 Phone Number 402-742-0037 | | 6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Nancy Favinger Street or Other Mailing Address 913 S. Cloud City Red Cloud State NE Zip Code 68970 Phone Number 308-380-0240 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. | | Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(e) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | |

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

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

9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller?
 Buyer Seller No Court Decree Exchange Grantor Trust Partition Satisfaction of Contract Other (Explain) _____
 11 Was ownership transferred in full? (If No, explain the division.)
 Yes No Yes No

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

14 What is the current market value of the real property?
105,000.00

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

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

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

18 Address of Property
541 N Cherry Street
Red Cloud, NE 68970

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

18a No address assigned 18b Vacant land

20 Legal Description (Attach additional pages, if needed.)
Lots One (1), Two (2), Three (3), Block Three (3), Radcliffs Addition to Red Cloud, Webster County, Nebraska

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

22 Total purchase price, including any liabilities assumed.

| | | |
|----|----|-------------------|
| 22 | \$ | 105,000.00 |
| 23 | \$ | 1 |
| 24 | \$ | 105,000.00 |
| 25 | \$ | 24 |

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

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

26 Is an affidavit 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.
Nancy Favinger
 Equity Type Name of Grantee or Authorized Representative
 Signature of Grantee of Authorized Representative *Nancy Favinger* Title **Grantee**
 here *Nancy Favinger* Phone Number **308-380-0240**
 Date **2/24/2025**

| | | | |
|---|--|--|--------------------|
| 28 Date Deed Recorded Mo. <u>2</u> Day <u>25</u> Yr. <u>25</u> | 29 Value of Stamp or Exempt Number \$ <u>236.25</u> | 30 Recording Data BK2025, Pg 405 | For Dept. Use Only |
|---|--|--|--------------------|

Nebraska Department of Revenue
 Form No. 96-269-2008 72024 Rev. Supersedes 96-269-2008 10-2020
 Authorized by Neb. Rev. Stat. § 76-214, 77-1327(2)

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

State of Nebraska }
County of Webster } ss.

BOOK 2025 PAGE 405

Entered on the numerical index and filed for record in the Clerk's office of said county this 25 day of Feb A.D., 2025, at 11:50 o'clock A.M. Recorded in Book 2025 on Page 405
Amber Tang County Clerk
10.00 Deputy
Ind Camp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 23.25 By AB
\$ 236.25

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

WARRANTY DEED

Miles McDole and Samantha McDole, husband and wife, Grantors, in consideration of ONE DOLLAR (\$1.00) and other valuable consideration received from Grantee, Nancy Favinger, convey to Grantee, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Lots One (1), Two (2) and Three (3), Block Three (3), Radcliff's Addition to Red Cloud, Webster County, Nebraska.

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

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

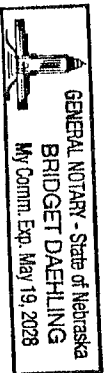
Executed February 25, 2025.

Miles McDole
Miles McDole

Samantha McDole
Samantha McDole

STATE OF NEBRASKA)
) ss.
COUNTY OF WEBSTER)

The foregoing instrument was acknowledged before me on February 25, 2025 by Miles McDole and Samantha McDole, husband and wife.



Bridget Daehling
Notary Public

Residential & Commercial Sales Worksheet

| | | | | | |
|---|--|---|---|----------------------|-------------|
| City No. | Book | Page | Sale Date | School District Code | Unified: |
| 91 | 2025 | 403 | 2/18/2025 | Base: 91-0002 | Affiliated: |
| Location ID | Sale Number | Useability & Code # | Parcel Number | | |
| 000163500 | 39 | 1 | GeoCde | Twn | Rng |
| Date of Sale Assessed Value | | | 4371 | Secd | 00 |
| | | | 0 | Ort | 0 |
| | | | 10090 | Subdiv | 000 |
| | | | 000 | Area | 000 |
| | | | 000 | Blk | 0000 |
| Land | Improvements | Total | Date of Sale Property Classification Code | | |
| 9, 825 | 61, 635 | 71, 460 | Status | Property Type | Zoning |
| Assessor Location: RED CLOUD (RC) | | | A) 1 | B) 01 | C) 1 |
| | | | D) 1 | E) 6 | F) 2 |
| | | | Residential | | |
| | | | Commercial | | |
| Multiple Improvements: | | | Multiple Improvements: | | |
| Construction Date: | | | Construction Date: | | |
| 1910 | | | 1910 | | |
| Floor: | | | Floor Sq. Ft.: | | |
| 992 | | | 992 | | |
| Building Cost New: | | | Cost: | | |
| 112,000 | | | 112,000 | | |
| Single Family Style: 101 | | | Residential Condition: 30 | | |
| | | | Commercial Occupancy Code: | | |
| (100) <input type="checkbox"/> Mobile Home | (10) <input 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 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 | | |
| (301) <input type="checkbox"/> One Story | (10) <input type="checkbox"/> Low | (6) <input type="checkbox"/> Pole Frame | Cost Rank: | | |
| (302) <input type="checkbox"/> Two Story | (20) <input type="checkbox"/> Fair | Condition: | | | |
| (307) <input type="checkbox"/> 1 1/2 Story | (30) <input checked="" type="checkbox"/> Average | (10) <input type="checkbox"/> Low | (10) <input type="checkbox"/> Worn Out | | |
| (308) <input type="checkbox"/> Split Level | (40) <input type="checkbox"/> Good | (20) <input type="checkbox"/> Average | (20) <input type="checkbox"/> Badly Worn | | |
| (309) <input type="checkbox"/> 2 1/2 Story | (50) <input type="checkbox"/> Very Good | (30) <input type="checkbox"/> Above Average | (30) <input type="checkbox"/> Average | | |
| (304) <input type="checkbox"/> One Story Duplex | (60) <input type="checkbox"/> Excellent | (40) <input type="checkbox"/> High | (40) <input type="checkbox"/> Good | | |
| (305) <input type="checkbox"/> Two Story Duplex | | (50) <input type="checkbox"/> Very Good | (50) <input type="checkbox"/> Very Good | | |
| (60) <input type="checkbox"/> Excellent | | (60) <input type="checkbox"/> Excellent | (60) <input type="checkbox"/> Excellent | | |

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

Assessor Comments and Reason for Adjustment:

WD

Comments from 000163500

Comments:

(Continue on back)

Real Estate Transfer Statement

39

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. 2 Day 18 Yr. 2025 | 4 Date of Deed Mo. 2 Day 24 Yr. 2025 |
| 5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Billy R. Smith Street or Other Mailing Address 38762 Stone Piler Ave City Edwards State MO Zip Code 68326 | | 6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Gottsch Feeding Corporation Street or Other Mailing Address PO Box 1128 City Hastings State NE Zip Code 68902 | |
| 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. | | Phone Number 602-723-1145 | Is the grantee a 501(c)(3) organization? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> |
| 8 Type of Deed <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"/> Other _____ <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 | | Email Address n/a | Is the grantee a 509(a) foundation? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> |
| 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 | | Phone Number 402-463-1215 | Is the grantee a 509(a) foundation? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> |
| 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) _____ | | Email Address n/a | 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"/> Parents and Child <input type="checkbox"/> Step-parent and Step-child | | 14 What is the current market value of the real property? 63,000.00 | |
| 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 GTA Real Estate Gro <input type="checkbox"/> No | | 18 Address of Property 11 N Walnut St Red Cloud, NE 68970 | |
| 18a <input type="checkbox"/> No address assigned 18b <input type="checkbox"/> Vacant land | | 19 Name and Address of Person to Whom the Tax Statement Should Be Sent Grantees | |
| 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. **63,000.00**

23 Was non-real property included in the purchase?
 Yes No (If Yes, enter dollar amount and attach itemized list.) (see instructions) **23 \$ 1**
24 \$ 63,000.00

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 _____.

26 Is an affidavit as described in Neb. Rev. Stat. § 78-2, 141 required because the property is located within a county or other geographic area with an active air force ballistic missile field? (See Instructions)
 Yes No

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

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

Print or Type Name of Grantee or Authorized Representative
TERESA THEOBALD

Signature of Grantee or Authorized Representative
Teresa Theobald

City
Hastings State
NE Zip Code
68902

Title
Closing Agent

Phone Number
402-746-2246

Date
2/18/2025

28 Date Deed Recorded
Mo. **2** Day **24** Yr. **25**

29 Value of Stamp or Exempt Number
\$ 141.75

30 Recording Data
BK2025, Pg 403

For Dept Use Only

Annex Lot 30 to the City of Red Cloud, Webster County, Nebraska, described as follows:
Commencing 80 rods West of the Southeast corner of the Northeast Quarter (NE1/4) of
Section Two (2), Township One (1) North, Range Eleven (11) West of the 6th P.M.,
Webster County, Nebraska, thence West 380 feet, thence North 228 2/3 feet, thence East
380 feet, thence South 228 2/3 feet, to the point of beginning, except a strip on the East side
of 40 feet for a public highway

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 24 day of Feb A.D., 2025, at 3:04 o'clock P.M. Recorded in Book 2025 on Page 403

Cheryl Fong County Clerk
ID no 005 Deputy
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 2-24-25
\$ 141.75 BY AD

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

WARRANTY DEED

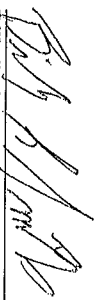
Billy R. Smith, a married person and resident of Missouri, Grantor, in consideration of ONE DOLLAR (\$1.00) and other valuable consideration received from Grantee, Gottsch Feeding Corporation, a Nebraska corporation, conveys to Grantee, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Annex Lot 30 to the City of Red Cloud, Webster County, Nebraska, described as follows: Commencing 80 rods West of the Southeast corner of the Northeast Quarter (NE1/4) of Section Two (2), Township One (1) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska, thence West 380 feet, thence North 228 2/3 feet, thence East 380 feet, thence South 228 2/3 feet, to the point of beginning, except a strip on the East side of 40 feet for a public highway

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;
- (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 February 24, 2025.


Billy R. Smith

STATE OF NEBRASKA)
) ss.
COUNTY OF WEBSTER)

The foregoing instrument was acknowledged before me on February 24, 2025 by Billy R. Smith, a married person and resident of Missouri.

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


Notary Public

Residential & Commercial Sales Worksheet

| | | | | | | | | | | | |
|---|---|---|---|----------------------|--------|-----------------------------------|-----------|-------------|------|-----|--------|
| City No. | Book | Page | Sale Date | School District Code | | | | Unified: | | | |
| 91 | 2025 | 384 | 2/24/2025 | Base: 91-0002 | | | | Affiliated: | | | |
| Location ID | Sale Number | Usability & Code # | Parcel Number | | | | | | | | |
| 000136100 | 38 | 1 | GeoCde | Twn | Rng | Sec | Qtr | Subdiv | Area | Blk | Parcel |
| Date of Sale Assessed Value | | | 4371 | | | 00 | 0 | 10025 | | 002 | 0000 |
| Land | Improvements | Total | Date of Sale Property Classification Code | | | | | | | | |
| 1, 825 | 128, 300 | 130, 125 | Status | Property Type | Zoning | Location | City Size | Parcel Size | | | |
| Assessor Location: REID CLCUD (RC) | | | A) 1 | B) 01 | C) 1 | D) 1 | E) 6 | F) 2 | | | |
| | | | 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: 104 | | | Residential Condition: 20 | | | 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 checked="" 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 checked="" 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: 40 | | | Cost Rank: _____ Condition: _____ | | | | | |
| (301) <input type="checkbox"/> One Story | (10) <input type="checkbox"/> Low | (6) <input type="checkbox"/> Pole Frame | | | | | | | | | |
| (302) <input type="checkbox"/> Two Story | (20) <input type="checkbox"/> Fair | (10) <input type="checkbox"/> Low | | | | | | | | | |
| (307) <input type="checkbox"/> 1 1/2 Story | (30) <input type="checkbox"/> Average | (10) <input type="checkbox"/> Low | | | | | | | | | |
| (308) <input type="checkbox"/> Split Level | (40) <input checked="" type="checkbox"/> Good | (20) <input type="checkbox"/> Average | | | | | | | | | |
| (309) <input type="checkbox"/> 2 1/2 Story | (50) <input type="checkbox"/> Very Good | (30) <input type="checkbox"/> Average | | | | | | | | | |
| (304) <input type="checkbox"/> One Story Duplex | (60) <input type="checkbox"/> Excellent | (40) <input type="checkbox"/> High | | | | | | | | | |
| (305) <input type="checkbox"/> Two Story Duplex | | (50) <input type="checkbox"/> Very Good | | | | | | | | | |
| Assessor's Adjustment to Sale Price (+ or -): | | | | | | | | | | | |
| Assessor Comments and Reason for Adjustment: | | | | | | | | | | | |
| JTWD | | | | | | | | | | | |
| Comments from | | | | | | | | | | | |
| 000136100 | | | | | | | | | | | |
| Comments: | | | | | | | | | | | |

(Continue on back)

37100

Real Estate Transfer Statement

38

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

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

| | | | |
|--|------------------------------|---|--|
| 1 County Name Webster - 91 | 2 County Number 91 | 3 Date of Sale/Transfer Mo. <u>2</u> Day <u>24</u> Yr. <u>2025</u> | 4 Date of Deed Mo. <u>2</u> Day <u>24</u> Yr. <u>2025</u> |
| 5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Katherine R. Rodriguez, F/K/A Katherine R. Moore Street or Other Mailing Address PO Box 285 City Red Cloud State NE Zip Code 68970 Phone Number 308-379-1424 Email Address n/a | | 6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Brady Schmitz and Madeline Schmitz Street or Other Mailing Address 421 N Chestnut Street City Red Cloud State NE Zip Code 68970 Phone Number 402-746-0348 Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address n/a If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | |

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

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

8 Type of Deed

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

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

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

10 Type of Transfer

| | | |
|--|--|--------------------------------------|
| <input type="checkbox"/> Aunt or Uncle to Niece or Nephew <input type="checkbox"/> Brothers and Sisters <input type="checkbox"/> Expouse | <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 _____ |
|--|--|--------------------------------------|

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

Yes No

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

Yes No

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

Yes No

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

168,000.00

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

Yes No \$ _____ %

16 Does this conveyance divide a current parcel of land?

Yes No

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

18 Address of Property
**421 N Chestnut Street
Red Cloud, NE 68970**

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

20 Legal Description (Attach additional pages, if needed.)
The North Eighty-three and one-half (83½) feet of the South One Hundred Seventy-one (171) feet of the East Half (E½) of Block Two (2), LeDuc' s Addition to Red Cloud, Webster County, Nebraska.

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

| | |
|--|-------------------------|
| 22 Total purchase price, including any liabilities assumed. | 22 \$ 168,000.00 |
| 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 \$ 168,000.00 |

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

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

Yes No

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

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

Brady Schmitz
Print or Type Name of Grantor or Authorized Representative

Grantee
Signature of Grantee or Authorized Representative

Grantee
Title

402-746-0348
Phone Number

2/13/2025
Date

28 Date Deed Recorded
Mo. 2 Day 24 Yr. 25

29 Value of Stamp or Exempt Number
\$ **318.00**

30 Recording Data
BK005, Pg 384

For Dept. Use Only

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 24 day of Feb A. D., 2025 at 2:54 o'clock PM. Recorded in Book 2025 on Page 384

Chad Taylor County Clerk
ID # 0000 Deputy
Ind Comp Assessor Carded

BOOK 2025 PAGE 384

NEBRASKA DOCUMENTARY
Date 2-24-25
Stamp Tax 2-24-25
\$ 378.00 By AB

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

JOINT TENANCY WARRANTY DEED

Kathrine R. Rodriguez, formerly Kathrine R. Moore, a single person, Grantor, in consideration of ONE DOLLAR (\$1.00) and other valuable consideration received from Grantees, Brady Schmitz and Madeline Schmitz, husband and wife, convey to Grantees, as joint tenants and not as tenants in common, the following described real estate (as defined in Neb. Stat. 76-201):

The North Eighty-three and one-half (83½) feet of the South One Hundred Seventy-one (171) feet of the East Half (E½) of Block Two (2), LeDuc's Addition to Red Cloud, Webster County, Nebraska.

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

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

Executed February 24, 2025

Kathrine R. Rodriguez
Kathrine R. Rodriguez

STATE OF NEBRASKA)
) ss.
COUNTY OF WEBSTER)

The foregoing instrument was acknowledged before me on February 24, 2025 by Kathrine R. Rodriguez, formerly Kathrine R. Moore, a single person.



Teresal Theobald
Notary Public

My commission expires: 8/27/2025

Residential & Commercial Sales Worksheet

| | | | | | |
|---|---|---|---|----------------------|-------------|
| City No. | Book | Page | Sale Date | School District Code | Unified: |
| 91 | 2025 | 362 | 2/21/2025 | Base: 91-0002 | Affiliated: |
| Location ID | Sale Number | Usability & Code # | Parcel Number | | |
| 000107600 | 37 | 1 | Geo/Cle | Twn | Rng |
| | | | Sect | Qrt | Subdiv |
| | | | Area | Blk | Parcel |
| | | | 4371 | 00 | 0 |
| | | | 10005 | | 014 |
| | | | | | 0000 |
| Land | Improvements | Total | Date of Sale/Property Classification Code | | |
| 645 | 31, 480 | 32, 125 | Status | Property Type | Zoning |
| | | | A) 1 | B) 01 | C) 1 |
| | | | D) 1 | E) 6 | F) 2 |
| Assessor Location: RED CLOUD (RC) | | | Commercial | | |
| | | | Residential | | |
| Multiple Improvements: | | | Multiple Improvements: | | |
| Construction Date: | | | Construction Date: | | |
| Floor: | | | Floor Sq. Ft.: | | |
| Building Cost New: | | | Cost: | | |
| Single Family Style: 101 | | | Residential Condition: 20 | | |
| (100) <input type="checkbox"/> Mobile Home | (10) <input type="checkbox"/> Worn Out | Commercial Occupancy Code: | | | |
| (101) <input checked="" type="checkbox"/> One Story | (20) <input checked="" type="checkbox"/> Badly Worn | Primary: | Other1: | Other2: | |
| (102) <input type="checkbox"/> Two Story | (30) <input type="checkbox"/> Average | Commercial Construction Class: | | | |
| (103) <input type="checkbox"/> Split Level | (40) <input type="checkbox"/> Good | (1) <input type="checkbox"/> Fireproof Structural Steel Frame | | | |
| (104) <input type="checkbox"/> 1 1/2 Story | (50) <input type="checkbox"/> Very Good | (2) <input type="checkbox"/> Reinforced Concrete Frame | | | |
| (111) <input type="checkbox"/> Bi-Level | (60) <input type="checkbox"/> Excellent | (3) <input type="checkbox"/> Masonry Bearing Walls | | | |
| (106) <input type="checkbox"/> Other | | (4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls | | | |
| | | (5) <input type="checkbox"/> Metal Frame and Walls | | | |
| | | (6) <input type="checkbox"/> Pole Frame | | | |
| Townhouse or Duplex Style: | | | Residential Quality: 20 | | |
| (301) <input type="checkbox"/> One Story | (10) <input type="checkbox"/> Low | Cost Rank: | | | |
| (302) <input type="checkbox"/> Two Story | (20) <input checked="" type="checkbox"/> Fair | (10) <input type="checkbox"/> Low | Condition: | | |
| (307) <input type="checkbox"/> 1 1/2 Story | (30) <input type="checkbox"/> Average | (10) <input type="checkbox"/> Low | (10) <input type="checkbox"/> Worn Out | | |
| (308) <input type="checkbox"/> Split Level | (40) <input type="checkbox"/> Good | (20) <input type="checkbox"/> Average | (20) <input type="checkbox"/> Badly Worn | | |
| (309) <input type="checkbox"/> 2 1/2 Story | (50) <input type="checkbox"/> Very Good | (30) <input type="checkbox"/> Above Average | (30) <input type="checkbox"/> Average | | |
| (304) <input type="checkbox"/> One Story Duplex | (60) <input type="checkbox"/> Excellent | (40) <input type="checkbox"/> High | (40) <input type="checkbox"/> Good | | |
| (305) <input type="checkbox"/> Two Story Duplex | | | (50) <input type="checkbox"/> Very Good | | |
| | | | (60) <input type="checkbox"/> Excellent | | |
| Assessor's Adjustment to Sale Price (+ or -): | | | | | |
| Assessor Comments and Reason for Adjustment: | | | | | |
| WD | | | | | |
| Comments from 000107600 | | | | | |
| Comments: | | | | | |
| (Continue on back) | | | | | |

37

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

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

| | | | |
|---|------------------------------|--|--|
| 1 County Name Webster - 91 | 2 County Number 91 | 3 Date of Sale/Transfer Mo. <u>2</u> Day <u>21</u> Yr. <u>2025</u> | 4 Date of Deed Mo. <u>2</u> Day <u>15</u> Yr. <u>2025</u> |
| 5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Janet Kile c/o Lorri Koperski Street or Other Mailing Address 16003 Meadow Ridge Dr City Springfield State NE Zip Code 68059A Phone Number (402) 746-4268 | | 6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Christine Garrett Street or Other Mailing Address 221 W 4th Avenue City Red Cloud State NE Zip Code 68970 Phone Number N/A Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(e) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address N/A | |

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

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

8 Type of Deed

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

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

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

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

Yes No

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

Yes No

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

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

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

28,500

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

Yes No \$ _____ %

16 Does this conveyance divide a current parcel of land?

Yes No

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

18 Address of Property
221 W 4th Avenue
Red Cloud, NE 68970

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

20 Legal Description (Attach additional pages, if needed.)
The West Forty Two feet (W 42') of Lots Nine (9), Ten (10), Eleven (11) and Twelve (12), Block Fourteen (14), Original Town of Red Cloud, Webster County, Nebraska

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

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

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.

Christine Garrett
Print or Type Name of Grantee or Authorized Representative

Christine Garrett
Signature of Grantee or Authorized Representative

Grantee
Title

402-746-1242
Phone Number

2/14/2025
Date

sign here

Register of Deed's Use Only

28 Date Deed Recorded
Mo. 2 Day 21 Yr. 25

29 Value of Stamp or Exempt Number
\$ 45.25

30 Recording Data
128.35

BK 2025 Pg 362

For Dept. Use Only

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 21 day
of Feb A.D., 2025, at 12:58
o'clock PM. Recorded in Book 2025
on Page 362-368
Abby Haig County Clerk
DL Deputy
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 2-21-25 By DL
\$ 65.25

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

WARRANTY DEED

Janet Kile, a single person, Grantor, in consideration of ONE DOLLAR (\$1.00) and other valuable consideration received from Grantee, Christine Garrett, convey to Grantee, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

The West Forty Two feet (W 42') of Lots Nine (9), Ten (10), Eleven (11) and Twelve (12), Block Fourteen (14), Original Town of Red Cloud, Webster County, Nebraska

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

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

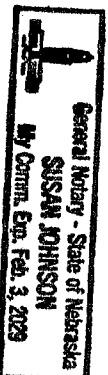
Executed February 15, 2025.

Janet Koperski
Janet Kile, by Lorri Koperski, her Attorney-in-Fact

STATE OF NEBRASKA)
) ss.
COUNTY OF Cass)

The foregoing instrument was acknowledged before me on February 15, 2025 by
Lorri Koperski, as Attorney-in-Fact for Janet Kile, a single person

Susan Johnson
Notary Public



**NEBRASKA STATUTORY FORM
POWER OF ATTORNEY**

(IMPORTANT INFORMATION)

This power of attorney authorizes another person (your agent) to make decisions concerning your property for you (the principal). Your agent will be able to make decisions and act with respect to your property (including your money) whether or not you are able to act for yourself. The meaning of authority over subjects listed on this form is explained in the Nebraska Uniform Power of Attorney Act.

This power of attorney does not authorize the agent to make health care decisions for you.

You should select someone you trust to serve as your agent. Unless you specify otherwise, generally the agent's authority will continue until you die or revoke the power of attorney or the agent resigns or is unable to act for you.

This form will not revoke a power of attorney previously executed by you unless you add that the previous power of attorney is revoked or that all other powers of attorney are revoked by this power of attorney.

Your agent is entitled to reasonable compensation unless you state otherwise in the Special Instructions.

This form provides for designation of one agent. If you wish to name more than one agent you may name a coagent in the Special Instructions. Coagents are not required to act together unless you include that requirement in the Special Instructions.

If your agent is unable or unwilling to act for you, your power of attorney will end unless you have named a successor agent. You may also name a second successor agent.

This power of attorney becomes effective immediately unless you state otherwise in the Special Instructions.

If you have questions about the power of attorney or the authority you are granting to your agent, you should seek legal advice before signing this form.

Designation of Agent:

I, Janet Kile, name the following person as my agent:

Name of Agent: Lorri Koperski

Agent's Address: 16003 Meadow Ridge Dr, Springfield, NE 68059

Agent's Telephone Number: (402) 746-4268

Designation of Successor Agent(s):

If my agent is unable or unwilling to act for me, I name as my successor agent:

Name of Successor Agent: Wyatt Kile

Successor Agent's Address: 3619 Innate Cir, Apt 102, Grand Island, NE 68803

Successor Agent's Telephone Number: (402) 746-0368

If my successor agent is unable or unwilling to act for me, I name as my second successor agent:

Name of Second Successor Agent: Sean Kile

Second Successor Agent's Address: 4460 S 11th Lane, Cortland, NE 68331

Second Successor Agent's Telephone Number: (402) 746-0691

If my successor agent is unable or unwilling to act for me, I name as my third successor agent:

Name of Third Successor Agent: Laurie Weber

Third Successor Agent's Address: 949 S 11th St, Apt D, Lincoln, NE 68508

Third Successor Agent's Telephone Number: (402) 440-4987

RELEASE OF INFORMATION: I agree to, authorize, and allow full release of information, by any governmental agency, business, creditor, or third party who may have information pertaining to my assets or income, to my agent named herein.

GRANT OF GENERAL AUTHORITY: I grant my agent and any successor agent general authority to act for me with respect to the following subjects as defined in the Nebraska Uniform Power of Attorney Act:

- | | |
|-------|----------------------------|
| (Yes) | Real Property |
| (Yes) | Tangible Personal Property |
| (Yes) | Stocks and Bonds |
| (Yes) | Commodities and Options |

- (Yes) Banks and Other Financial Institutions
- (Yes) Operation of Entity or Business
- (Yes) Insurance and Annuities
- (Yes) Estates, Trusts, and Other Beneficial Interests
- (Yes) Claims and Litigation
- (Yes) Personal and Family Maintenance
- (Yes) Benefits from Governmental Programs or Civil or Military Service
- (Yes) Retirement Plans
- (Yes) Taxes
- (Yes) All Preceding Subjects

GRANT OF SPECIFIC AUTHORITY: My agent MAY NOT do any of the following specific acts for me UNLESS I have AUTHORIZED the specific authority listed below:

(CAUTION: Granting any of the following will give your agent the authority to take actions that could significantly reduce your property or change how your property is distributed at your death. SELECT ONLY the specific authority you WANT to give your agent.)

- (No) Create, amend, revoke, or terminate an inter vivos trust
- (No) Make a gift
- (No) Create or change rights of survivorship
- (No) Create or change a beneficiary designation
- (Yes) Delegate to another person to exercise the authority granted under this power of attorney
- (No) Waive the principal's right to be a beneficiary of a joint and survivor annuity, including a survivor benefit under a retirement plan
- (Yes) Exercise fiduciary powers that the principal has authority to delegate
- (No) Renounce or disclaim an interest in property, including a power of appointment

LIMITATION ON AGENT'S AUTHORITY: Except as otherwise authorized by the Power of Personal and Family Maintenance, an agent MAY NOT use my property to benefit the agent or a person to whom the agent owes an obligation of support unless I have included that authority in the Special Instructions or the Grant of Specific Authority.

SPECIAL INSTRUCTIONS:

Petition for Guardian or Conservator: If a petition for appointment of a Conservator for me is filed, I authorize and direct my Agent, in cooperation with the Trustee of any trust created by me for the purpose of providing for my care and disposing of my estate at death, to immediately convey any of my remaining property to the said Trustee to be held and administered pursuant to the terms of said Trust.

EFFECTIVE DATE: This power of attorney is effective immediately unless I have stated otherwise in the Special Instructions.

NOMINATION OF CONSERVATOR OR GUARDIAN: If it becomes necessary for a court to appoint a conservator of my estate or guardian of my person, I nominate the following person(s) for appointment:

Name of Nominee for conservator of my estate: Lorri Koperski

Nominee's Address: 16003 Meadow Ridge Dr, Springfield, NE 68059

Nominee's Telephone Number: (402) 746-4268


Name of Nominee for guardian of my person: Lorri Koperski

Nominee's Address: 16003 Meadow Ridge Dr, Springfield, NE 68059

Nominee's Telephone Number: (402) 746-4268

RELIANCE ON THIS POWER OF ATTORNEY: Any person, including my agent, may rely upon the validity of this power of attorney or a copy of it unless that person knows it has terminated or is invalid.

SIGNED: March 21, 2024.


Janet Kile
221 W 4th Ave, Red Cloud, NE 68970
Phone Number: (402) 746-3755

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

On March 21, 2024, Janet Kile, personally known to me to be the person who is described in and who executed this Durable Power of Attorney, personally appeared before me and acknowledged the execution thereof to be her voluntary act and deed.



K M
Notary Public

IMPORTANT INFORMATION FOR AGENT

Agent's Duties: When you accept the authority granted under this power of attorney, a special legal relationship is created between you and the principal. This relationship imposes upon you legal duties that continue until you resign or the power of attorney is terminated or revoked. You must:

1. Do what you know the principal reasonably expects you to do with the principal's property or, if you do not know the principal's expectations, act in the principal's best interest;
2. Act in good faith;
3. Do nothing beyond the authority granted in this power of attorney; and
4. Disclose your identity as an agent whenever you act for the principal by writing or printing the name of the principal and signing your own name as "agent" in the following manner:
(Principal's Name) By Your Signature

Unless the Special Instructions in this power of attorney state otherwise, you must also:

1. Act loyally for the principal's benefit;
2. Avoid conflicts that would impair your ability to act in the principal's best interest;
3. Act with care, competence, and diligence;
4. Keep a record of all receipts, disbursements, and transactions made on behalf of the principal;
5. Cooperate with any person who has authority to make health care decisions for the principal to do what you know the principal reasonably expects or, if you do not know the principal's expectations, to act in the principal's best interest; and
6. Attempt to preserve the principal's estate plan if you know the plan and preserving the plan is consistent with the principal's best interest.

Termination of Agent's Authority: You must stop acting on behalf of the principal if you learn of any event that terminates this power of attorney or your authority under this power of attorney. Events that terminate a power of attorney or your authority to act under a power of attorney include:

1. Death of the principal;
2. The principal's revocation of the power of attorney or your authority;
3. The occurrence of a termination event stated in the power of attorney;
4. The purpose of the power of attorney being fully accomplished; or
5. If you are married to the principal, a legal action filed with a court to end your marriage, or for your legal separation, unless the Special Instructions in this power of attorney state that such an action will not terminate your authority.

Liability of Agent: The meaning of the authority granted to you is defined in the Nebraska Uniform Power of Attorney Act. If you violate the Nebraska Uniform Power of Attorney Act or act outside the authority granted, you may be liable for any damages caused by your violation. If there is anything about this document or your duties that you do not understand, you should seek legal advice.

Residential & Commercial Sales Worksheet

| | | | | | | | | | | | |
|---|------------------------------------|--------------------------------|---|-----------------------------|--------|---|-----------|-------------|------|-----|--------|
| City No | Book | Page | Sale Date | School District Code | | Unified: | | | | | |
| 91 | 2025 | 361 | 2/21/2025 | Base: 91-0002 | | Affiliated: | | | | | |
| Location ID | Sale Number | Useability & Code # | Parcel Number | | | | | | | | |
| 000107600 | 36 | 1 | GeoCde | Twn | Rng | Sect | Qtr | Subdiv | Area | Blk | Parcel |
| | Date of Sale Assessed Value | | 4371 | | | 00 | 0 | 10005 | | 014 | 0000 |
| Land | Improvements | Total | Date of Sale Property Classification Code | | | | | | | | |
| 645 | 31,480 | 32,125 | 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) 2 | | | |
| | | | Residential | | | Commercial | | | | | |
| Multiple Improvements: | | | Multiple Improvements : | | | Multiple Improvements : | | | | | |
| Construction Date: | | | Construction Date : | | | Construction Date : | | | | | |
| | | | 1896 | | | Construction Date : | | | | | |
| Floor: | | | Floor Sq. Ft. : | | | Floor Sq. Ft. : | | | | | |
| | | | 1,064 | | | Floor Sq. Ft. : | | | | | |
| Building Cost New: | | | Cost : | | | Cost : | | | | | |
| 101 | | | 109,840 | | | Commercial Occupancy Code: | | | | | |
| Single Family Style: 101 | | | Residential Condition: 20 | | | Primary: | | | | | |
| (100) <input type="checkbox"/> Mobile Home | | | (10) <input type="checkbox"/> Worn Out | | | Other1: Other2: | | | | | |
| (101) <input checked="" type="checkbox"/> One Story | | | (20) <input checked="" 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: 20 | | | (6) <input type="checkbox"/> Pole Frame | | | | | |
| (301) <input type="checkbox"/> One Story | | | (10) <input type="checkbox"/> Low | | | Cost Rank: | | | | | |
| (302) <input type="checkbox"/> Two Story | | | (20) <input checked="" type="checkbox"/> Fair | | | (10) <input type="checkbox"/> Low | | | | | |
| (307) <input type="checkbox"/> 1 1/2 Story | | | (30) <input type="checkbox"/> Average | | | (20) <input type="checkbox"/> Average | | | | | |
| (308) <input type="checkbox"/> Split Level | | | (40) <input type="checkbox"/> Good | | | (30) <input type="checkbox"/> Above Average | | | | | |
| (309) <input type="checkbox"/> 2 1/2 Story | | | (50) <input type="checkbox"/> Very Good | | | (40) <input type="checkbox"/> High | | | | | |
| (304) <input type="checkbox"/> One Story Duplex | | | (60) <input type="checkbox"/> Excellent | | | (50) <input type="checkbox"/> Very Good | | | | | |
| (305) <input type="checkbox"/> Two Story Duplex | | | | | | (60) <input type="checkbox"/> Excellent | | | | | |

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

Assessor Comments and Reason for Adjustment:

WD

Comments from
000107600

Comments:

(Continue on back)

Real Estate Transfer Statement

36

FORM 521

Good Life. Great Service. DEPARTMENT OF REVENUE

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

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

1 County Name Webster - 91 2 County Number 3 Date of Sale/Transfer Mo. 2 Day 21 Yr. 2025 4 Date of Deed Mo. 2 Day 18 Yr. 2025

5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Lorri R. Koperski fka Lorri R Kile and Michael Raymond Koperski 6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Christine Garrett

City Springfield State NE Zip Code 68059 City Red Cloud State NE Zip Code 68970 Phone Number (402) 746-4268 Phone Number Is the grantee a 501(c)(3) organization? Yes No Is the grantee a 509(a) foundation? Yes No

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

8 Type of Deed Conservator Bill of Sale Death Certificate Transfer on Death Distribution Easement Lease Mineral Partition Sheriff Other

9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by Buyer or seller? 10 Type of Transfer Distribution Foreclosure Irrevocable Trust Revocable Trust Sale Trustee to Beneficiary

11 Was ownership transferred in full? (If No, explain the division) 12 Was real estate purchased for same use? (If No, state the intended use)

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

14 What is the current market value of the real property? 28,500.00 15 Was the mortgage assumed? (If Yes, state the amount and interest rate)

16 Does this conveyance divide a current parcel of land? 17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact) Yes GTA Real Estate Gro

18 Address of Property 221 W 4th Avenue Red Cloud, NE 68970 19 Name and Address of Person to Whom the Tax Statement Should be Sent Grantee

20 Legal Description (Attach additional pages, if needed) The West Forty Two feet (W 42') of Lots Nine (9), Ten (10), Eleven (11) and Twelve (12), Block Fourteen (14), Original Town of Red Cloud, Webster County, Nebraska

21 If agricultural, list total number of acres transferred in this transaction 22 Total purchase price, including any liabilities assumed 23 Was non-real property included in the purchase? 24 Adjusted purchase price paid for real estate (line 22 minus line 23) 25 If this transfer is exempt from the documentary stamp tax, list the exemption number 26 Is an affidavit as described in Neb. Rev. Stat. § 76-2.141 required because the property is located within a county or other geographic area with an active air force ballistic missile field? (See Instructions)

27 If yes, is the required affidavit attached to this filing? 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

sign here Print or Type Name of Grantee or Authorized Representative Closing Agent Title Date (402) 746-2246 Phone Number 2/21/2024

28 Date Deed Recorded Mo. 2 Day 21 Yr. 25 29 Value of Stamp or Exempt Number \$ 63.00 30 Recording Data BK 2025 Pg 361 For Dept Use Only

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 21 day
of Feb A.D., 20 25, at 12:55
o'clock PM. Recorded in Book 2025
on Page 361
Abby Hania County Clerk
JD Deputy
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 63.00 By JD
\$ 63.00

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

WARRANTY DEED

Lorri R. Koperski, formerly Lorri R. Kile and Michael Koperski, Jr., wife and husband, Grantors, in consideration of ONE DOLLAR (\$1.00) and other valuable consideration received from Grantee, Christine Garret, convey to Grantee, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

The West Forty Two feet (W 42') of Lots Nine (9), Ten (10), Eleven (11) and Twelve (12), Block Fourteen (14), Original Town of Red Cloud, Webster County, Nebraska

Grantors covenant, jointly and severally, if more than one, with Grantee that Grantors:

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

Executed February 18, 2025.

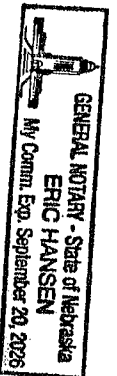
Lorri R. Koperski
Lorri R. Koperski

Michael Koperski, Jr.
Michael Koperski, Jr.

STATE OF NEBRASKA)
) ss.
COUNTY OF Douglas)

The foregoing instrument was acknowledged before me on February 18th, 2025 by Lorri R. Koperski, formerly Lorri R. Kile, and Michael Koperski, Jr., wife and husband.

Eric Hansen
Notary Public



Agricultural Land Sales Worksheet

| City No. | Book | Page | Sale Date | School District Code | | Unified: | | | | | | | |
|-------------------|------------------|---------------------|---|----------------------|-------------|----------|-----------|-------------|------|-----|--------|---------|-----------|
| 91 | 2025 | 337 | 2/19/2025 | Base: 01-0123 | Affiliated: | | | | | | | | |
| Location ID | Sale Number | Useability & Code # | Parcel Number | | | | | | | | | | |
| 002503800 | 35 | 4 05 | GeoCode | Twn | Rng | Sect | Qtr | Subdiv | Area | Bk | Parcel | | |
| | | | 4129 | 4 | 12 | 27 | 0 | 00000 | 1 | 000 | 0000 | | |
| Land | Improvements | Total | Date of Sale Property Classification Code | | | | | | | | | | |
| 1,227,115 | | 1,227,115 | Status | Property Type | Zoning | Location | City Size | Parcel Size | | | | | |
| | Irrigation Type: | | A) 2 | B) 05 | C) 5 | D) 3 | E) 0 | F) 10 | | | | | |
| ICG ACRES: VALUE: | | | ICG ACRES: VALUE: | | | | | | | | | | |
| IRRIGATED 1A1 | 35.500 | 204,660 | GRASSLAND 1G1 | | | 0.100 | | | | | | 155 | |
| 1A | 20.400 | 117,605 | 1G | | | 1.600 | | | | | | 2,480 | |
| 2A1 | | | 2G1 | | | 0.800 | | | | | | 1,160 | |
| 2A | 1.500 | 8,320 | 2G | | | | | | | | | | |
| 3A1 | | | 3G1 | | | | | | | | | | |
| 3A | | | 3G | | | | | | | | | | |
| 4A1 | | | 4G1 | | | 1.700 | | | | | | 2,210 | |
| 4A | 75.600 | 399,925 | 4G | | | | | | | | | | |
| DRYLAND 1D1 | 86.300 | 237,325 | Shelterbelt/Timber | | | | | | | | | | |
| 1D | 36.200 | 99,550 | Accretion | | | | | | | | | | |
| 2D1 | | | Waste | | | | | | | | | | |
| 2D | 13.300 | 36,575 | Other | | | | | | | | | | |
| 3D1 | | | AG LAND TOTAL | | | | | | | | | 315.600 | 1,227,115 |
| 3D | | | Roads | | | | | | | | | 7.000 | |
| 4D1 | 20.800 | 57,200 | Farm Sites | | | | | | | | | | |
| 4D | 21.800 | 59,950 | Home Sites | | | | | | | | | | |
| | | | Recreation | | | | | | | | | | |
| | | | Dwellings | | | | | | | | | | |
| | | | Outbuildings | | | | | | | | | | |
| | | | Non-AG TOTAL | | | | | | | | | 7.000 | |

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

Assessor Comments and Reason for Adjustment:
 WD; TRANSFER TO FAMILY PARTNERSHIP

Comments from 002503800 Comments:

(Continue on back)

Real Estate Transfer Statement

35

Good Land, Street Service
DEPARTMENT OF REVENUE

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

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

1 County Name Webster - 91 2 County Number 3 Date of Sale/Transfer Mo. 2 Day 19 yr. 2025 4 Date of Deed Mo. 2 Day 19 yr. 2025

5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) L'HEUREUX CHARITABLE LIMITED PARTNERSHIP
Street or Other Mailing Address PO BOX 336
6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) LARUE COFFEE FOUNDATION
Street or Other Mailing Address 2900 S 79TH STREET

City CAMPBELL State NE Zip Code 68932 City LINCOLN State NE Zip Code
Phone Number 68932 Phone Number (402) 610-0012
Is the grantee a 501(c)(3) organization? Yes No
If Yes, is the grantee a 509(a) foundation? Yes No

Email Address kenkuhman1@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)

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

9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031) by buyer or seller? Buyer, Seller, No
10 Type of Transfer Auction, Easement, Exchange, Grantor Trust, Partition, Irrevocable Trust, Revocable Trust, Sale, Transfer to Beneficiary
11 Was ownership transferred in full? (If No, explain the division.) Yes, No
12 Was real estate purchased for same use? (If No, state the intended use.) Yes, No

13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) Yes, No, Aunt or Uncle, Niece or Nephew, Family Corp, Partnership, or LLC, Self, Other, Brothers and Sisters, Grandparents and Grandchild, Spouse, Parents and Child, Step-parent and Step-child
14 What is the current market value of the real property? 2,455,000.00
15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) Yes, No \$ %

16 Does this conveyance divide a current parcel of land? Yes, No
17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) Yes, No
18 Address of Property CLEO GENEREUX PO BOX 336 CAMPBELL, NE 68932
18a No address assigned 18b Vacant land

20 Legal Description (Attach additional pages, if needed):
The East Half of Section Twenty-Seven (27), Township Four (4) North, Range Twelve (12) West of the 6th Principal Meridian, Webster County, Nebraska.
21 If agricultural, list total number of acres transferred in this transaction 322.6
22 Total purchase price, including any liabilities assumed 0'00
23 Non-real property included in the purchase? Yes, No (If Yes, enter dollar amount and attach itemized list.) (see instructions) 23 \$ 24 \$ 0'00
24 Adjusted purchase price paid for real estate (line 22 minus line 23)
25 If this transfer is exempt from the documentary stamp tax, list the exemption number 21
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.
Joel Bacon #223388
Print or Type Name of Grantor or Authorized Representative
ATTORNEY
Signature of Grantor or Authorized Representative
Title
Date
(402) 475-8230
Phone Number
2-19-25
Date

28 Date Deed Recorded Mo. 2 Day 19 yr. 25 29 Value of Stamp or Exempt Number \$ Exempt # 21 30 Recording Date BK 2025 Pg 337
Register of Deeds Use Only
For Dept. Use Only
Nebraska Department of Revenue
Form No. 96-289-2008 7-2024 Rev. Supersedes 96-289-2008 10-2020
Authorized by Neb. Rev. Stat. §§ 76-2-14, 77-1327(2)

#10. Type of Transfer: Deed given to limited partner in connection with plan of liquidation for limited partnership.

NEBRASKA DOCUMENTARY
STAMP TAX
Date: 02/19/25
\$ Ex021 BY AS

State of Nebraska } ss.
County of Webster }
Entered on the numerical index and filed for record in the Clerk's office of said county this 19 day of February A.D., 2025, at 12:55 o'clock PM. Recorded in Book 2025 on Page 337

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

PLEASE RETURN TO: JOEL BACON, ESQ., PO BOX 82248, LINCOLN, NE 68501-2248.

WARRANTY DEED

L'HEUREUX CHARITABLE LIMITED PARTNERSHIP (A/K/A THE L'HEUREUX CHARITABLE LIMITED PARTNERSHIP), a Nebraska limited partnership, GRANTOR, in consideration of ONE AND 00/100TH DOLLAR had and received from GRANTEE, LARUE COFFEE FOUNDATION, a Nebraska Non-Profit Corporation, conveys to GRANTEE, the following described real estate (as defined by Neb. Rev. Stat. § 76-201):

The East Half of Section Twenty-Seven (27), Township Four (4) North, Range Twelve (12) West of the 6th Principal Meridian, Webster County, Nebraska.

GRANTOR covenants jointly and severally, if more than one) with GRANTEE that

- (1) is lawfully seized of such real estate and that it is free from encumbrances, except easements, reservations, covenants, and restrictions of record;
- (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 19, 2025.

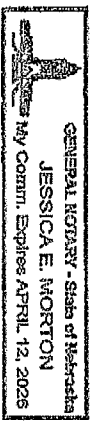
L'HEUREUX CHARITABLE LIMITED PARTNERSHIP
(A/K/A THE L'HEUREUX CHARITABLE LIMITED PARTNERSHIP), a Nebraska limited partnership

By: *Gary Genevoux*
Name: Gary Genevoux, General Partner
Title: General Partner

NOTARY ACKNOWLEDGMENT

STATE OF NEBRASKA)
)
COUNTY OF LANCASTER)

On this 19 day of February, 2025, before me a Notary Public, in and for said county, personally appeared Gary Genevoux to me personally known, who being by me duly sworn, did say that such person is a general partner of the L'Heureux Charitable Limited Partnership and acknowledged that such person, as general partner had full authority to sign on behalf of the partnership and did so as their voluntary act or deed personally and as a general partner for the partnership.



Jessica E. Morton
Notary Public

Residential & Commercial Sales Worksheet

| | | | | | |
|---|--|--|---|----------------------|-------------|
| Cntry No. | Book | Page | Sale Date | School District Code | Unified: |
| 91 | 2025 | 336 | 2/18/2025 | Base: 91-0074 | Affiliated: |
| Location ID | Sale Number | Useability & Code # | Parcel Number | | |
| 000306100 | 34 | 1 | GeoCde | Twn | Rng |
| Date of Sale Assessed Value | | | 4133 | Sect | Qrt |
| | | | | Subdiv | Area |
| | | | | Blk | Parcel |
| | | | | 00 | 0 |
| | | | | 20005 | 014 |
| | | | | | 6520 |
| Land | Improvements | Total | Date of Sale Property Classification Code | | |
| 400 | 2,310 | 2,710 | Status | Property Type | Zoning |
| Assessor Location: BLUE HILL (BH) | | | A) 1 | B) 03 | C) 3 |
| | | | D) 1 | E) 6 | F) 1 |
| | | | Residential | | |
| | | | Commercial | | |
| Multiple Improvements: | | | Multiple Improvements : | | |
| Construction Date: | | | Construction Date : 1950 | | |
| Floor: | | | Floor Sq Ft. : 738 | | |
| Building Cost New: | | | Cost : 132,130 | | |
| Single Family Style: | | | Commercial Occupancy Code: | | |
| (100) <input type="checkbox"/> Mobile Home | (10) <input type="checkbox"/> Worn Out | Residential Condition: | Primary: 344 Other1: Other2: | | |
| (101) <input type="checkbox"/> One Story | (20) <input type="checkbox"/> Badly Worn | | Commercial Construction Class: 3 | | |
| (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 checked="" 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: | | |
| (301) <input type="checkbox"/> One Story | (10) <input type="checkbox"/> Low | Cost Rank: 20 | Condition: 30 | | |
| (302) <input type="checkbox"/> Two Story | (20) <input type="checkbox"/> Fair | (10) <input type="checkbox"/> Low | (10) <input type="checkbox"/> Pole Frame | | |
| (307) <input type="checkbox"/> 1 1/2 Story | (30) <input type="checkbox"/> Average | (10) <input type="checkbox"/> Low | (10) <input type="checkbox"/> Low | | |
| (308) <input type="checkbox"/> Split Level | (40) <input type="checkbox"/> Good | (20) <input checked="" type="checkbox"/> Average | (10) <input type="checkbox"/> Worn Out | | |
| (309) <input type="checkbox"/> 2 1/2 Story | (50) <input type="checkbox"/> Very Good | (30) <input type="checkbox"/> Above Average | (20) <input type="checkbox"/> Badly Worn | | |
| (304) <input type="checkbox"/> One Story Duplex | (60) <input type="checkbox"/> Excellent | (40) <input type="checkbox"/> High | (30) <input type="checkbox"/> Above Average | | |
| (305) <input type="checkbox"/> Two Story Duplex | | | (40) <input type="checkbox"/> Good | | |
| | | | (50) <input type="checkbox"/> Very Good | | |
| | | | (60) <input type="checkbox"/> Excellent | | |

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

Assessor Comments and Reason for Adjustment:

JTWD

Comments from
000306100

Comments:

(Continue on back)

1630

NEBRASKA
Good Life. Great Service.
DEPARTMENT OF REVENUE

Real Estate Transfer Statement

34

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. 2 Day 18 Yr. 2025 | 4 Date of Deed Mo. 2 Day 18 Yr. 2025 |
| 5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) James H. Lounsbury and Melissa M. Lounsbury Street or Other Mailing Address 505 S Cherry St City Blue Hill State NE Zip Code 68930 Phone Number (402) 984-5702 Email Address n/a | | 6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Benjamin J. Kosse and Piper B. Kosse Street or Other Mailing Address PO Box 175 City Campbell State NE Zip Code 68932 Phone Number 402-746-7971 If Yes, is the grantee a 501(c)(3) organization? Yes No If Yes, is the grantee a 509(a) foundation? Yes No | |

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

| (A) Status | (B) Property Type | (C) |
|---|---|--|
| <input checked="" type="checkbox"/> Improved <input type="checkbox"/> Unimproved <input type="checkbox"/> IOLL | <input type="checkbox"/> Single Family <input type="checkbox"/> Multi-Family <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Agricultural <input type="checkbox"/> Recreational <input type="checkbox"/> Mineral Interests-Nonproducing <input type="checkbox"/> Mineral Interests-Producing <input type="checkbox"/> State Assessed <input type="checkbox"/> Exempt | <input type="checkbox"/> Mobile Home |
| 8 Type of Deed <input type="checkbox"/> Bill of Sale <input type="checkbox"/> Cemetery <input type="checkbox"/> Conservator <input type="checkbox"/> Corrective <input type="checkbox"/> Death Certificate - Transfer on Death <input type="checkbox"/> Distribution <input type="checkbox"/> Easement <input type="checkbox"/> Executor <input type="checkbox"/> Land Contract/Memo <input type="checkbox"/> Lease <input type="checkbox"/> Mineral <input type="checkbox"/> Partition <input type="checkbox"/> Personal Rep. <input type="checkbox"/> Quit Claim <input checked="" type="checkbox"/> Warranty | <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 checked="" type="checkbox"/> Warranty | <input type="checkbox"/> Other <input type="checkbox"/> Sheriff <input type="checkbox"/> Trust/Trustee <input type="checkbox"/> Warrantly |
| 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"/> Auction <input type="checkbox"/> Court Decree <input type="checkbox"/> Exchange <input type="checkbox"/> Grantor Trust <input type="checkbox"/> Partition | <input type="checkbox"/> Foreclosure <input type="checkbox"/> Gift <input type="checkbox"/> Life Estate <input type="checkbox"/> Sale <input type="checkbox"/> Satisfaction of Contract <input type="checkbox"/> Other (Explain) _____ <input type="checkbox"/> Irrevocable Trust <input type="checkbox"/> Revocable Trust <input type="checkbox"/> Transfer on Death <input type="checkbox"/> Trustee to Beneficiary |
| 11 Was ownership transferred in full? (If No, explain the division.) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | 12 Was real estate purchased for same use? (If No, state the intended use.) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | |
| 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | <input type="checkbox"/> Aunt or Uncle <input type="checkbox"/> Brothers and Sisters <input type="checkbox"/> Grandparents and Grandchild <input type="checkbox"/> Parents and Child <input type="checkbox"/> Family Corp., Partnership, or LLC <input type="checkbox"/> Self <input type="checkbox"/> Spouse <input type="checkbox"/> Other _____ | |
| 14 What is the current market value of the real property? 27,000.00 | 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"/> Yes Montgomery | <input type="checkbox"/> No <input type="checkbox"/> No |
| 18 Address of Property 565 W Gage St Blue Hill, NE 68930 | 19 Name and Address of Person to Whom the Tax Statement Should be Sent Grantees | |
| 18a <input type="checkbox"/> No address assigned 18b <input type="checkbox"/> Vacant land | | |

20 Legal Description (Attach additional pages, if needed.)
 Lot Eighteen (18), except the South Seventy-five (75) feet, and except the East Sixteen (16) feet, Block Fourteen (14), Original Town of Blue Hill, Webster County, Nebraska

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

22 Total purchase price, including any liabilities assumed: 22 \$ 27,000.00

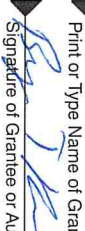
23 Was non-real property included in the purchase?
 Yes
 No (If Yes, enter dollar amount and attach itemized list.) (see instructions) 23 \$ 1

24 Adjusted purchase price paid for real estate (line 22 minus line 23) 24 \$ 27,000.00

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

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

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

Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement.
 Benjamin J. Kosse
 Print or Type Name of Grantor or Authorized Representative
 here sign  Grantee
 Signature of Grantee or Authorized Representative Title
 Phone Number 2/15/2025

| 28 Date Deed Recorded | 29 Value of Stamp or Exempt Number | 30 Recording Data | For Dept. Use Only |
|-----------------------|------------------------------------|-------------------|--------------------|
| Mo. 2 Day 19 Yr. 25 | \$ 60.75 | BK 2025 Pg 336 | |

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

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

State of Nebraska }
County of Webster } ss.

Entered on the numerical index and filed for record in the Clerk's office of said county this 19 day of Feb A.D., 2025, at 8:52 o'clock AM. Recorded in Book 2025 on Page 336
Abbey Hwang County Clerk
DB Deputy
Ind 10.00 Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 2-19-25 By DB
\$ 60.75

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

JOINT TENANCY WARRANTY DEED

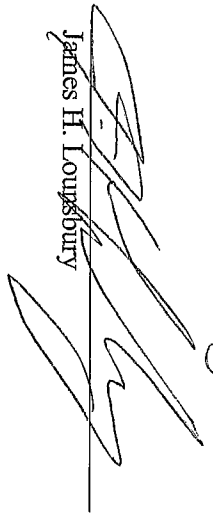
James H. Lounsbury and Melissa M. Lounsbury, husband and wife, Grantors, in consideration of ONE DOLLAR (\$1.00) and other valuable consideration received from Grantees, Benjamin J. Kosse and Piper B. Kosse, husband and wife, convey to Grantees, as joint tenants and not as tenants in common, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

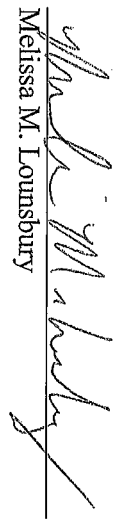
Lot Eighteen (18), except the South Seventy-five (75) feet, and except the East Sixteen (16) feet, Block Fourteen (14), Original Town of Blue Hill, Webster County, Nebraska

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

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

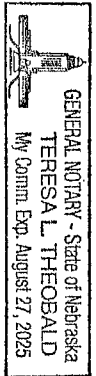
Executed February 18, 2025.

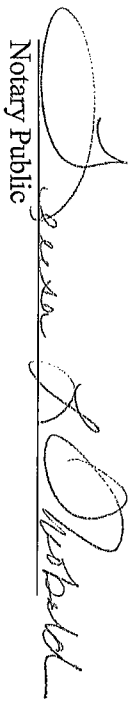

James H. Lounsbury


Melissa M. Lounsbury

STATE OF NEBRASKA)
) ss.
COUNTY OF WEBSTER)

The foregoing instrument was acknowledged before me on February 18, 2025 by James H. Lounsbury and Melissa M. Lounsbury, husband and wife.




Notary Public

Residential & Commercial Sales Worksheet

| | | | | | |
|---|---|---------------------|---|----------------------|-------------|
| Cntry No. | Book | Page | Sale Date | School District Code | Unified. |
| 91 | 2025 | 335 | 2/18/2025 | Base: 91-0002 | Affiliated: |
| Location ID | Sale Number | Useability & Code # | Parcel Number | | |
| 000156600 | 33 | 1 | Geocde | Twn | Range |
| | Date of Sale Assessed Value | | 4491 | Sec | Qtr |
| | | | | 00 | 0 |
| | | | | Subdiv | Area |
| | | | | 10070 | 003 |
| | | | | Blk | Parcel |
| | | | | | 0000 |
| Land | Improvements | Total | Date of Sale Property Classification Code | | |
| 2,185 | 76,750 | 78,935 | Status | Property Type | Zoning |
| | | | A) 1 | B) 01 | C) 1 |
| | | | | D) 1 | E) 6 |
| | | | | F) 2 | |
| Assessor Location: RED CLOUD (RC) | | | | | |
| Residential | | | Commercial | | |
| Multiple Improvements: | | | Multiple Improvements: | | |
| Construction Date: 1910 | | | Construction Date: | | |
| Floor: 1,548 | | | Floor Sq. Ft.: | | |
| Building Cost New: 143,830 | | | Cost: | | |
| Single Family Style: 101 | | | Residential Condition: 25 | | |
| (100) <input type="checkbox"/> Mobile Home | (10) <input type="checkbox"/> Worn Out | | Commercial Occupancy Code: | | |
| (101) <input checked="" type="checkbox"/> One Story | (20) <input checked="" type="checkbox"/> Badly Worn | | Primary: Other1: Other2: | | |
| (102) <input type="checkbox"/> Two Story | (30) <input checked="" type="checkbox"/> Average | | Commercial Construction Class: | | |
| (103) <input type="checkbox"/> Split Level | (40) <input type="checkbox"/> Good | | (1) <input type="checkbox"/> Fireproof Structural Steel Frame | | |
| (104) <input type="checkbox"/> 1 1/2 Story | (50) <input type="checkbox"/> Very Good | | (2) <input type="checkbox"/> Reinforced Concrete Frame | | |
| (111) <input type="checkbox"/> Bi-Level | (60) <input type="checkbox"/> Excellent | | (3) <input type="checkbox"/> Masonry Bearing Walls | | |
| (106) <input type="checkbox"/> Other | | | (4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls | | |
| Townhouse or Duplex Style: | | | (5) <input type="checkbox"/> Metal Frame and Walls | | |
| Residential Quality: 30 | | | (6) <input type="checkbox"/> Pole Frame | | |
| (301) <input type="checkbox"/> One Story | (10) <input type="checkbox"/> Low | | Cost Rank: | | |
| (302) <input type="checkbox"/> Two Story | (20) <input type="checkbox"/> Fair | | Condition: | | |
| (307) <input type="checkbox"/> 1 1/2 Story | (30) <input checked="" type="checkbox"/> Average | | (10) <input type="checkbox"/> Low | | |
| (308) <input type="checkbox"/> Split Level | (40) <input type="checkbox"/> Good | | (20) <input type="checkbox"/> Average | | |
| (309) <input type="checkbox"/> 2 1/2 Story | (50) <input type="checkbox"/> Very Good | | (30) <input type="checkbox"/> Above Average | | |
| (304) <input type="checkbox"/> One Story Duplex | (60) <input type="checkbox"/> Excellent | | (40) <input type="checkbox"/> High | | |
| (305) <input type="checkbox"/> Two Story Duplex | | | (50) <input type="checkbox"/> Very Good | | |
| Assessor's Adjustment to Sale Price (+ or -): | | | | | |
| Assessor Comments and Reason for Adjustment: | | | | | |
| WD | | | | | |
| Comments from 000156600 | | | | | |
| Comments: | | | | | |
| (Continue on back) | | | | | |

29410

NEBRASKA

Real Estate Transfer Statement

33

FORM 521

Good Life, Great Service.
DEPARTMENT OF REVENUE

To be filled 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. 2 Day 18 Yr. 2025 | 4 Date of Deed Mo. 2 Day 14 Yr. 2025 |
| 5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) SCOUT ENTERPRISES, LLC Street or Other Mailing Address 411 S 13th Street City Lincoln State NE Zip Code 68508 | | 6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Gary Meyer Street or Other Mailing Address 1045 N Franklin St City Red Cloud State NE Zip Code 68970 | |
| 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. | | 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 | |

| | | |
|--|--|---|
| (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 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 Warranty _____
 Cemetery Death Certificate - Transfer on Death Executor Mineral Quit Claim Warrantly _____

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

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

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

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

13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.)
 Yes 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?
9,000.00

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

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

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

18 Address of Property
31 N Cedar St
Red Cloud, NE 68970 (lot)

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

20 Legal Description (Attach additional pages, if needed.)
Lots One (1), Two (2), Three (3) and Four (4), Block Three (3), Garber's Second Addition to Red Cloud, Webster County, Nebraska

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

22 Total purchase price, including any liabilities assumed. **22 \$ 9,000.00**

23 Was non-real property included in the purchase?
 Yes No (If Yes, enter dollar amount and attach itemized list.) (see instructions) **23 \$ 1**

24 Adjusted purchase price paid for real estate (line 22 minus line 23) **24 \$ 9,000.00**

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

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

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

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

sign here **here**

Grantee **Gary Meyer**
 Title _____
 Date **2/11/2025**
 Phone Number **(402) 746-4698**

| | | | |
|---|---|---|-------------------|
| 28 Date Deed Recorded Mo. 2 Day 18 Yr. 25 | 29 Value of Stamp or Exempt Number \$ 20.25 | 30 Recording Data BK2025 Pg 335 | For Dept Use Only |
|---|---|---|-------------------|

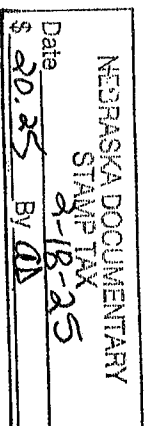
Nebraska Department of Revenue
 Form No. 96-269-2008 7-2024 Rev. Supersedes 96-269-2008 10-2020
 Authorized by Neb. Rev. Stat. §§ 76-214, 77-1827(2)

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

State of Nebraska }
County of Webster } ss.

Entered on the numerical index and filed for record in the Clerk's office of said county this 18 day of Feb A.D., 2025, at 1:51 o'clock PM. Recorded in Book 2025 on Page 335

Amberly Haug County Clerk
10.20 Deputy
Ind Comp Assessor Carded



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

WARRANTY DEED

Scout Enterprises, LLC, a Nebraska Limited Liability Company, Grantor, in consideration of ONE DOLLAR (\$1.00) and other valuable consideration received from Grantee, Gary Meyer, conveys to Grantee, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Lots One (1), Two (2), Three (3) and Four (4), Block Three (3), Garber's Second Addition to Red Cloud, 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;
- (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 February 14, 2025.

Scout Enterprises, LLC, a Nebraska Limited Liability Company

BY: [Signature] Sawyer Horning-Scherr, Member

STATE OF NEBRASKA)
) ss.
COUNTY OF WEBSTER)



The foregoing instrument was acknowledged before me on February 14, 2025 by [Signature] Sawyer Horning-Scherr, Member of Scout Enterprises, LLC, a Nebraska Limited Liability Company.

[Signature]
Notary Public

Residential & Commercial Sales Worksheet

| | | | | | |
|-----------------------------------|--------------|--------------------|---|----------------------|-------------|
| Cnty No. | Book | Page | Sale Date | School District Code | Unified: |
| 91 | ME 2025 | 1 | 2/13/2025 | Base: 91-0074 | Affiliated: |
| Location ID | Sale Number | Usability & Code # | Parcel Number | | |
| 002650500 | ME 2025 -1 | 4 05 | GeoCode | Twn | Rng |
| Date of Sale Assessed Value | | | 4133 | Sect | Qrt |
| | | | | 00 | 0 |
| | | | | Subdiv | Area |
| | | | | 20115 | 000 |
| | | | | Bk | Parcel |
| | | | | 000 | 0000 |
| Land | Improvements | Total | Date of Sale Property Classification Code | | |
| | 29, 135 | 29, 135 | Status | Property Type | Zoning |
| Assessor Location: BLUE HILL (BH) | | | A) 3 | B) 01 | C) 1 |
| | | | D) 1 | E) 6 | F) 0 |

| | | | |
|---|--|---|--|
| | Multiple Improvements: | Multiple Improvements : | Commercial |
| | Construction Date: | Construction Date : | |
| | 1999 | 1999 | |
| | Floor: | Floor Sq. Ft. : | |
| | | 1, 184 | |
| | Building Cost New: | Cost : | |
| | | 60, 510 | |
| | 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: |
| (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:

1999 REDMAN HOMES, INC./EMPIRE NB FORECLOSURE-BETWEEN PARENT & CHILD

Comments from
002650500

Comments:

(Continue on back)

10/19/15

NEBRASKA

Manufactured Housing Transfer Statement

FORM

521 MH

Good Life, Great Service
DEPARTMENT OF REVENUE

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

1 County Name Webster 2 County Number 91 3 Date of Sale Mo. 2 Day 13 Yr. 25 4

5 Seller's Name, Address, and Telephone (Please Print) Seller's Name Colby Victoria Bares Buyer's Name Roland & Linda Williams

Current Mailing Address (Number and Street or PO Box) 1676 Road 100 Current Mailing Address (Number and Street or PO Box) 1676 Road 100

City Cambell State NE Zip Code 68932 City Cambell State NE Zip Code 68932

Daytime Phone _____ Email Address _____ Daytime Phone 308 746 1367 Email Address rwilliams@rocketmail.com

7 Type of Transfer Sale Auction Gift Exchange Foreclosure Satisfaction of Contract Life Estate Other (Explain,)

8 Was ownership transferred in full? (If No, explain the division.) YES NO 9 Was the property purchased as part of an IRS-like-kind exchange? (IRC § 1031 Exchange) YES NO

10 Was the sale between relatives? (If Yes, check the appropriate box.) YES NO Spouse Step-parent and Step-child Aunt or Uncle to Niece or Nephew Family Corp. or Partnership Grandparents and Grandchild Brothers and Sisters Self Other _____ Parents and Child

11 What is the current market value of the manufactured housing? 15,000 12 Was the mortgage assumed? (If Yes, state amount and interest rate.) YES NO \$ _____ at _____ %

13 Was the sale through a real estate agent or title company? YES NO If Yes, include the name of the agent: _____

14 Length (Without Hitch) 80' 15 Width 16' 16 Make Rehman Homes Inc 17 Model Empire UB 18 Year 1999

19 Vehicle Identification Number _____

20 Situs address of the Manufactured Home Before Sale Blue Haven LLC PO Box 368 Blue Hill NE 68930 21 Name and Address of Person to Whom the Tax Statement Should be Sent RANDY LINDA WILLIAMS 1676 Road 100 Cambell NE 68932

22 Name and Address of the Land Owner Blue Haven LLC PO Box 368 Blue Hill NE 68930 23 Legal Description of the Land 0415 10LL, 3319 (PART) A44 Block 2 and Lot 5 Blk 3 Heovers Addn and W420'x165'out of LOTT Blue Hill Knerathol and a V Egge's Addition

24 Total purchase price, including any liabilities assumed 24 0

25 Was non-real property included in the purchase? YES NO (If Yes, complete 25a, 25b, and 25c indicating the cost amount of each.)

| | | |
|-----|--------------|-------|
| 25a | Furnishings | |
| 25b | Moving Costs | |
| 25c | Set-up Costs | |

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

Print or Type Name of Buyer or Authorized Representative Roland & Linda Williams Daytime Phone 308 746 1367

Signature of Buyer or Authorized Representative [Signature] Title OWNER Date 2-13-25

This statement should be filed with the county treasurer in the county where the application for title is made. Retain a copy for your records.

NEBRASKA CERTIFICATE OF TITLE



N0001163936

Vehicle Identification Number 11257962
 Year 1999 Make / Model REDMAN HOMES, INC. / EMPIRE NB

Previous Title NE 191966450003
 Body Style MANUFACTURED HOME TAN
 Color

Purchase Date 28-Jul-2020 Issue Date 09-Nov-2020

Mail To

VICTORIA LSTENKA
 PO BOX 426
 BLUE HILL NE 68930-0426

Residential Address

106 N CHERRY ST
 BLUE HILL NE 68930-5554

Owner Name(s)

VICTORIA LSTENKA
 OR GODYL BURES WROS

SELLER MUST COMPLETE

PURCHASER'S INFORMATION

Federal and State law requires that the seller state the mileage in connection with the transfer of ownership. Failure to complete or providing a false statement may result in fines and/or imprisonment. (REMAIN CORRECT FOR 5 YEARS.)
 The undersigned, being the owner of the vehicle described within the Certificate of Title, hereby sells and assigns all right, title and interest in and to said Certificate of Title and the vehicle described therein to the following named purchaser(s).
 I certify to the best of my knowledge the odometer reading is the actual mileage of the vehicle unless one of the following statements is checked:

ODOMETER READING NO TENTHS

CAUTION READ ODOMETER CHECK A BOOK

- 1. The mileage stated is in excess of its mechanical limits.
- 2. The odometer reading is not the actual mileage.

WARNING - ODOMETER DISCREPANCY.

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

SIGNATURE OF SELLER

[Signature]

PRINTED NAME OF PURCHASER(S)

Roland + Linda Williams

ADDRESS

1676 Road 100

CITY

Camell

STATE

NE

ZIP

68938

SIGNATURE OF SELLER

[Signature]
 Cecyl Bures

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

PRINTED NAME OF SELLER (ONLY ONE PRINTED NAME REQUIRED)

Cecyl Bures

SIGNATURE OF PURCHASER

[Signature]

SIGNATURE OF PURCHASER

DATE OF SALE 2/13/25

INVENTORY CONTROL NUMBER

F 5360898

County WEBSTER

County Official

[Signature]
 Janet K Knehans

Witness My Hand And Official Seal The Date Shown

\$10.00

Title Number N0001163936



VOID IF ALTERED OR DUPLICATE ISSUED

NEBRASKA CERTIFICATE OF TITLE



N0005387535

Vehicle Identification Number 11257962 Year 1999 Make / Model REDMAN HOMES, INC. / EMPIRE NB

Previous Title NE N0001163936 Body Style MANUFACTURED HOME Color TAN

Mail To
 ROLAND P WILLIAMS
 1676 RD 100
 CAMPBELL NE 68932-7102
 Purchase Date 13-Feb-2025 Issue Date 13-Feb-2025
 Residential Address
 1676 RD 100
 CAMPBELL NE 68932-7102
 Owner Name(s)
 ROLAND P WILLIAMS
 OR LINDA S WILLIAMS WROS

SELLER MUST COMPLETE

PURCHASER'S INFORMATION

Federal and State law requires that the seller state the mileage in connection with the transfer of ownership. Failure to complete or providing a false statement may result in fines and/or imprisonment. (RETAIN COPY FOR 5 YEARS)
 The undersigned, being the owner of the vehicle described within the Certificate of Title, hereby sells and assigns all right, title and interest in and to said Certificate of Title and the vehicle described therein to the following named purchaser(s).
 Certify to the best of my knowledge the odometer readings the actual mileage of the vehicle unless one of the following statements is checked:

ODOMETER READING NO TENTHS

CAUTION
 READ CAREFULLY
 BEFORE YOU
 CHECK A BLOCK

1. The mileage stated is in excess of its mechanical limits.
 2. The odometer reading is not the actual mileage.

WARNING - ODOMETER DISCREPANCY.

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

PRINTED NAME OF PURCHASER(S)

SIGNATURE OF SELLER

ADDRESS

SIGNATURE OF SELLER

CITY

STATE

ZIP

SIGNATURE OF SELLER

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

PRINTED NAME OF SELLER (ONLY ONE PRINTED NAME REQUIRED)

SIGNATURE OF PURCHASER

DATE OF SALE

SIGNATURE OF PURCHASER

INVENTORY CONTROL NUMBER

G 7288619

County WEBSTER

Title Number N0005387535

County Official

Witness My Hand And Official Seal The Date Shown

Janet Knehans
 JANET K KNEHANS

\$10.00



VOID IF ALTERED OR DUPLICATE ISSUED

Agricultural Land Sales Worksheet

| City No. | Book | Page | Sale Date | School District Code | | Unified: | | | | | |
|---------------|------------------|-----------------------------|---|----------------------|--------|-------------|-----------|-------------|------|-----|--------|
| 91 | 2025 | 305 | 1/17/2025 | Base: 01-0123 | | Affiliated: | | | | | |
| Location ID | Sale Number | Useability & Code # | Parcel Number | | | | | | | | |
| 002305400 | 32 | 4 05 | GeoCode | Twn | Rng | Sect | Qtr | Subdv | Area | Blk | Parcel |
| | | Date of Sale Assessed Value | 4369 | 2 | 12 | 4 | 2 | 00000 | 1 | 000 | 0000 |
| Land | Improvements | Total | Date of Sale Property Classification Code | | | | | | | | |
| 295,000 | | 295,000 | Status | Property Type | Zoning | Location | City Size | Parcel Size | | | |
| | Irrigation Type: | | A) 2 | B) 05 | C) 5 | D) 3 | E) 0 | F) 9 | | | |
| ICG | ACRES: | VALUE: | ICG | ACRES: | VALUE: | | | | | | |
| IRRIGATED 1A1 | | | GRASSLAND 1G1 | 47.900 | 74,245 | | | | | | |
| 1A | | | 1G | 3.980 | 6,170 | | | | | | |
| 2A1 | | | 2G1 | 25.640 | 37,175 | | | | | | |
| 2A | | | 2G | | | | | | | | |
| 3A1 | | | 3G1 | | | | | | | | |
| 3A | | | 3G | | | | | | | | |
| 4A1 | | | 4G1 | | | | | | | | |
| 4A | | | 4G | 33.070 | 42,990 | | | | | | |
| DRYLAND 1D1 | 18.310 | 50,355 | Shelterbelt/Timber | | | | | | | | |
| 1D | | | Accretion | | | | | | | | |
| 2D1 | | | Waste | | | | | | | | |
| 2D | 18.060 | 49,665 | Other | | | | | | | | |
| 3D1 | | | AG LAND TOTAL | | | | | | | | |
| 3D | | | Roads | 2.000 | | | | | | | |
| 4D1 | | | Farm Sites | | | | | | | | |
| 4D | 10.230 | 28,135 | Home Sites | | | | | | | | |
| | | | Recreation | | | | | | | | |
| | | | Other | | | | | | | | |
| Dwellings | | | Non-AG TOTAL | | | | | | | | |
| Outbuildings | | | | 2.000 | | | | | | | |

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

Total Recapture Value:

Assessor Comments and Reason for Adjustment:

JTWD; SALE BETWEEN BROTHER & SISTERS

Comments from
002305400

Comments:

Good Life Great Service
DEPARTMENT OF REVENUE

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

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

| | | | |
|--|-----------------|---|---|
| 1 County Name Webster - 91 | 2 County Number | 3 Date of Sale/Transfer Mo. <u>01</u> Day <u>17</u> Yr. <u>25</u> | 4 Date of Deed Mo. <u>01</u> Day <u>17</u> Yr. <u>25</u> |
| 5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Mary M. Wilson and Charles C. Wilson Street or Other Mailing Address 2909 29th St City Great Bend State KS Zip Code 67530 Phone Number (620) 282-7062 Email Address N/A | | 6 Grantee's Name (Buyer) Leland O. & Susan L. Erickson Street or Other Mailing Address 167 Road N City Campbell State NE Zip Code 68932 Phone Number (402) 746-3732 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"/> Recreational <input type="checkbox"/> Industrial <input type="checkbox"/> Agricultural <input type="checkbox"/> Mineral Interests-Producing <input type="checkbox"/> Mineral Interests-Nonproducing <input type="checkbox"/> State Assessed <input type="checkbox"/> Exempt | <input type="checkbox"/> Mobile Home |

8 Type of Deed

| | | |
|---|--|--|
| <input type="checkbox"/> Bill of Sale <input type="checkbox"/> Corrective <input type="checkbox"/> Cemetery <input type="checkbox"/> Death Certificate - Transfer on Death | <input type="checkbox"/> Conservator <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 checked="" type="checkbox"/> Warranty | <input type="checkbox"/> Sheriff <input type="checkbox"/> Other _____ <input type="checkbox"/> Trust/Trustee <input type="checkbox"/> Warrantly |
|---|--|--|

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

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

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

Yes No

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

Yes No

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

Yes No

| | |
|---|--|
| <input type="checkbox"/> Aunt or Uncle <input checked="" type="checkbox"/> Brothers and Sisters <input type="checkbox"/> Expouse <input type="checkbox"/> Grandparents and Grandchild <input type="checkbox"/> Parents and Child <input type="checkbox"/> Step-parent and Step-child | <input type="checkbox"/> Family Corp., Partnership, or LLC <input type="checkbox"/> Self <input type="checkbox"/> Spouse <input type="checkbox"/> Other _____ |
|---|--|

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

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

Yes No \$ _____ %

16 Does this conveyance divide a current parcel of land?

Yes No

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

18 Address of Property
Rural Webster County, Nebraska

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

20 Legal Description (Attach additional pages, if needed.)
All my interest in The Northwest Quarter (NW1/4) of Section Four (4), Township Two (2) 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 **160+-**

| | |
|--|--------------------------|
| 22 Total purchase price, including any liabilities assumed, | 22 \$ 144,400.00. |
| 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 \$ 144,400.00. |

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

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

Yes No

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

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

David B. Garwood (402) 746-3613
 Print or Type Name of Grantee or Authorized Representative
 Signature of Grantee or Authorized Representative *David B. Garwood* Phone Number
ATTORNEY Title *g-10-25* Date

28 Date Deed Recorded Mo. 2 Day 10 Yr. 25

29 Value of Stamp or Exempt Number \$ 316.25

30 Recording Data **BRASS 19 305**

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

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

State of Nebraska } ss.
County of Webster }

BOOK 2025 PAGE 305

Entered on the numerical index and filed for record in the Clerk's office of said county this 10 day of Feb A. D., 2025, at 10:38 o'clock A.M. Recorded in Book 2025 on Page 305

Abbeey Hana County Clerk
AB Deputy
Ind 10.00 Comp Assessor AB Carded AB

NEBRASKA DOCUMENTARY
STAMP TAX
Date 2-10-25 By AB
\$ 326.25

JOINT TENANCY WARRANTY DEED

Mary M. Wilson, formerly Mary Erickson, and Charles C. Wilson, wife and husband, GRANTOR, in consideration of ONE HUNDRED FORTY-FOUR THOUSAND FOUR HUNDRED AND NO/100 DOLLARS (\$144,400.00) receipt of which is hereby acknowledged, convey to Leland O. Erickson and Susan L. Erickson, husband and wife as joint tenants, GRANTEEES, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

All my interest in the Northwest Quarter (NW¼) of Section Four (4), 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 GRANTEEES that

- (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.

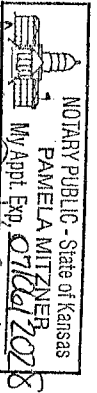
Executed January 17, 2025.

Mary M. Wilson
Mary M. Wilson
Charles C. Wilson
Charles C. Wilson
STATE OF KANSAS, COUNTY OF Butter) ss.

The foregoing instrument was acknowledged before me on January 17, 2025, by Charles C. Wilson and Mary M. Wilson, husband and wife.

Comm expires 07/06/2028

Pamela Wittzner
Notary Public



Agricultural Land Sales Worksheet

| City No. | Book | Page | Sale Date | School District Code | | | | | | | | | | | |
|-------------------|-----------------------------|---------------------|---|----------------------|----------------|----------|----------------|-------------|------|----------|--------|--|--|--|--|
| 91 | 2025 | 304 | 1/21/2025 | Base: 01-0123 | | | Affiliated: | | | Unified: | | | | | |
| Location ID | Sale Number | Useability & Code # | Parcel Number | | | | | | | | | | | | |
| 002305400 | 31 | 4 05 | GeoCode | Twn | Range | Sec | Qtr | Subdiv | Area | Bk | Parcel | | | | |
| | Date of Sale Assessed Value | | 4369 | 2 | 12 | 4 | 2 | 00000 | 1 | 000 | 0000 | | | | |
| Land | Improvements | Total | Date of Sale Property Classification Code | | | | | | | | | | | | |
| 295,000 | | 295,000 | 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 | 47.900 | | 74,245 | | | | | | | | |
| | 1A | | | 1G | 3.980 | | 6,170 | | | | | | | | |
| | 2A1 | | | 2G1 | 25.640 | | 37,175 | | | | | | | | |
| | 2A | | | 2G | | | | | | | | | | | |
| | 3A1 | | | 3G1 | | | | | | | | | | | |
| | 3A | | | 3G | | | | | | | | | | | |
| | 4A1 | | | 4G1 | | | | | | | | | | | |
| | 4A | | | 4G | 33.070 | | 42,990 | | | | | | | | |
| DRYLAND | 1D1 | 18.310 | Shelterbelt/Timber | | | | | | | | | | | | |
| | 1D | | Accretion | | | | | | | | | | | | |
| | 2D1 | | Waste | | | | | | | | | | | | |
| | 2D | 18.060 | Other | | | | | | | | | | | | |
| | 3D1 | | AG LAND TOTAL | | 157.190 | | 288,735 | | | | | | | | |
| | 3D | | Roads | | 2.000 | | | | | | | | | | |
| | 4D1 | | Farm Sites | | | | | | | | | | | | |
| | 4D | 10.230 | Home Sites | | | | | | | | | | | | |
| | | | Recreation | | | | | | | | | | | | |
| | | | Other | | | | | | | | | | | | |
| Dwellings | | | Non-AG TOTAL | | 2.000 | | | | | | | | | | |
| Outbuildings | | | | | | | | | | | | | | | |

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

Total Recapture Value:

Assessor Comments and Reason for Adjustment:

JTWD; SALE BETWEEN BROTHER & SISTERS

Comments from
002305400

Comments:

• 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>21st</u> Yr. <u>25</u> | 4 Date of Deed Mo. <u>01</u> Day <u>21st</u> Yr. <u>25</u> |
| 5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Linda Erickson Lobach Street or Other Mailing Address 5142 W. 6055 S. City Kearns State UT Zip Code 84118 | | 6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Leland O. & Susan L. Erickson Street or Other Mailing Address 167 Road N City Campbell State NE Zip Code 68932 | |
| Phone Number (801) 608-0187 | | Phone Number (402) 746-3732 | Is the grantee a 501(c)(3) organization? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> |
| 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"/> Industrial | <input type="checkbox"/> Mineral Interests-Nonproducing |
| <input checked="" type="checkbox"/> Unimproved | <input checked="" type="checkbox"/> Multi-Family | <input type="checkbox"/> Agricultural |
| <input type="checkbox"/> IOLL | <input type="checkbox"/> Commercial | <input type="checkbox"/> Mineral Interests-Producing |
| | <input type="checkbox"/> Recreational | <input type="checkbox"/> Exempt |
| 8 Type of Deed | <input type="checkbox"/> Conservator | <input type="checkbox"/> Distribution |
| <input type="checkbox"/> Bill of Sale | <input type="checkbox"/> Corrective | <input type="checkbox"/> Easement |
| <input type="checkbox"/> Cemetery | <input type="checkbox"/> Death Certificate - Transfer on Death | <input type="checkbox"/> Executor |
| | <input type="checkbox"/> Land Contract/Memo | <input type="checkbox"/> Lease |
| | <input type="checkbox"/> Partition | <input type="checkbox"/> Mineral |
| | <input type="checkbox"/> Sheriff | <input type="checkbox"/> Personal Rep. |
| | <input type="checkbox"/> Other | <input checked="" type="checkbox"/> Trust/Trustee |
| | | <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?

Buyer Seller No

10 Type of Transfer

Auction Distribution Foreclosure Irrevocable Trust Revocable Trust Transfer on Death

Buyer Seller No Court Decree Exchange Grantor Trust Partition Life Estate Sale Trustee to Beneficiary

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

Yes No

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

Yes No

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

Yes No

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

Brothers and Sisters Grandparents and Grandchild Spouse

Ex-spouse Parents and Child Step-parent and Step-child

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

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

Yes No \$ _____ %

16 Does this conveyance divide a current parcel of land?

Yes No

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

18 Address of Property
Rural
Webster County, Nebraska

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

18a No address assigned 18b Vacant land

20 Legal Description (Attach additional pages, if needed.)
All my interest in The Northwest Quarter (NW¹/₄) of Section Four (4), Township Two (2) 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 160+-

| | |
|--|-------------------------|
| 22 Total purchase price, including any liabilities assumed. | 22 \$ <u>444,400.00</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>444,400.00</u> |

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

26 Is an affidavit as described in Neb. Rev. Stat. § 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
David B. Garwood

ATTORNEY
Title

Phone Number
(402) 746-3613

Date
2-10-25

Register of Deed's Use Only

28 Date Deed Recorded
Mo. 2 Day 10 Yr. 25

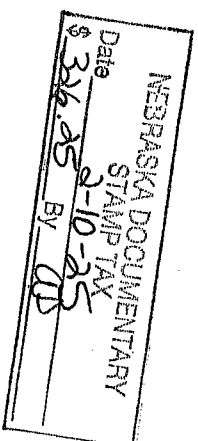
29 Value of Stamp or Exempt Number
\$ 346.25

30 Recording Date
BK 2025, Pg 304

For Dept. Use Only

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 10 day
of Feb A.D., 2025, at 10:34
o'clock A.M. Recorded in Book 2025
on Page 304
Abbeey Harris County Clerk.
10:28 Deputy
Ind Comp Assessor Carded



JOINT TENANCY WARRANTY DEED

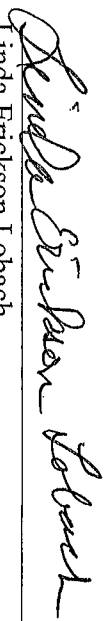
Linda Erickson Lobach, formerly Linda Erickson, GRANTOR, in consideration of ONE HUNDRED FORTY-FOUR THOUSAND FOUR HUNDRED AND NO/100 DOLLARS (\$144,400.00) receipt of which is hereby acknowledged, convey to Leland O. Erickson and Susan L. Erickson, husband and wife as joint tenants, GRANTEEES, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

- (1) All my interest in the Northwest Quarter (NW¹/₄) of Section Four (4), 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 GRANTEEES 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 21, 2025.

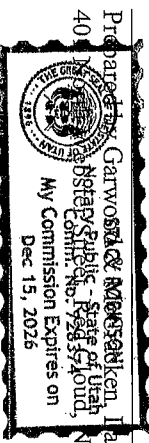

Linda Erickson Lobach

STATE OF UTAH, COUNTY OF Salt Lake ss.

The foregoing instrument was acknowledged before me on January 21, 2025, by Linda Erickson Lobach, a single person.

Comm. expires Jan 15, 2026

Notary Public



Agricultural Land Sales Worksheet

| | | | | | |
|--------------|-----------------------------|---------------------|---|----------------------|-------------|
| Cnty No. | Book | Page | Sale Date | School District Code | Unified: |
| 91 | 2025 | 303 | 1/31/2025 | Base: 01-0123 | Affiliated: |
| Location ID | Sale Number | Useability & Code # | Parcel Number: | | |
| 002305400 | 30 | 4 05 | GeoCode | Twn | Rng |
| | Date of Sale Assessed Value | | 4369 | 2 | 12 |
| | | | Sect | Qrt | Subdiv |
| | | | 4 | 2 | 00000 |
| | | | Area | Bk | Parcel |
| | | | 1 | 000 | 0000 |
| Land | Improvements | Total | Date of Sale Property Classification Code | | |
| 295,000 | | 295,000 | Status | Property Type | Zoning |
| | Irrigation Type: | | A) 2 | B) 05 | C) 5 |
| | | | D) 3 | E) 0 | F) 9 |
| LCG | ACRES: | VALUE: | LCG | ACRES: | VALUE: |
| IRRIGATED | 1A1 | | GRASSLAND | 1G1 | 47.900 |
| | 1A | | | 1G | 3.980 |
| | 2A1 | | | 2G1 | 25.640 |
| | 2A | | | 2G | |
| | 3A1 | | | 3G1 | |
| | 3A | | | 3G | |
| | 4A1 | | | 4G1 | |
| | 4A | | | 4G | 33.070 |
| DRYLAND | 1D1 | 18.310 | | Shelterbelt/Timber | |
| | 1D | | | Accretion | |
| | 2D1 | | | Waste | |
| | 2D | 18.060 | | Other | |
| | 3D1 | | | AG LAND TOTAL | 157.190 |
| | 3D | | | Roads | 2.000 |
| | 4D1 | | | Farm Sites | |
| | 4D | 10.230 | | Home Sites | |
| | | | | Recreation | |
| | | | | Other | |
| Dwellings | | | | Non-AG TOTAL | 2.000 |
| Outbuildings | | | | | |

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

Total Recapture Value:

Assessor Comments and Reason for Adjustment:

JTWD; SALE BETWEEN BROTHER & SISTERS

Comments from
002305400

Comments:

711680

Good Life Great Service
DEPARTMENT OF REVENUE

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

| | | | |
|--|-----------------|--|---|
| 1 County Name Webster - 91 | 2 County Number | 3 Date of Sale/Transfer Mo. <u>01</u> Day <u>31</u> Yr. <u>25</u> | 4 Date of Deed Mo. <u>01</u> Day <u>31</u> Yr. <u>25</u> |
| 5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Ann Marie Walter and John Walter Street or Other Mailing Address 10313 Manzanillo Ave. NE City Albuquerque State NM Zip Code 87111 | | 6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Leland O. & Susan L. Erickson Street or Other Mailing Address 167 Road N City Campbell State NE Zip Code 68932 | |
| 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. (A) Status <input type="checkbox"/> Improved <input type="checkbox"/> Single Family <input type="checkbox"/> Industrial <input type="checkbox"/> Mineral Interests-Nonproducing <input type="checkbox"/> State Assessed <input type="checkbox"/> Mobile Home <input checked="" type="checkbox"/> Unimproved <input type="checkbox"/> Multi-Family <input checked="" type="checkbox"/> Agricultural <input type="checkbox"/> Mineral Interests-Producing <input type="checkbox"/> Exempt <input type="checkbox"/> IOLL <input type="checkbox"/> Commercial <input type="checkbox"/> Recreational | | (B) Property Type <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"/> Sheriff <input type="checkbox"/> Other _____ <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 | |
| 8 Type of Deed <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"/> Sheriff <input type="checkbox"/> Other _____ <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 | | (C) | |

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

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

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

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

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

14 What is the current market value of the real property?
 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)
 Yes No \$ _____ %

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

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

18 Address of Property
Rural
Webster County, Nebraska

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

20 Legal Description (Attach additional pages, if needed)
All my interest in The Northwest Quarter (NW1/4) of Section Four (4), Township Two (2) 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 160+-

| | | | |
|--|----|-------------------|-------------|
| 22 Total purchase price, including any liabilities assumed, | 22 | \$ <u>433,200</u> | 144,400/100 |
| 23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions) | 23 | \$ _____ | 0/00 |
| 24 Adjusted purchase price paid for real estate (line 22 minus line 23) | 24 | \$ <u>433,200</u> | 144,400/100 |

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

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

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

Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement.
David B. Garwood
 Print or Type Name of Grantee or Authorized Representative
David B. Garwood
 Signature of Grantee or Authorized Representative
ATTORNEY
 Title
 (402) 746-3613
 Phone Number
2-11-25
 Date

28 Date Deed Recorded
 Mo. 2 Day 10 Yr. 25

29 Value of Stamp or Exempt Number
 \$ 326.25-98.75

30 Recording Data
BK 2025, Pg 303

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

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

State of Nebraska } ss.
County of Webster }

Entered on the numerical index and filed for record in the Clerk's office of said county this 10 day of Feb A.D., 20 25, at 10:33 o'clock A.M. Recorded in Book 2025 on Page 303
Abbey Havig County Clerk
D. Deputy Deputy
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 2-10-25
\$ 326.35 By AB

JOINT TENANCY WARRANTY DEED

Ann Marie Walter, formerly Ann Erickson, and John Walter, wife and husband, GRANTOR, in consideration of ONE HUNDRED FORTY-FOUR THOUSAND FOUR HUNDRED AND NO/100 DOLLARS (\$144,400.00) receipt of which is hereby acknowledged, convey to Leland O. Erickson and Susan L. Erickson, husband and wife as joint tenants, GRANTEEES, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

All my interest in the Northwest Quarter (NW¹/₄) of Section Four (4), 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 GRANTEEES that GRANTOR:

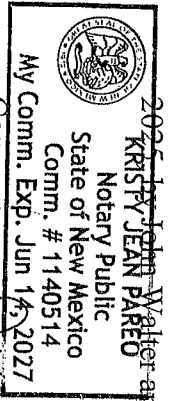
- (1) is lawfully seized of such real estate and that it is free from encumbrances, except roads and highways, easements and restrictions of record;
- (2) has legal power and lawful authority to convey the same;
- (3) warrants and will defend title to the real estate against the lawful claims of all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

Executed 1-31 31, 2025.

Ann Marie Walter
Ann Marie Walter
John Walter
John Walter

STATE OF NEW MEXICO, COUNTY OF Benaville) ss.

The foregoing instrument was acknowledged before me on January 31, 2025, by John Walter and Ann Marie Walter, husband and wife.



Kristy Jean Pare
Notary Public

Agricultural Land Sales Worksheet

| County No | Book | Page | Sale Date | School District Code | | | | | | | | | | | | Unified: | |
|-------------------|-----------------------------|---------------------|---|----------------------|--------|-------------------|-----------|-------------|------|-----|--------|--|--|--|--|-------------|--|
| 91 | 2025 | 216 | 12/20/2024 | Base: 01-0123 | | | | | | | | | | | | Affiliated: | |
| Location ID | Sale Number | Useability & Code # | Parcel Number | | | | | | | | | | | | | | |
| 002305400 | 18 | 4 05 | GeoCode | Twn | Rng | Sec | Qtr | Subdiv | Area | BLK | Parcel | | | | | | |
| | Date of Sale Assessed Value | | 4369 | 2 | 12 | 4 | 2 | 00000 | 1 | 000 | 0000 | | | | | | |
| Land | Improvements | Total | Date of Sale Property Classification Code | | | | | | | | | | | | | | |
| 295,000 | | 295,000 | 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: | | | LCG ACRES: VALUE: | | | | | | | | | | | |
| IRRIGATED | 1A1 | | GRASSLAND | IG1 | | 47.000 | | 72,850 | | | | | | | | | |
| | 1A | | | IG | | | | | | | | | | | | | |
| | 2A1 | | | 2G1 | | 22.000 | | 31,900 | | | | | | | | | |
| | 2A | | | 2G | | 4.000 | | 5,800 | | | | | | | | | |
| | 3A1 | | | 3G1 | | | | | | | | | | | | | |
| | 3A | | | 3G | | | | | | | | | | | | | |
| | 4A1 | | | 4G1 | | | | | | | | | | | | | |
| | 4A | | | 4G | | 34.000 | | 44,200 | | | | | | | | | |
| DRYLAND | 1D1 | 19.000 | Shelkerbelt/Timber | | | | | | | | | | | | | | |
| | 1D | | | Accretion | | | | | | | | | | | | | |
| | 2D1 | | | Waste | | | | | | | | | | | | | |
| | 2D | 22.000 | | Other | | | | | | | | | | | | | |
| | 3D1 | | AGLAND TOTAL | | | 158.000 | | 295,000 | | | | | | | | | |
| | 3D | | Roads | | | 2.000 | | | | | | | | | | | |
| | 4D1 | | Farm Sites | | | | | | | | | | | | | | |
| | 4D | 10.000 | Home Sites | | | | | | | | | | | | | | |
| | | | Recreation | | | | | | | | | | | | | | |
| | | | Other | | | | | | | | | | | | | | |
| Dwellings | | | Non-AG TOTAL | | | 2.000 | | | | | | | | | | | |
| Outbuildings | | | | | | | | | | | | | | | | | |

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

Total Recapture Value:

Assessor Comments and Reason for Adjustment:
WD; BETWEEN BROTHERS & SISTERS

Comments from
002305400

Comments:

Real Estate Transfer Statement

18

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. 12 Day 20 Yr. 2024
4 Date of Deed Mo. 12 Day 20 Yr. 2024
5 Grantor's Name, Address, and Telephone (Please Print)
6 Grantee's Name, Address, and Telephone (Please Print)
7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home.
8 Type of Deed
9 Was transfer part of IRS like-kind exchange?
10 Type of Transfer
11 Was ownership transferred in full?
12 Was real estate purchased for same use?
13 Was the transfer between relatives...
14 What is the current market value of the real property?
15 Was the mortgage assumed?
16 Does this conveyance divide a current parcel of land?
17 Was transfer through a real estate agent...
18 Address of Property
19 Name and Address of Person to Whom the Tax Statement Should Be Sent
20 Legal Description
21 If agricultural, list total number of acres transferred...
22 Total purchase price...
23 Was non-real property included...
24 Adjusted purchase price...
25 Is this transfer exempt from stamp tax...
26 Is an affidavit as described...
27 If yes, is the required affidavit attached...

sign here
Print of Type Name of Grantor or Authorized Representative
Signature of Grantor or Authorized Representative
Attorney
Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct.
David B. Garwood
(402) 746-3613
8/15/2024

28 Date Deed Recorded
29 Value of Stamp or Exempt Number
30 Recording Date
Register of Deed's Use Only
For Dept Use Only

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 May A. D., 2025, at 11:13
o'clock AM. Recorded in Book 2025
on Page 216
Abbey Tving County Clerk
ID. # Deputy
Ind Comp Assessor Carded

BOOK 2025 PAGE 216

NEBRASKA DOCUMENTARY
Date \$ 90.00 BY
STAMP TAX 1-22-25

WARRANTY DEED

Leland O. Erickson, Trustee of the The Leland O. Erickson Revocable Trust dated May 1, 2020; and Susan L. Erickson, Trustee of the The Susan L. Erickson Revocable Trust dated May 1, 2020, GRANTORS, in consideration of ONE AND NO/100 DOLLARS (\$1.00) love and affection, convey to Linda Erickson, Ann Erickson and Mary Erickson, GRANTEEES, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

All our undivided interest in The Northwest Quarter (NW¼) of Section Four (4), Township Two (2) North, Range Twelve (12) West of the 6th P. M., Webster County, Nebraska.

GRANTORS covenant jointly and severally, if more than one) with the GRANTEE that GRANTORS:

- (1) are lawfully seized of such real estate and that it is free from encumbrances, except roads and highways, 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.

Executed December 30, 2024.

Leland O. Erickson
Leland O. Erickson, Trustee

Susan L. Erickson
Susan L. Erickson, Trustee

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on December 20, 2024, by Leland O. Erickson, Trustee of the The Leland O. Erickson Revocable Trust dated May 1, 2020; and by Susan L. Erickson, Trustee of the The Susan L. Erickson Revocable Trust dated May 1, 2020,

Comm. expires 12-2-26

David B. Garwood
Notary Public



Agricultural Land Sales Worksheet

| City No. | Book | Page | Sale Date | School District Code | | Unified: | | | | | |
|---------------|-----------------------------|---------------------|---|----------------------|--------|-------------|-----------|-------------|------|-----|--------|
| 91 | 2025 | 215 | 12/12/2024 | Base: 01-0123 | | Affiliated: | | | | | |
| Location ID | Sale Number | Useability & Code # | Parcel Number | | | | | | | | |
| 002305400 | 17 | 4 05 | GeoCde | Trm | Rng | Sec | Qtr | Subtr | Area | Blk | Parcel |
| | Date of Sale Assessed Value | | 4369 | 2 | 12 | 4 | 2 | 00000 | 1 | 000 | 0000 |
| Land | Improvements | Total | Date of Sale Property Classification Code | | | | | | | | |
| 295,000 | | 295,000 | 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 | 47.000 | 72,850 | | | | | | |
| 1A | | | 1G | | | | | | | | |
| 2A1 | | | 2G1 | 22.000 | 31,900 | | | | | | |
| 2A | | | 2G | 4.000 | 5,800 | | | | | | |
| 3A1 | | | 3G1 | | | | | | | | |
| 3A | | | 3G | | | | | | | | |
| 4A1 | | | 4G1 | | | | | | | | |
| 4A | | | 4G | 34.000 | 44,200 | | | | | | |
| DRYLAND 1D1 | 19.000 | 52,250 | Shelterbelts/Timber | | | | | | | | |
| 1D | | | Accretion | | | | | | | | |
| 2D1 | | | Waste | | | | | | | | |
| 2D | 22.000 | 60,500 | Other | | | | | | | | |
| 3D1 | | | AGLAND TOTAL | | | | | | | | |
| 3D | | | Roads | 2.000 | | | | | | | |
| 4D1 | | | Farm Sites | | | | | | | | |
| 4D | 10.000 | 27,500 | Home Sites | | | | | | | | |
| | | | Recreation | | | | | | | | |
| | | | Dwellings | | | | | | | | |
| | | | Outbuildings | | | | | | | | |
| | | | Non-AG TOTAL | | 2.000 | | | | | | |

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

Total Recapture Value:

Assessor Comments and Reason for Adjustment:
WD; BETWEEN BROTHERS & SISTERS

Comments from
002305400

Comments:

(Continue on back)

Real Estate Transfer Statement

Good Life Great Service

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

17

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. 12 Day 12 Yr. 2024
4 Date of Deed Mo. 12 Day 12 Yr. 2024
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Billy Joe & Christina Erickson
6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Linda, Ann and Mary Erickson
City Cheyenne State WY Zip Code 82001
City Campbell State NE Zip Code 68932
Phone Number (307) 421-5224
Phone Number (402) 746-3732
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)

8 Type of Deed
9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031)
10 Type of Transfer
11 Was ownership transferred in full?
12 Was real estate purchased for same use?

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

17 Was transfer through a real estate agent or a title company?
18 Address of Property
19 Name and Address of Person to Whom the Tax Statement Should Be Sent
20 Legal Description (Attach additional pages, if needed)
21 If agricultural, list total number of acres transferred in this transaction
22 Total purchase price, including any liabilities assumed.
23 Was non-real property included in the purchase?
24 Adjusted purchase price paid for real estate (line 22 minus line 23)
25 If this transfer is exempt from the documentary stamp tax, list the exemption number
26 Is an affidavit as described in Neb. Rev. Stat. § 76-2-141 required because the property is located within a county or other geographic area with an active air force ballistic missile field?
27 If yes, is the required affidavit attached to this filing?

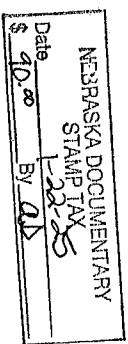
Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement.
David B. Garwood
Prim or Typ Name of Grantee or Authorized Representative
Signature of Grantee or Authorized Representative
Attorney
Title
(402) 746-3613
Phone Number
8/15/2024
Date

28 Date Deed Recorded
29 Value of Stamp or Exempt Number
30 Recording Data
Nebraska Department of Revenue
Form No. 96-266-2008 7-2024 Rev. Supersedes 96-269-2008 10-2020
Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2)
Grantor - Retain a copy of this document for your records.

State of Nebraska } ss.
County of Webster }

Entered on the numerical index and filed for record in the Clerk's office of said county this 22 day of JAN A.D., 2025 at 11:10 o'clock A.M. Recorded in Book 2025 on Page 215

Ashley M. Phippin County Clerk
ID: 00 Deputy
Ind Comp Assessor Carded



WARRANTY DEED

Billy Joe Erickson & Christina Erickson, husband and wife, GRANTOR, in consideration of ONE AND NO/100 DOLLARS (\$1.00) love and affection, convey to Linda Erickson, Ann Erickson and Mary Erickson, GRANTEEES, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

All my undivided interest in the Northwest Quarter (NW¼) of Section Four (4), 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 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 December 12, 2024.

Billy Joe Erickson
Billy Joe Erickson
Christina Erickson
Christina Erickson

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

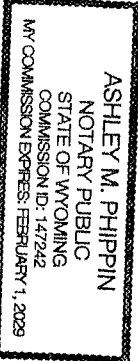
The foregoing instrument was acknowledged before me on December 12, 2024, by Billy Joe Erickson.

Comm. expires 12-2-26
David B. Garwood
Notary Public
GENERAL NOTARY - State of Nebraska
DAVID B. GARWOOD
My Comm. Exp. December 2, 2026

STATE OF WYOMING, COUNTY OF Laramie) ss.

The foregoing instrument was acknowledged before me on December 12, 2024, by Christina Erickson.

Comm. expires 2/1/2029
Ashley M. Phippin
Notary Public



Agricultural Land Sales Worksheet

| | | | | | |
|-----------------------------|-------------|---------------------|---|----------------------|-------------|
| City No. | Book | Page | Sale Date | School District Code | Unified: |
| 91 | 2025 | 214 | 11/27/2024 | Base: 01-0123 | Affiliated: |
| Location ID | Sale Number | Useability & Code # | Parcel Number | | |
| 002305400 | 16 | 4 05 | GeoCode | Twp | Range |
| Date of Sale Assessed Value | | | 4369 | 2 | 12 |
| Land | | | Sect | Qtr | Subdiv |
| 295,000 | | | 4 | 2 | 00000 |
| Improvements | | | Area | Bk | Parcel |
| 295,000 | | | 1 | 000 | 0000 |
| Irrigation Type: | | | Date of Sale Property Classification Code | | |
| Irrigation Type: | | | Status | Property Type | Zoning |
| Irrigation Type: | | | A) 2 | B) 05 | C) 5 |
| Irrigation Type: | | | D) 3 | E) 0 | F) 9 |
| LCG | | | LCG | | |
| IRRIGATED | 1A1 | ACRES: | VALU: | GRASSLAND | 1G1 |
| | 1A | | | | 1G |
| | 2A1 | | | | 2G1 |
| | 2A | | | | 2G |
| | 3A1 | | | | 3G1 |
| | 3A | | | | 3G |
| | 4A1 | | | | 4G1 |
| | 4A | | | | 4G |
| DRYLAND | 1D1 | 19.000 | 52,250 | Shelterbelts/Timber | |
| | 1D | | | Accretion | |
| | 2D1 | | | Waste | |
| | 2D | 22.000 | 60,500 | Other | |
| | 3D1 | | | AG LAND TOTAL | |
| | 3D | | | 158.000 | |
| | 4D1 | | | Roads | |
| | 4D | 10.000 | 27,500 | 2.000 | |
| | | | | Farm Sites | |
| | | | | Home Sites | |
| | | | | Recreation | |
| | | | | Other | |
| | | | | Non-AG TOTAL | |
| | | | | 2.000 | |

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

Total Recapture Value:

Assessor Comments and Reason for Adjustment:
WD; BETWEEN BROTHERS & SISTERS

Comments from
002305400

Comments:

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.

16

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>27</u> Yr. <u>2024</u> | 4 Date of Deed Mo. <u>11</u> Day <u>27</u> Yr. <u>2024</u> |
| 5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Dennis & Kelly Erickson Street or Other Mailing Address 2705 Merle Ave Hastings State NE City Hastings Zip Code 68901 Phone Number (402) 460-7894 Email Address n/a | | 6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Linda Ann and Mary Erickson Street or Other Mailing Address c/o Leland Erickson, 167 Road N Campbell City Campbell State NE Zip Code 68932 Phone Number (402) 746-3732 Email Address n/a | |
| | | Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | |

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

| | | |
|--|---|---|
| (A) Status | (B) Property Type | (C) |
| <input type="checkbox"/> Improved <input checked="" type="checkbox"/> Unimproved <input type="checkbox"/> IOLL | <input type="checkbox"/> Single Family <input type="checkbox"/> Multi-Family <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Agricultural <input type="checkbox"/> Recreational | <input type="checkbox"/> Mineral Interests-Nonproducing <input type="checkbox"/> Mineral Interests-Producing <input type="checkbox"/> State Assessed <input type="checkbox"/> Exempt <input type="checkbox"/> Mobile Home |
| 8 Type of Deed <input type="checkbox"/> Bill of Sale <input type="checkbox"/> Cemetery <input type="checkbox"/> Conservator <input type="checkbox"/> Corrective <input type="checkbox"/> Death Certificate - Transfer on Death <input type="checkbox"/> Distribution <input type="checkbox"/> Essement <input type="checkbox"/> Executor <input type="checkbox"/> Land Contract/Memo <input type="checkbox"/> Lease <input type="checkbox"/> Mineral | <input type="checkbox"/> Partition <input type="checkbox"/> Personal Rep. <input checked="" type="checkbox"/> Quit Claim <input type="checkbox"/> Sheriff <input type="checkbox"/> Trust/Trustee <input type="checkbox"/> Warranty | <input type="checkbox"/> Other _____ <input type="checkbox"/> Transfer on Death <input type="checkbox"/> Trustee to Beneficiary |
| 9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? <input type="checkbox"/> Buyer <input type="checkbox"/> Seller <input checked="" type="checkbox"/> No <input type="checkbox"/> Court Decree <input type="checkbox"/> Exchange <input type="checkbox"/> Grantor Trust <input type="checkbox"/> Partition | <input type="checkbox"/> Distribution <input type="checkbox"/> Easement <input type="checkbox"/> Foreclosure <input type="checkbox"/> Gift <input type="checkbox"/> Life Estate <input type="checkbox"/> Partition <input type="checkbox"/> Revocable Trust <input type="checkbox"/> Sale <input type="checkbox"/> Satisfaction of Contract <input type="checkbox"/> Other (Explain) _____ | <input type="checkbox"/> Irrevocable Trust <input type="checkbox"/> Revocable Trust <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 <u>1/7th interest</u> | 12 Was real estate purchased for same use? (If No, state the intended use.) <input type="checkbox"/> Yes <input checked="" 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 checked="" type="checkbox"/> Brothers and Sisters <input type="checkbox"/> Family Corp., Partnership, or LLC <input type="checkbox"/> Grandparents and Grandchild <input type="checkbox"/> Other _____ <input type="checkbox"/> Exp-spouse <input type="checkbox"/> Parents and Child <input type="checkbox"/> Spouse <input type="checkbox"/> Step-parent and Step-child | 14 What is the current market value of the real property? 40,000.00 | 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 Leland Erickson 167 Road N Campbell, NE 68932 | |
| 20 Legal Description (Attach additional pages, if needed) The Northwest Quarter (NW ¹ / ₄) of Section Four (4), Township Two (2) 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 160+/-

22 Total purchase price, including any liabilities assumed

| | | |
|----|----|------|
| 22 | \$ | 0100 |
|----|----|------|

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

| | | |
|----|----|------|
| 23 | \$ | 0100 |
| 24 | \$ | 0100 |

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

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

26 Is an affidavit as described in Neb. Rev. Stat. § 76-2141 required because the property is located within a county or other geographic area with an active air force ballistic missile field? (See instructions)
 Yes No

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

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

sign here

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

Signature of Grantee or Authorized Representative

Attorney
 Title

(402) 746-3613
 Phone Number
 8/15/2024
 Date

Register of Deed's 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>90.00</u> | 30 Recording Data BK 2025, Pg 214 | For Dept Use Only |
|---|---|---|-------------------|

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 11:09 o'clock AM. Recorded in Book 2025 on Page 214
Abbey King County Clerk
AD Deputy
Ind 15.00 Comp Assessor Carded

BOOK 2025 PAGE 214

| | |
|----------------------|----------------|
| NEBRASKA DOCUMENTARY | |
| STAMP TAX | |
| Date | <u>1-22-25</u> |
| \$ | <u>90.00</u> |
| By | <u>AD</u> |

WARRANTY DEED

Dennis Erickson & Kelly Erickson, husband and wife, GRANTOR, in consideration of ONE AND NO/100 DOLLARS (\$1.00) love and affection, convey to Linda Erickson, Ann Erickson and Mary Erickson, GRANTEEES, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

All my undivided interest in the Northwest Quarter (NW¹/₄) of Section Four (4), 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 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.

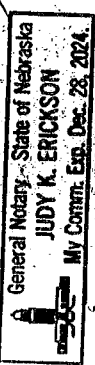
Executed November 21, 2024.

Dennis Erickson
Dennis Erickson

Kelly Erickson
Kelly Erickson

STATE OF NEBRASKA, COUNTY OF ADAMS) ss.

The foregoing instrument was acknowledged before me on November 2024, by Dennis Erickson & Kelly Erickson, husband and wife.



Comm. expires 12-28-24

Judy K. Erickson
Notary Public

Agricultural Land Sales Worksheet

| City No. | Book | Page | Sale Date | School District Code | Unified: |
|---------------|------------------|---------------------|---|------------------------|---------------------|
| 91 | 2025 | 213 | 12/13/2024 | Base: 01-0123 | Affiliated: |
| Location ID | Sale Number | Useability & Code # | Parcel Number | | |
| 002305400 | 15 | 4 05 | GeoCde 4369 | Twn 2 | Ring 12 |
| | | | Sect 4 | Qtr 2 | Subdiv 00000 |
| | | | Area 1 | Blk 000 | Parcel 0000 |
| Land | Improvements | Total | Date of Sale Property Classification Code | | |
| 295,000 | | 295,000 | Status A) 2 | Property Type B) 05 | Zoning C) 5 |
| | Irrigation Type: | | Location D) 3 | City Size E) 0 | Parcel Size F) 9 |
| LCG | ACRES: | VALUE: | LCG | ACRES: | VALUE: |
| IRRIGATED 1A1 | | | GRASSLAND 1G1 | 47.000 | 72,850 |
| 1A | | | 1G | | |
| 2A1 | | | 2G1 | 22.000 | 31,900 |
| 2A | | | 2G | 4.000 | 5,800 |
| 3A1 | | | 3G1 | | |
| 3A | | | 3G | | |
| 4A1 | | | 4G1 | | |
| 4A | | | 4G | 34.000 | 44,200 |
| DRYLAND 1D1 | 19.000 | 52,250 | Shelterbelt/Timber | | |
| 1D | | | Accretion | | |
| 2D1 | | | Waste | | |
| 2D | 22.000 | 60,500 | Other | | |
| 3D1 | | | AG LAND TOTAL | | |
| 3D | | | 158.000 | | 295,000 |
| 4D1 | | | Roads | | |
| 4D | 10.000 | 27,500 | 2.000 | | |
| | | | Farm Sites | | |
| | | | 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:
WD; BETWEEN BROTHERS & SISTERS

Comments from
002305400

Comments:

(Continue on back)

11680

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>12</u> Day <u>13</u> Yr. <u>2024</u> | 4 Date of Deed Mo. <u>12</u> Day <u>13</u> Yr. <u>2024</u> |
| 5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Kenneth and Andrea Erickson Street or Other Mailing Address 277 East El Dorado Ave City Gilbert State AZ Zip Code 85295 Phone Number (602) 826-5562 | | 6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Linda, Ann and Mary Erickson Street or Other Mailing Address c/o Leland Erickson, 167 Road N City Campbell State NE Zip Code 68932 Phone Number (402) 746-3732 Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(e) 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"/> 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

Bill of Sale Corrective Distribution Land Contract/Memo Partition Sheriff Other _____

Cemetery Death Certificate - Transfer on Death Esasement Lease Personal Rep. Trust/Trustee Quit Claim Warranty Warrantly

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

10 Type of Transfer Distribution Foreclosure Irrevocable Trust Revocable Trust Transfer on Death

11 Was ownership transferred in full? (If No, explain the division.) Yes No 177th 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? 40,000.00

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

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

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

18 Address of Property
Rural
Webster County
Nebraska

19 Name and Address of Person to Whom the Tax Statement Should Be Sent
Leland Erickson
167 Road N
Campbell, NE 68932

20 Legal Description (Attach additional pages, if needed.)
The Northwest Quarter (NW1/4) of Section Four (4), Township Two (2) 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 160+

22 Total purchase price, including any liabilities assumed. _____

| | | |
|----|----|------|
| 22 | \$ | 0'00 |
| 23 | \$ | 0'00 |
| 24 | \$ | 0'00 |
| 24 | \$ | 0'00 |

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

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

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

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

Prioror Type Name of Grantee or Authorized Representative _____

David B. Garwood Attorney

Signature of Grantee or Authorized Representative _____ Title _____

here sign here

| | | | |
|---|--|---|-------------------|
| 28 Date Deed Recorded Mo. <u>1</u> Day <u>22</u> Yr. <u>25</u> | 29 Value of Stamp or Exempt Number <u>\$90.00</u> | 30 Recording Data BK 2025, Pg 213 | For Dept Use Only |
|---|--|---|-------------------|

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 11:08
o'clock AM. Recorded in Book 2025
on Page 213
Abby Haig AD County Clerk
ID.00 Deputy
Ind Comp Assessor Carded

| | |
|----------------------|----------------|
| NEBRASKA DOCUMENTARY | |
| STAMP TAX | |
| Date | <u>1-22-25</u> |
| \$ <u>90.00</u> | BY <u>AB</u> |

WARRANTY DEED

Kenneth Erickson & Andrea Erickson, husband and wife, GRANTORS, in consideration of ONE AND NO/100 DOLLARS (\$1.00) love and affection, convey to Linda Erickson, Ann Erickson and Mary Erickson, GRANTEEES, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

All our undivided interest in the Northwest Quarter (NW¹/₄) of Section Four (4), Township Two (2) North, Range Twelve (12) West of the 6th P.M., Webster County, Nebraska.

GRANTORS covenant (jointly and severally, if more than one) with the GRANTEE that GRANTORS: (1) are lawfully seized of such real estate and that it is free from encumbrances, except roads and highways, 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.

Executed December 13th, 2024.

Kenneth Erickson
Kenneth Erickson

Andrea Erickson
Andrea Erickson

STATE OF ARIZONA, COUNTY OF MARICOPA) ss.

The foregoing instrument was acknowledged before me on December 13th, 2024, by Kenneth Erickson & Andrea Erickson, husband and wife.

Comm. expires November 9th 2026

[Signature]
Notary Public

