## Agricultural Land Sales Worksheet

	4.000	Non-AG TOTAL			Outbuildings
		Other			Dwellings
		Recreation			
		Home Sites	880	0.300	4D
		Farm Sites			4D1
	4.000	Roads			3D
364,825	156.990	AG LAND TOTAL			3D1
		Other			2D
18,245	36.490	Waste			2D1
		Accretion	274,975	83.200	1D
		Shelterbelt/Timber	24,125	7.300	DRYLAND 1D1
9,945	7.650	4G			4A
		4G1			4A1
		3G	-		3A
		3G1			3A1
		2G			2A
605	0.400	2G1			2A1
26,390	15.850	1G			1A
9,660	5.800	GRASSLAND 1G1			IRRIGATED 1A1
VALUE:	ACRES:	LCG	VALUE:	ACRES:	LCG
E) 0 F) 10	C) 5 D) 3	A) 2 B) 05		Irrigation Type:	
City Size Parcel Size	Zoning Location	Status Property Type	312,030		312,030
ition Code	Date of Sale Property Classification Code	Date of Sale	Total	Improvements	Land
1 000 0000	4 00000	4247 3 12 6	/alue	Date of Sale Assessed Value	Dat
Area Blk Parcel	Qrt Subdly	GeoCde Twn Rng Sect	1	61	002400500
	Parcel Number		Useability & Code#	Sale Number	Location ID
Unified:	Affiliated:	Base: 01-0123 Affi	3/17/2025	5 649	91 2025
	School District Code	S	Sale Date	k Page	Cnty No. Book

		002400500	Comments from Com			WD	Assessor Comments and Reason for Adjustment:	Assessor's Adjustment to Sale Price (+ or -):
(Continue on back)			Comments:					Total Recapture Value:

#### and the second

#### NEBRASKA Good Life, Great Service.

# Real Estate Transfer Statement

6

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

FORM **521** 

18 Address of Property
Ag Land 28 Date Deed Recorded sign 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., 14 What is the current market value of the real property? 21 If agricultural, list total number of acres transferred in this transaction 160.99+ 18a 🗹 No address assigned 16 Does this conveyance divide a current parcel of land? 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (if Yes, check the appropriate box.) 11 Was ownership transferred in full? (If No, explain the division.) Email Address n/a Street or Other Mailing Address

Street of Other Mailing Address

CroSSN-4 Phone Number (623) 693-8648 nere 8 Type of Deed 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. Grantor's Name (Seller) Hall Holding, L.L.C County Name Grantor's Name, Address, and Telephone (Please Print) Webster County, Nebraska 27 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? 711,000.00 (A) Status ∏ ∕és <u>√</u> Edmor Cemetery DEPARTMENT OF REVENUE If yes, is the required affidavit attached to this filing? 01 Bill of Sale Unimproved Improved Print or Type Signature Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am this authorized to sign this statement.

[EIBSA Theobald 402-7] Webster - 91 S S **S** 17 X Death Certificate - Transfer on Death Terese Ineopatu

Tops Name of Gramee or Authorized Beoplesendative ☐ Corrective Conservator of Grantee or Authorized Representative The deed will not be recorded unless this statement is signed and items 1-27 are accurately completed Commercial Multi-Family Single Family **Brothers and Sisters** 18b Vacant land 10 Type of Transfer 2 County Number Auction
Court Decree €9-Value of Stamp or Exempt Number \$1599, 75 State 38 399. ☐ Yes < Register of Deed's Use Only Recreational Industrial Agricultural ☐ Distribution Exchange \_\_ Easement \_\_\_ Executor Distribution ₽ S J Easement Grandparents and Grandchild Parents and Child 2000 B Grantor Trust Partition Foreclosure Land Contract/Memo Mineral (B) Property Type 30 Recording Data 分尺 み0 Email Address Phone Number (402) 746-4798 17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) ves Southern Title, LLC No 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) ÇĮ. 3 Date of Sale/Transfer Grantee 19 Name and Address of Person to Whom the Tax Statement Should be Sent Street or Other Mailing Address Grantee's Name (Buyer)
Genereux Heritage Farms, LLC 6 Grantee's Name, Address, and Telephone (Please Print) Mineral Interests-Producing Mineral Interests-Nonproducing \_ ရှိ ရှိ Closing Agent Irrevocable Trust Life Estate 3020 12 Was real estate purchased for same use? (If No, state the intended use.) Day Yes **₹** Partition Quit Claim Personal Rep. Spouse 1 / Yr. 25 Step-parent and Step-child ✓ Sale Revocable Trust Satisfaction of Contract State

St 2 8 Sheriff
Trust/Trus
Warranty Mo. 3 ]Trust/Trustee Exempt State Assessed luthorized by Neb. **₹** 23 24 \$ \$ Other (Explain) Other Trustee to Beneficiary Other Дą Transfer on Death Rev. Stat. §§ 76-214, 77-1327(2) 402~746-2 Phone Number 3/17/2025 Date For Dept. Use Only 711,000,00 711,000,00 Mobile Home .≍ ろるがある。 25 és és 2246 <u>१</u> १ þ

Carded	Assessor	Computer	ndex

NEBRASKA DOCUMENTARY STAMP TAX

\$1599.75

Date: 03/17/25

Bk 2025, Pg 649

State of Nebraska ss. County of Webster

Entered on the numerical index and filed for record in the Clerk's office of said county this 17 day of March A.D., 2025, at 02:37 o'clock PM. Recorded in Book 2025 on Page 649

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

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

### WARRANTY DEED

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

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

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

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

Executed March , 2025.

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

Patricia Allen, Manager Danager

STATE OF NEBRASKA

COUNTY OF ADAMS

) ss.

The foregoing instrument was acknowledged before me on Alexander (1) Patricia Allen, Manager, Hall Holding, L.L.C., a Nebraska limited liability company. March 17

, 2035 by

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

Notary Public

(Continue on back)			
			000102200
Comments:			Comments from
		WD	CORRECTIVE WD
	djustment:	Assessor Comments and Reason for Adjustment:	Assessor Comme
	rice (+ or -):	Assessor's Adjustment to Sale Price (+ or -):	Assessor's Adj
(60) $\square$ Excellent		Duplex	(305) □ Two Story Duplex
sllent (50) □ Very Good	(60)   Excellent	Duplex	(304) ☐ One Story Duplex
Very Good (40) □ High (40) □ Good	(50) 🗆 Very		(309) 🗆 2 1/2 Story
d (30) □ Above Average (30) □ Average	(40) □ Good		(308) □ Split Level
age (20) □ Average (20) □ Badly Wom	(30) 🖼 Average	7	(307) □ 1 1/2 Story
(10) □ Low (10)	(20) 🗆 Fair		(302) □ Two Story
Cost Rank: Condition:	(10) 🗆 Low		(301) □ One Story
(6) 🏻 Pole Frame	Residential Quality: 30	Townhouse or Duplex Style:	Iownhouse or Dupl
(5)   Metal Frame and Walls			(106) □ Other
ellent (4) 🗆 Wood or Steel Framed Ext. Walls	(60) 🗆 Excellent		(111)   Bi-Level
Very Good (3) ☐ Masomy Bearing Walls	(50) 🗆 Very		(104) 🖼 1 1/2 Story
d (2)  Reinforced Concrete Frame	(40) □ Good		(103) □ Split Level
	(30) 🖼 Average		(102)  Two Story
Badly Wom Commercial Construction Class:	(20) □ Badly		(101)  One Story
Primary: Other1:	(10) 🗆 Won	me	(100) □ Mobile Home
dition: 30 Commercial Occupancy Code:	Residential Condition: 30	104	Single Family Style: 104
143,650 Cost:	Cost:		
1,532 Floor Sq. Ft.:	Floor Sq. Ft. :	Floor:	
1893 Construction Date :	Construction Date:		
nents. : Multiple. Improvements. :	Multiple. Improvements. :	Multiple Improvements:	M
Residential Commercial	R		
A) 1 B) 01 C) 1 D) 1 E) 6 F) 1	(RC)	RED CLOUD	Assessor Location:
77,410 Status Property Type Zoning Location City Size Parcel Size		76,505	905
al Date of Sale Property Classification Code	Total	Improvements	Land
4371 00 0 10005 003 0000	Value	Date of Sale Assessed Value	
12 GeoCde Twn Rug Sect Ort Subdiv Area Bik Parcel	4	60	000102200
t Code# Parcel Number	Useability & Code#	Sale Number	Location ID
2025 Base: 91-0002 Affiliated: Unified:	3/17/2025	2025 648	91 2
Date School District Code	Sale Date	Book Page	Cnty No.   H

### NEBRASKA

Good Life. Great Service.

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

FORM **521** 

30 Recording Data  Bhabas fy LyB  Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2)	
For Dept	
nat it is, to the best of my knowledge and belief, true, complete, and correct,  (402) 746-2774  Phone Number  Attorney  Title  Title  Attorney	Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement.  Don E. Theobald  Prift or Type Name of Grantee or Authorized Representative  Attorney  Attorney  Date  One  Date
located within a county or other geographic area with an active air force ballistic missile field? (See Instructions)	Is an affidav
ons)	22 Total purchase price, including any liabilities assumed
Original Town of Red Cloud, Webster County, Nebraska	Lots Six (6) and Seven (7), Block Three (3), Original 21 If agricultural, list total number of acres transferred in this transaction
	18a No address assigned 18b Vacant land
<ol> <li>Name and Address of Person to Whom the Tax Statement Should be Sent Grantee</li> </ol>	18 Address of Property 518 North Webster Street, Red Cloud, NE 68970 G
Was transforthe ager	Does this conveyance divide a current parcel of land?  Yes  No
	14 What is the current market value of the real property?  77,410.00
Step-parent and Step-child	
check the app	, are the trustor and ce or Nephew
12 was real estate purchased for same use? (If No, state the intended use,	✓ Yes No No
☐ lirrevoc	9 Was transfer part of IRS like- kind exchange (I.R.C. § 1031 Exchange) by buyer or seller?  Buyer  Buyer  Court Decree  Exchange  Grantor Trust
ontract/Memo Partition Sheriff Personal Rep. Trust/Trustee Quit Claim Warranty	Type of Deed
Mineral Interests-Producing Exempt	Unimproved Multi-Family Agricultural In IOLL Agricultural Recreational
ts-Nonproducing State Assessed	d Single Family Industrial
Cif property Is also a mobile home.  (C)	7 Property Classification Number. Check one box in categories A and B. Check C if pu
er Is the grantee a 501(c)(3) organization?  1328 If Yes, is the grantee a 509(a) foundation?	2116
	State Zip Code NV 89123
Top Tier Enterprises, LLC Street or Other Mailing Address 242 West 3rd Avenue	Lynsey M. Moreton and Christian Raymond Moreton  Street or Other Mailing Address 435 Coco Palms Avenue
6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer)	
3 Date of Sale/Transfer A Date of Deed Mo. 2 Day 25 Yr. 2025	1 County Name Webster - 91    2 County Number   3
s signed and items 1-27 are accurately completed.	The deed will not be recorded unless this statement is signed and items 1-27 are accurately completed.

State of Nebraska \{\ss.\ County of Webster\}

BOOK 2025 PAGE 648

o'clock P.M. Recorded in Book <u>2025</u> on Page 648 Clerk's office of said county this 17 day of Man A.D., 20 25, at 151 numerical index and filed for record in the 0.00 0 10 M Deputy Entered on the

NEBRASKA DOCUMENTARY ### By all ú

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

\_Comp\_

\_Assessor\_

Carded

## CORRECTIVE WARRANTY DEED

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

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:

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

Executed Kz broad 74 , 2025.

Lynsey M. Moredon

Christian Raymond Moreton

STATE OF NEVADA

COUNTY OF SS

write and husband. Lynsey M. Moreton, formerly known as Lynsey M. Martinez and Chrishan Raymond Moreton, The foregoing instrument was acknowledged before me on 77 Grand 7/2 , 2025 by

ESTO RICARDEZ CAMACHO STATE OF NEVADA ion Expires: 03-03-28 In No: 24-7097-01

Notary Public

Georgh

(Continue on back)											
										201	000319201
				ents:	Comments:			- COACO		гош	Comments from
				ŀ			CHILD	RENT &	ETWEEN P?	TRANSFER BETWEEN PARENT	JTWD;
								ustment:	eason for Adj	Assessor Comments and Reason for Adjustment:	Assessor Co
							-):	ce (+ or	to Sale Pri	Assessor's Adjustment to Sale Price (+ or -):	Assessor's
☐ Excellent	(60)									Two Story Duplex	(305) □ Two
☐ Very Good	(50)						Excellent	(60) 🗆 E		(304) ☐ One Story Duplex	(304) 🗆 One
	(40)		□ High	(40) [			Very Good	(50) 🗆 🛚	(	2 1/2 Story	(309) 🗆 21/
☐ Average	e (30)	Above Average	□ Abov	(30) [			Good	(40) 🗆 🤇		Split Level	(308) □ Spl
)□ Badly Worn	(20)	99	☐ Average	(20) [			Average	(30) 🗆 /		1 1/2 Story	(307) 🗆 1 1/
) □ Worn Out	(10)		□ Low	(10)			Fair	(20) 🗆 F		Two Story	(302) □ T₩
Condition:		Cost Rank:	ank:	Cost R			Low	(10) 🗆 I		One Story	(301) 🗆 One
		Frame	□ Pole Frame	9			Quality:	Residential Quality:	R	Cownhouse or Duplex Style:	[ownhouse o
	Metal Frame and Walls	Frame a	□ Metal	(3)						er	(106) □ Other
Walls	Ext.	d or Steel	□ Woo	(4)			Excellent	(60) 🗆 I		Bi-Level	(111) 🗆 Bi-j
	Masonry Bearing Walls	пгу Веаг	□ Maso	(3)			Very Good	(50)		1 1/2 Story	(104) 🗆 11/
	Reinforced Concrete Frame	orced Co	□ Reinf	(2)			Good	(40) 🗆 🤇		Split Level	(103) 🗆 Spl
rame	Fireproof Structural Steel Frame	roof Stru	□ Firep	8			Average	(30) 🗆 1		Two Story	(102) 🗆 Tw
	Commercial Construction Class:	onstructi	ercial Co	Comm			Badly Wom	(20) 🗆 I		One Story	(101) 🗆 On
Other2:	Other1:	욡	y.	Primary:			Wom Out	(10) 🗆 🔻		Mobile Home	(100) □ Mo
	Commercial Occupancy Code:	ccupanc	ercial O	Comm			Residential Condition:	esidential		對為	Single Family Style:
				Cost:	*******************************			Cost:		Buildin	
			<sub>1</sub> . Ft. :	Floor Sq. Ft. :				Floor Sq. Ft. :	<b>Floor:</b> F		
		::	Construction Date:	Constru	***************************************		)ate :	Construction Date:		Constr	4 6
		ments.:	Multiple. Improvements.	Multiple			ovements.:	Multiple. Improvements. :		Multiple Improvements:	
I	Commercia						Residential				
E) 6 F) 2	D) <b>1</b>	1	(3)	01	В)	A) 1		:	ніці (вн)	cation: BLUE	Assessor Location:
City Size Parcel Size	Location	Zoning	ype :	Property Type		Status	14,275		10,075	,200	4,
ion Code	Date of Sale Property Classificati	operty	Sale Pa	Date of	L		Total		Improvements		Land
0000 0000	00000	0	00			0000		alue	Date of Sale Assessed Value	Date of Sa	
Area Blk Parcel	Subdiv A	Q	8c2	Rng	Twn	GeoCde	05	4	59		000319201
	umber	Parcel Number	P				Useability & Code#	Useabilit	Sale Number		Location ID
Unified:		ıted:	Affiliated:	074	91-0074	Base:	3/14/2025	3/1	646	2025	91
	School District Code	ool Dist	Sch				Sale Date	Sz	Page	Book	Cnty No.

### **NEBRASKA**

B

Good Life, Great Service,

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

FORM **521** 

Escrow Closer	statement and that it is, to the best of my knowledge and belief, true, complete, and	21 If agricultural, list total number of acres transferred in this transaction	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.)	re between relatives, or if to a trustee, are the trustor and beneficiary relatives? (if Yes, check the appropriate box.)    Aunt or Uncle to Niece or Nephew	Type of Deed   Conservator   Distribution   Land Contract/Memo   Partition   Sheriff     Bill of Sale   Corrective   Death Certificate - Transfer on Death   Easement   Lease   Personal Rep.   Trust/Trustee     Cemetery   Death Certificate - Transfer on Death   Executor   Mineral   Quit Claim   Warranty     Was transfer part of IRS like-kind exchange (I.R.C. § 1031   Lecton   Sale   Court Decree   Exchange   Gift   Uife Estate   Sale   Sale     Distribution   Foreclosure   Irrevocable Trust   Revocable Trust   Revocable Trust   Sale   Court Decree   Exchange   Gift   Uife Estate   Sale   Sale   Sale   Sale   Court Decree   Exchange   Gramfor Trust   Partition   Saltisfaction of Contract   Partition   Saltisfaction of Same use?	Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home.  (A) Status    Improved   Single Family   Industrial   Mineral Interests-Nonproducing   IOLL   Commercial   Recreational   Recreational   IOLL   Commercial   Recreational   IOLL   Industrial   Industrial	State   City   NE   68845   Blue Hill   NE   19   NE	Andrew Prososki and Alyssa Prososki  Feet or Other Mailing Address  205 17th Ave.  Street or Other Mailing Address  PO Box 245  Street or Other Mailing Address  PO Box 245	and unless this statement is signed and items 1-27 are accurately completed and items
For Dept. Use Only	(308) 832-0969  Phone Number  3/14/2025  Date	y Deed at Book 31, Page 24.    \$ 12,500;00   \$ 1   \$ 1   \$ 1   \$ 1   \$ 1   \$ 100;00   \$	le company? (If Yes, include the name Miller Abstract & Title \( \square\) Nc Statement Should be Sent	Other	ustee  ty  Transfer on Death Trustee to Beneficiary tract Other (Explain) me use? (If No, state the intended use.)	8	219 Code 68930 68930 c)(3) organization? Yes √No a 509(a) foundation? Yes √No		ompleted. of Deed 3 Day 14 Yr. 2025

Carded	Assessor	Computer	Index

NEBRASKA DOCUMENTARY STAMP TAX Date: 03/17/25

Bk 2025, Pg 646
State of Nebraska \ County of Webster \} ss.

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

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

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

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

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. except covenants, easements and restrictions of record; that GRANTOR has legal power and lawful GRANTEE that GRANTOR is lawfully seized of such real estate and that it is free from encumbrance And the GRANTOR does hereby covenant (jointly and severally, if more than one) with the

Executed this 2 4th day of MARCH, 2025

Andrew Prososki

Alyssa Prososki

700

STATE OF NEBRASKA)
COUNTY OF BUFFALO)

The foregoing instrument was acknowledged before me on this day of MARCH, 2025 by Andrew

Prososki and Alyssa Prososki, a married couple.

(seal)

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

NOTARY PUBLIC

(Continue on back)			
		000319201	000319200
Comments:			Comments from
	djustment:	Assessor Comments and Reason for Adjustment:  DERSONAL REP DEED	Assessor Comments and Rea
	rice (+ or -):	Assessor's Adjustment to Sale Price (+ or -):	Assessor's Adj
(60) □ Excellent		Duplex	(305) □ Two Story Duplex
(50)	(60) □ Excellent	Duplex	(304) ☐ One Story Duplex
(40) □ High (40) □	(50) □ Very Good	7	(309) 🗆 21/2 Story
(30) □ Above Average (30) □	(40) □ Good		(308) □ Split Level
(20) □ Average (20) □	(30) 🖼 Average	7	(307) □ 11/2 Story
	(20) 🗆 Fair		(302) □ Two Story
Cost Rank: Condition:	(10) □ Low		(301) □ One Story
97: 30 (6) □ Pole Frame	Residential Quality: 30	ex Style:	Townhouse or Duplex Style:
(5)			(106) □ Other
(4)	(60) □ Excellent	:	(111) □ Bi-Level
(3) 🗆	(50) □ Very Good	7	(104) □ 11/2 Story
(2) 🗆	(40) □ Good		(103) □ Split Level
(1) ☐ Fireproof Structural Steel Fra	(30) 🗷 Average		(102) □ Two Story
	(20) □ Badly Worn		(101) M One Story
Primary: Other1:	(10) 🗆 Worn Out	me	(100) □ Mobile Home
lion: 30 Commercial Occupancy Code:	Residential Condition: 30	101	Single Family Style: 101
134,045 Cost:		Building Cost New:	
1,200 Floor Sq. Ft.:	Floor Sq. Ft. :	Floor:	
1918	Construction Date:	Construction Date:	
Multiple. Improvements.:	Multiple. Improvements. :	Multiple Improvements:	M
Residential Commercial	Resid		
A) 1 B) 01 C) 1 D) 1 E) 6 F) 2	(вн)	BLUE HILL	Assessor Location:
, 795 Status Property Type Zoning Location Clty Size Parcel Size	103,	97,645	6,150
Date of Sale Property Classification Code	Total	Improvements	Land
4133 00 0 20015 000 0000	Value	Date of Sale Assessed Value	
GeoCde Twn Rug Sect Ort Subdiv Area Blk Parcel	1	58	000319200
ode# Parcel Number	Useability & Code#	Sale Number	Location ID
Base: 91-0074 Affiliated: Un	3/14/2025	2025 633	91 2
Genoal District Code	Sale Date	look Page	Cnty No.   Book

#### 40°C

### NEBRASKA

Good Life. Great Service.

# Real Estate Transfer Statement

521 FORM

28 Date Deed Recorded Mo. 3 Day 14 Yr. 25 \$ 148.6

Nebraska Department of Revenue
Form No. 96-269-2008 7-2024 Rev. Supersedes 96-269-2008 10-2020 sign here 20 Legal Description (Attach additional pages, if needed.) 23 Was non-real property included in the purchase?

Yes No (If Yes, enter dollar amount and attach itemized list.) (see instructions) ... 21 If agricultural, list total number of acres transferred in this transaction 18a | No address assigned 18 Address of Property 11 Was ownership transferred in full? (If No, explain the division.) 22 Total purchase price, including any liabilities assumed...... 16 Does this conveyance divide a current parcel of land? 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) 5 Grantor's Name, Address, and Telephone (Please Print) 8 Type of Deed Phone Number 402-560-2894 Street or Other Mailing Address 4330 N. 18th Street Grantor's Name (Seller)
Mary Hiller, PR of the Estate of Lamira L. Karsting 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. Email Address 27 See Exhibit A 305 N. Webster St. Blue Hill, NE 68930 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? incoln County Name 87,605.00 Yes ∐ Yes ✓ Yes (A) Status Π̈́E Cemetery ✓ Improved If yes, is the required affidavit attached to this filing? Unimproved DEPARTMENT OF REVENUE Bill of Sale 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 Prososki or Alyssa Prososki

Print or Type Name of Grantee or Anthorized Representative

Prone I Signature of Grantee or Authorized Representative current market value of the real property? √ No S Z □ No. Webster - 91 Death Certificate - Transfer on Death Corrective Single Family Multi-Family •To be filed with the Register of Deeds. •Read instructions on reverse side.
•If additional space is needed, add an attachment and identify the applicable item number.
The deed will not be recorded unless this statement is signed and items 1-27 are accurately completed. ☐ Commercial 3 Ex-spouse Aunt or Uncle to Niece or Nephew Brothers and Sisters 18b | Vacant land 10 Type of Transfer Value Court Decree County Number Auction of Stamp 8 ∏ Yes Register of Deed's Use Only Agricultural Recreational Industrial Exchange Easement Easement Executor Distribution S 8 Distribution Parents and Child Family Corp., Partnership, or LLC ☐ Grandparents and Grandchild Grantor Trust E G Foreclosure Mineral Land Contract/Memo Lease (B) Property Type 30 Recording Data
SKADAS A Grantee Phone Number (308) 233-2102 Email Address 켮 19 Name and Address of Person to Whom the Tax Statement Should be Sent Kearney Same as #6 Above 굶 3 Date of Sale/Transfer Mo. 3 Day 1 Mineral Interests-Nonproducing Grantee's Name (Buyer)
Andrew Prososki and Alyssa Prososki
Street or Other Mailing Address
905 17th Ave. 6 Grantee's Name, Address, and Telephone (Please Print) Mineral Interests-Producing Was the mortgage assumed? (If Yes, state the amount and interest rate.) ☐ Yes Partition Satisfaction or Contract Source (Fig. 12 Was real estate purchased for same use? (If No, state the intended use.) ☐ Irrevocable Trust ☐ Revocable Trust ∐Life Estate \_ Day 14 Yr. 2025 ✓ Yes S S Partition
Personal Rep. Quit Claim Step-parent and Step-child Self Spouse ✓ Sale Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation? 63 Sheriff \_\_ Warranty \_lTrust/Trustee State Assessed
Exempt 4 Date of Deed Mo. 3 Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2) 13 45 Other l Day ☐ Transfer on Death Other ☐ Trustee to Beneficiary 4 Date For Dept. Use Only Phone Number 3/14/2025 (308) 233-2102 87,605,00 87,605,00 I ≾ Mobile Home \_\_\_\_\_ € € 2025 0 

#### **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

Carded	Assessor	Computer	Index

NEBRASKA DOCUMENTARY STAMP TAX Date: 03/14/25

By AS

198.00

Bk 2025, Pg 633

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

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

(above space for recorder's use)

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

PERSONAL REPRESENTATIVE'S DEED

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): GRANTOR, in consideration of One Dollar (\$1.00) and other valuable consideration received Mary Hiller, Personal Representative of the Estate of Lamira L. Karsting, Deceased

feet to the West line of said lot, thence North 40 feet to the place of beginning said Lot Two (2), thence West 125 feet, thence North 60 feet, thence West 145 the North Line of said Lot 270 feet thence South 100 feet to the South line of 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 Part of Lot Two (2), Hawley's Sub-Division of Lot Four (4), Rohrer's Addition

subject to easements, reservations, covenants and restrictions of record

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

**Executed March** 

Lamira L. Karsting Estate

BY: Mary Hilled Personal Representative 'en PR

STATE OF NEBRASKA) COUNTY OF KEARNEY)

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

(seal)

GENERAL NOTARY - State of Nebraska
KEVIN W. DAVIS
My Comm. Exp. November 3, 2027

Notary Public

Cnty No. Book Page	Sale Date		School D	School District Code	
91 2025 629	3/14/2025	5 Base: 91-0074	074 Affiliated:	Ub	Unified:
Location D. Sale Number	Useability & Code #	de#	Parce	Parcel Number	
000324901 57	4 06	6 GeoCde Iwn	l Rng Sect Ort	Subdiv A	Blk Parcel
Date of Sale Assessed Value	d Value	0000	00 0	00000	0000 0000
Land Improvements	Total		Date of Sale Property Classificati	ty Classification	ion Code
		Status	Property Type Zoning	Location	City Size Parcel Size
Assessor Location: BLUE HILL	(BH)	A) 2 B)	01 🖒 1	D) 1 E)	6 F) 3
	Residential	ential 🐣 💮		Commercial	Commercial
Multiple Improvements:	Multiple.	•	Multiple. Improvements. :		
Construction Date:	-		Construction Date :		
Floor:	Floor Sq. Ft. :		Floor Sq. Ft. :		
Building Cost New:			Cost:		
Single Family Style:		<b>n</b> ;	Commercial Occupancy Code:		
(100)   Mobile Home	(10)		Primary:		Other2:
(101) □ One Story	(20) □ Badly Worn	m	Commercial Construction Class:	uction Class:	
(102)   Two Story	(30)   Average		(1) ☐ Fireproof S	Fireproof Structural Steel Frame	1e
(103)   Split Level	(40) 🗆 Good		(2)   Reinforced	Reinforced Concrete Frame	
(104) 🗆 1 1/2 Story	(50) □ Very Good	ď	(3)   Masonry Bearing Walls	earing Walls	
(111) □ Bi-Level	(60) □ Excellent		(4) □ Wood or S	Wood or Steel Framed Ext. W	Walls
(106) □ Other			(5)   Metal Fran	Metal Frame and Walls	
Townhouse or Duplex Style:	Residential Quality:		(6) □ Pole Frame		Total Control of the
(301)  One Story	(10) 🗆 Low		Cost Rank:	Condi	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	đ.	(40) 🗆 High	(40)	☐ Good
(304)  One Story Duplex	(60) □ Excellent			(50) [	☐ Very Good
(305) □ Two Story Duplex				(60) E	□ Excellent
Assessor's Adjustment to Sale Price (+ or -):	Price (+ or -):				
Assessor Comments and Reason for Adjustment:	Adjustment:		the the second s		
WD; TRANSFER BACK TO POLITICAL SUBDIVISION	DLITICAL SUBD	VISION			
Comments from		Comments:	nents:		
000324301					
					(Continue on back)

#### 1200 NEBRASKA

Good Life. Great Service

# Real Estate Transfer Statement

FORM 521

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

20 Legal Description (Attach additional pages, if needed.) 18a 28 Date Deed Recorded 16 Does this conveyance divide a current parcel of land? 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) here sign City Bladen 21 If agricultural, list total number of acres transferred in this transaction 11 Was ownership transferred in full? (If No, explain the division.) 5 Grantor's Name, Address, and Telephone (Please Print) 9 Email Address m\_busboom13@hotmail.com (402) 756-2056 Street or Other Mailing Address 2267 Spur 91A Grantor's Name (Seller)
Maverick G. Busboom and Jaylin R. Busboom 8 Type of Deed 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. Mo. County Name Address of Property What is the current market value of the real property? Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? Lot 3, Block 3, Sweezy's Second Subdivision to the City of Blue Hill, Webster County, Nebraska To be: 1106 West Simpson Ave Blue Hill, NE 68930 No address assigned 5,600.00 ₹ Yes (A) Status Unimproved Buyer ē DEPARTMENT OF REVENUE Improved If yes, is the required affidavit attached to this filing? Bill of Sale Cemetery Yes Day \_ Signature of Grantee or Authorized Representative S No S No Webster - 91 No Seller 🗸 No 14 Y Death Certificate – Transfer on Death ] Corrective Conservator Single Family The deed will not be recorded unless this statement is signed and items 1-27 are accurately completed. Tuke Commercial Multi-Family of Ex-spouse Brothers and Sisters Aunt or Uncle to Niece or Nephew 18b Vacant land 10 Type of Transfer 29 Court Decree County Number 8 Value of Stamp or Exempt Number Auction Diemot # a Agrice Agrice Yes Register of Deed's Use Only Industrial ☐ Easement Distribution Executor Exchange Day No Easement Distribution Parents and Child Family Corp., Partnership, or LLC Zip Code 68928 Grandparents and Grandchild Grantor Trust Gift Foreclosure Land Contract/Memo Mineral Lease (B) Property Type Title CRA Blue Hill 517 West Gage Street, P.O. Box 277 Blue Hill, NE 68930 19 Name and Address of Person to Whom the Tax Statement Should be Sent Email Address cityofbluheill@gmail.com Phone Number (402) 705-3849 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 6 Grantee's Name, Address, and Telephone (Please Print) 3 Date of Sale/Transfer Community Redevelopment Authority of the City of Blue Hill Mineral Interests-Producing Mineral Interests-Nonproducing Mo. of the agent or title company contact.) Was transfer through a real estate agent or a title company? (If Yes, include the name Was the mortgage assumed? (If Yes, state the amount and interest rate.) Yes President Irrevocable Trust Life Estate Partition Kass 12 Was real estate purchased for same use? (If No, state the intended use.) Day Yes S No Quit Claim ☐ Partition Step-parent and Step-child Personal Rep. 14 Yr. 2025 Self Spouse Satisfaction of Contract Revocable Trust 69 Sale Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation? Tar No ✓ Warranty 4 Date of Deed Sheriff Trust/Trustee Exempt State Assessed 22 24 S 60 ED Other (Explain) Redevel Other Trustee to Beneficiary Other Day Transfer on Death Date تو For Dept. Use Only Phone Number (402) 705-2056 ☐ Mobile Home Yes Yes <u></u> 2lp Code 68930 2025 3 0,00 0,00 % **₹** 8

Retain a copy of this document for your records

F1186873 08
State of Nebraska ss.  County of Nebraska filesii  County of Webster for stiffed filesii  Clerk's office of stiffed filesii  of A.D. 70  of A.B. 70  A.B. 70  of A.B. 70  Assessor  Ind Comp Assessor
of Nebrosia in Comp.
State of Nebraska Goodfyedirwides.ib haty of Webster numerical index a Clerk's affice of signature of All of All of Mage Nee Page Page Nee Comp As
Comp_Assessor_
Carde Court Francisco
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State of Nebraska }ss.

Entered on the numerical index and filed for record in the Clerk's office of said county this 14 day of 101 A.D., 20 at 1:31 o'clock 1 M. Recorded in Book 303 S on Page 1034

on Page \_comp\_ Assessor County Clerk Carded

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

S. FX ACT BY OD NEBRASKA DOCUMENTARY
STAMP TAX
the 3-14-35

### 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 seised of such real estate and that it is free from liens and encumbrances except easements, covenants, and restrictions of record;
- ων Has the legal power and lawful authority to convey the real estate to Grantee; Warrants and will defend title to the real estate against the claims of all persons.

Executed this 12th day of 1/1000 2025.

Maverick G. Busboom Jaylin Ri Busboom "GRANTOR

STATE OF NEBRASKA

COUNTY OF WEBSTER

)ss:

The foregoing instrument was acknowledged before me this  $\frac{d^2\hbar}{d}$  day of  $\frac{March}{d}$ , 2025, by Maverick G. Busboom and Jaylin R. Busboom. Each on their own behalf.

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

Notary Public Massell M. Sh

(Continue on back)				
				000123000
Comments:	Сош			Comments from
				JTWD
		justment:	Assessor Comments and Reason for Adjustment:	Assessor Comments
		ice (+ or -):	Assessor's Adjustment to Sale Price (+ or -):	Assessor's Adjus
(60) □ Excellent			uplex	(305) 🗆 Two Story Duplex
(50)		(60) □ Excellent	uplex	(304) ☐ One Story Duplex
□ High (40) □		(50) Uery Good		(309) 🗆 2 1/2 Story
verage (30) □		(40) □ Good		(308) □ Split Level
		(30) □ Average		1
WC		(20) 🗷 Fair		(302) □ Two Story
Cost Rank: Condition:		(10) □ Low		(301) □ One Story
(6) □ Pole Frame		Residential Quality: 20		Cownhouse or Duplex Style:
(5) ☐ Metal Frame and Walls			380236	(106) □ Other
		(60) □ Excellent		(111) □ Bi-Level
		(50) □ Very Good		(104) 🖼 1 1/2 Story
				(103) 🗆 Split Level
Fran		(30) □ Average		
Commercial Construction Class:		(20) 🗷 Badly Worn		(101) □ One Story
Primary: Other1: Other2:		(10) □ Worn Out		(100) □ Mobile Home
Commercial Occupancy Code:		Residential Condition: 20	A 18 10	Single Family Style:
Cost:	490	92,		
Floor Sq. Ft.:	54	Floor Sq. Ft. : 1,054	$\overline{}$	
Construction Date:	75	Construction Date : 1875	$\overline{}$	
		Multiple. Improvements. :	Multiple Improvements:	ln.V.
Commercial		Residential		
C) 1 D) 1	A) 1 B)	c)	RED CLOUD (RC)	Assessor Location:
Property Type Zoning Location City Size Parcel Size	Status   T	20,740	19,645	1,095
Date of Sale Property Classification Code		Total	Improvements	Land
00 0 10020 005 0000	4371	Value	Date of Sale Assessed Value	Дı
m Rug Sect Ort Subdiv Area Blk Parcel	GeoCde Twn	1	56	000123000
Parcel Number		Useability & Code#	Sale Number	Location ID
91-0002 Affiliated: Unified:	Base: 91-0	3/14/2025	25 625	91 2025
School District Code		Sale Date	ok Page	Cnty No. Book

#### Good Life. Great Service. NEBRASKA

## Real **Estate Transfer Statement**

FORM

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.

Mo. 3 Day | 4 yr. 25 | \$ 11.2°

Nebraska Department of Revenue
Form No. 96-269-2008 7-2024 Rev. Supersedes 96-269-2008 10-2020 20 Legal Description (Attach additional pages, if needed.)
Lots Fifteen (15) and Sixteen (16), Block Five (5), Smith & Moore's Addition to Red Cloud, Webster County, Nebraska. 734 N Elm Red Cloud, Nebraska 28 Date Deed Recorded sign 21 If agricultural, list total number of acres transferred in this transaction 452+18a No address assigned 16 Does this conveyance divide a current parcel of land?

☐ Yes
✓ No 14 What is the current market value of the real property? 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) 11 Was ownership transferred in full? (If No, explain the division.)

Yes \[ \sum\_{No} \] here 22 Total purchase price, including any liabilities assumed...... OZ C 5 Grantor's Name, Address, and Telephone (Please Print) 8 Type of Deed 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. Phone Number Street or Other Mailing Address 809 P Street Debbie Lee Moody County Name Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? (A) Status Improved DEPARTMENT OF REVENUE Cemetery Bill of Sale Unimproved 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.

Alays Brass コッチャ からしゅ Signature of Grantee or Authorized Representative Print or Type Name of Grantee or Authorized Representative S N Webster - 91 Death Certificate - Transfer on Death Conservator Corrective The deed will not be recorded unless this statement is signed and items 1-27 are accurately completed. Aunt or Uncle to Niece or Nephew Commercial Multi-Family Single Family Brothers and Sisters Sy. 18b 10 Type of Transfer Vacant land 2 County Number Value of Stamp or Exempt Number \$ 11.25 Auction NE State Register of Deed's Use Only Recreational Agricultural Industrial Exchange Easement ] Distribution Executor Distribution □ No Easement Parents and Child Grandparents and Grandchild Family Corp., Partnership, or LLC Zip Code 68862 Grantor Trust Foreclosure Mineral Land Contract/Memo (B) Property Type Title 19 Name and Address of Person to Whom the Tax Statement Should be Sent 17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) City Red Cloud Street or Other Mailing Address 734 N Elm 6 Grantee's Name, Address, and Telephone (Please Print) 3 Date of Sale/Transfer Mo. 03 Day 14 Grantee's Name (Buyer)
Justin McGee and Alexis Banks (Same as Grantee) Phone Number Mineral Interests-Producing Mineral Interests-Nonproducing Recor Partition ording Data B
大み
なる Irrevocable Trust Life Estate Was real estate purchased for same use? (If No, state the intended use.) Yes **√** N 0 Partition Quit Claim Personal Rep. Self Step-parent and Step-child Spouse \_Yr. 2025 Revocable Trust ✓ Sale €9 Satisfaction of Contract Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation? No. 625 ✓ Warranty Trust/Trustee Sheriff 4 Date of Deed Mo. 03 ☐ Exempt State Assessed Authorized by Neb 23 \$ 24 \$ 22 69 Other Other Other (Explain) Day Trustee to Beneficiary Transfer on Death Rev. Stat. §§ 76-214, 77-1327(2) 14 Phone Numbe For Dept. Use Only ý Mobile Home 521 5,000;00 5,000,00 ∺ Zip Code 68970 SP-11 2025 0 Yes Yes 0,00 8 77 28

State of Nebraska Sss.

BOOK ADDS PAGE 625

numerical index and filed for record in the Clerk's office of said county this 14 day o'clock A.B., 20 35, at 4:30 on Page 6 28 County day Clock 10.00 A.B. Recorded in Book 302 Son Page 7 28 County Clerk.

Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date
STAMP TAX
S By OD

## JOINT TENANCY WARRANTY DEED

Neb. Rev. Stat. 76-201): 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 Banks, as joint tenants, GRANTEES, the following described real estate (as defined in (\$5,000.00) receipt of which is hereby acknowledged, convey to Justin McGee and Alexis

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

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

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

Executed March 14, 2025

Dubbie Lea Moody

STATE OF NEBRASKA, COUNTY OF WEBSTER ) ss.

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

Comm. expires 17-7-303 (
A GENERAL NOTARY - State of Nebraska
DAVID B. GARAWOOD
My Comm. Exp. December 2 2026

Notary Public

(Continue on back)		
		000143300
Comments:	Com	Comments from
		JTWD
	justment:	Assessor Comments and Reason for Adjustment:
	ice (+ or -):	Assessor's Adjustment to Sale Price (+ or -):
(60) □ Excellent		(305) □ Two Story Duplex
(50) □ Very Good	(60) □ Excellent	(304)  One Story Duplex
(40)	(50) □ Very Good	(309) 🗆 2 1/2 Story
(30) ☐ Above Average (30) ☐ Average	(40) □ Good	(308) □ Split Level
(20) □ Average (20) □ Badly Worn	(30)   Average	(307) □ 11/2 Story
(10) □ Low (10) □ Worn Out	(20) 🗷 Fair	
Cost Rank: Condition:	(10) □ Low	(301)  One Story
	Residential Quality: 20	x Style:
(5)  Metal Frame and Walls		(106) □ Other
(4) Wood or Steel Framed Ext. Walls	(60) □ Excellent	(111) □ Bi-Level
(3)   Masonry Bearing Walls	(50) □ Very Good	(104) □ 1 1/2 Story
(2)   Reinforced Concrete Frame	(40) □ Good	(103) □ Split Level
(1) ☐ Fireproof Structural Steel Frame	(30) ☐ Average	(102) □ Two Story
Commercial Construction Class:	(20) 🖼 Badly Worn	(101) 屋 One Story
Primary: Other1: Other2:	(10) □ Worn Out	(100) □ Mobile Home
Commercial Occupancy Code:	Residential Condition: 20	
Cost:	Cost: 80,495	
Floor Sq. Ft. :	Floor Sq. Ft.: 796	
Construction Date :	Construction Date: 1915	-
Multiple. Improvements. :	Multiple. Improvements. :	Multiple Improvements:
Commercial	Residential	
B) 01 C) 1 D) 1 E) 6 F) 2	A) 1	Assessor Location: RED CLOUD (RC)
Property Type Zoning Location City Size Parcel Size	24,365 Status	1,915 22,450
Date of Sale Property Classification Code	Total _	Land Improvements
00 0 10030 003 0000	Value   4491	Date of Sale Assessed Value
m Rng Sect Ort Subdiv Area Bik Parcel	1 GeoCde Twu	000143300 55
Parcel Number	Useability & Code#	Location D.   Sale Number
91-0002 Affiliated: Unified:	1/10/2025 Base: 91-	91 2025 616
School District Code	Sale Date	Cnty No. Book Page

### NEBRASKA Good Life. Great Service.

28 Date Deed Recorded  Mo. 3 Day 13 AS \$ 129 Value of Stamp or Exempt Number  Mo. 3 Day 13 AS \$ 1. AS  Nebraska Department of Revenue  Form No. 96-269-2008 7-2024 Rev. Supersedes 96-269-2008 10-2020		Under penalties of law, I declare that I have examined this statement and that I am duly authorized to sign this statement.  Dayld B. Garwood  Print or Type Name of Orante; or Authorized Representative	22 Total purchase price, including any liabilities assumed	20 Legal Description (Attach additional pages, if needed.)  Lots Sixteen (16), Seventeen (17), Eighteen (18) and South one-half (3), Garber's Addition to Red Cloud, Webster County, Nebraska.	54 N Seward St Red Cloud, NE 68970		14 What is the current market value of the real property?	or Nephew		Was ownership transferred in full? (If No. explain the division.)	Type of Deed Conservator Distribution  Bill of Sale Corrective Easement  Cemetery Death Certificate – Transfer on Death Executor	(A) Status    Improved   Single Family   Industrial     Unimproved   Multi-Family   Agricultural     IOLL   Commercial   Recreational	assification Number. Check one box in categories A and B. Check C	Email Address	Holdrege NE 68949 Phone Number 17	er Mailing Address Herrington, 703 Burlington	Grantor's Name (Seller) Marie Kugler		2 County Number	NEBRASKA  Good Life. Great Service.  -To be filed with the Register of DeedsF  -If additional space is needed, add an attace  The deed will not be recorded unless this statement.
30 Recording Data BKapas B 616 Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2)	TORNEY	and that it is, to the best of my knowledge and belief, true, complete, and correct,  (402) 746-3613  Phone Number	22 \$ 5,000;00   100	nd South one-half of Lot Nineteen (19), Block Three nty, Nebraska.	19 Name and Address of Person to Whom the Tax Statement Should be Sent (Same as Grantee)	of the agent or title company contact.)    Yes Yes No	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)  Yes V No \$%	LLC	chec	Grantor Trust Partition Satisfaction of Contract Other (Explain)  12 Was real estate purchased for same use? (If No. state the intended use.)	ntract/Memo Partition Sheriff Personal Rep. Trust/Trustee Quit Claim Warranty	(B) Property Type (C)  Mineral Interests-Nonproducing State Assessed Mobile Home  Mineral Interests-Producing Exempt	if property is also a mobile home.	ir yes, is the grantee a 509(a) foundation? Yes	Red Cloud  Red Cloud  NE  68970  Phone Number  Is the grantee a 501(c)(3) organization?  Yes Vivo	r Mailing Address	Grantee's Name (Buyer) Gary and Marcia Olson	s Name, Address, and Telephone (Please Print)	ed 14	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.  Sed will not be recorded unless this statement is signed and items 1-27 are accurately completed.

State of Nebraska \$55.
County of Webster Entered on the numerical index and filed for record in the

clerk's office of said county this 13 day of 100 A.D., 20 3 at 11 4 o'clock 0.M. Recorded in Book 302

10.00 Assessor Carded and Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
3-13-25
\$ 11-25 By 45

## JOINT TENANCY WARRANTY DEED

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

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

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

GENERAL NOTARY - State of Nebraska KELSIE KAY GARDELS KELSIE KAY GARDELS My Comm. Exp. February 7, 2027  Comm. expires 2 - 1 - 2 ()2 Notary Public	The foregoing instrument was acknowledged before me on January 2025, by Dale Herrington and Katherine Herrington, Attorneys in fact for Marie Kugler.	STATE OF NEBRASKA, COUNTY OF $96000000000000000000000000000000000000$	By Dele Newsches Offort By Whom Horington, ber Attorney in fact  Katherine Herrington, ber Attorney in fact	Executed January 14 th, 2025. MARIE KUGLER
--	---	---	---	--

(Continue on back)			
			000328900
Comments:	Com		Comments from
	!	-	
		djustment:	Assessor Comments and Reason for Adjustment:
		rice (+ or -):	Assessor's Adjustment to Sale Price (+ or -):
│ (60) □ Excellent			(305)   Two Story Duplex
(50) □ Very Good		(60)   Excellent	(304) □ One Story Duplex
(40)		(50) Uery Good	(309) 🗆 2 1/2 Story
		(40) □ Good	(308)  Split Level
(20) □ Average (20) □ Badly Wom		(30)  Average	(307) □ 1 1/2 Story
		(20) □ Fair	(302) □ Two Story
Cost Rank: Condition:		(10) □ Low	(301) □ One Story
(6)  Pole Frame		Residential Quality:	Townhouse or Duplex Style:
(5)   Metal Frame and Walls			(106) □ Other
(4) U Wood or Steel Framed Ext. Walls		(60)   Excellent	(111) □ Bi-Level
(3) Masonry Bearing Walls		(50) Uery Good	(104) □ 11/2 Story
(2)  Reinforced Concrete Frame		(40) □ Good	(103) □ Split Level
		(30) □ Average	(102) □ Two Story
Commercial Construction Class:		(20) □ Badly Worn	(101) □ One Story
Primary: Other1: Other2:		(10) Worn Out	(100) □ Mobile Home
Commercial Occupancy Code:		Residential Condition:	
Cost:		Cost:	Building Cost New:
Floor Sq. Ft. :		Floor Sq. Ft. :	Floor:
Construction Date :		Construction Date:	Construction Date:
Multiple. Improvements. :		Multiple. Improvements. :	Multiple Improvements:
Commercial		Residential	
3) 01 C) 1 D) 1 E) 6 F) 1	A) 1 B)	(BH)	Assessor Location: BLUE HILL (E
Property Type Zoning Location City Size Parcel Size	Status I	3,335	2,315 1,020
Date of Sale Property Classification Code		Total	Land Improvements
00 0 20035 006 0000	4133	Value	Date of Sale Assessed Value
m Rng Sect Ort Subdiv Area Bik Parcel	GeoCde Twn	H	000328900 54
Parcel Number		Useability & Code#	Location ID Sale Number
91-0074 Affiliated: Unified:	Base: 91-	2/13/2025	91 2025 605
School District Code		Sale Date	Cnty No. Book Page

### NEBRASKA

Good Life, Great Service.

FORM **521** 

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.

Country Numbers   2   Country Number   2   Country Number   2   Country Number   3   Case   2   Case   3   Case   2   Case   3   Case   2   Case   3   C	complete, and correct, (402) 746-3613  Phone Number 3/11/2025  Date  For Dept. Use Only		Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, and that I am duly authorized to sign this statement.  Kory McCracken  Print or Type Name of Grantee or Authorized Representative  Attorney  Title  Register of Deed's Use Only  Recording Data  29 Value of Stamp or Exempt Number  30 Recording Data
inin)    Carantee's Name, Address, and Telephone (Please Print)	\$ 350 shallistic missile field? (Si	ructions) 22 \$ 23 \$ 24 \$  I within a county or other geographic area with an active air force to the county or other geographic area with an active air force to the county or other geographic area with an active air force to the county or other geographic area with an active air force to the county or other geographic area with an active air force to the county or other geographic area with an active air force to the county or other geographic area with an active air force to the county or other geographic area with an active air force to the county or other geographic area with an active air force to the county or other geographic area with an active air force to the county or other geographic area with an active air force to the county or other geographic area with an active air force to the county or other geographic area with an active air force to the county or other geographic area.	21 If agricultural, list total number of acres transferred in this transaction  22 Total purchase price, including any liabilities assumed
Same   Secondary Name, Address, and Telephone (Please Print)   2 County Number   3 Date of Seal Frinsfer   4 Date of Deed   5 Day   13 ×, 2025   4 Date of Deed   5 Day   13 ×, 2025   6 M. 02 Day   13 ×, 2025			20 Legal Description (Attach additional pages, if needed.) See attached
Country Name, Address, and Telephone (Please Print)  Grantor's Name, Address, and Telephone (Please Print)  Street or Other Mailing Address  Grantor Name, Address, and Telephone (Please Print)  Street or Other Mailing Address  Grantor Name, Address, and Telephone (Please Print)  Grantor Name Interests Name, Address  Interests Name, Address  Interests Name, Address  Interests Name, Address  Int	tement Should be Ser	ind Address of Person to Whom the Tax  as Grantee	Address of Property 209 S Webster St Blue Hill, NE 68930 a \sum No address assigned 18b \subsetem=
County Name	ount and interest rate.) ompany? (If Yes, inclu	Was the mortgage assumed? (If Yes, state the an Yes	<ul> <li>14 What is the current market value of the real property?</li> <li>2,500.00</li> <li>16 Does this conveyance divide a current parcel of land?</li> <li>Yes</li> <li>No</li> </ul>
County Name   Webster - 91   2	Other	appropriate box.) Self Spouse Step-parent and Step-chil	Was the transfer between relatives, or if to a trustee, are the trustor Yes No Aunt or Uncle to Niece or Nephew Brothers and Sisters Ex-spouse
County Name	88, 	□ Irrevocable Trust □ Revocable Trust □ Life Estate □ Sale □ Partition □ Satisfaction of Contr ■ 12 Was real estate purchased for sam	Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller No Buyer Seller No Court Decree Exchange No No No.
County Name		ontract/Memo Partition Personal Rep. Quit Claim	Type of Deed
County Name Webster - 91    County Number   Webster - 91   Cou	sessed	ts-Nonproducing	d Single Family Industrial  wed Multi-Family Agricultural  Commercial Recreational
County Name   County Number   County Number   Webster - 91		Email Address n/a froperty is also a mobile home.	Email Address  I/a  7 Property Classification Number. Check one box in categories A and B. Check C
County Name  Webster - 91  County Number  Webster - 91  County Number  3 Date of Sale/Transfer  Mo. 02 Day 13 Yr. 2025  Mo. 02 Day 14 Yr. 2025  Mo. 02		NE	NE G
County Name  Webster - 91  County Number  2 County Number  3 Date of Sale/Transfer  Mo. 02 Day 13 Yr. 2025  Grantor's Name, Address, and Telephone (Please Print)  6 Grantee's Name, Address, and Telephone (Please Print)  Grantee's Name (Buyer)  Grantee's Name (Buyer)		dening ther Mailing Address .461	
Webster - 91         2 County Number         3 Date of Sale/Transfer         4 Date of Deed         4 Date of Deed           Mo. 02         Day 13         Yr. 2025         Mo. 02         Day 13         Yr. 2025	Print)	6 Grantee's Name, Address, and Telephone (Please Grantee's Name (Buyer)	
	y 13 Yr.	3 Date of Sale/Transfer  Mo. 02 Day 13 Yr. 2025 Mo. 02	Webs

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 ss. County of Webster

Entered on the numerical index and filed for record in the Clerk's office of said county this 11 day of 100 A.D., 20 20 at 3:28 o'clock 0 M. Recorded in Book 2025 on Page 605 Obbes Havia County Clerk
Deputy

Carded

NEBRASKA DOCUMENTARY By. 2

### WARRANTY DEED

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

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

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

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

Executed Felmary

Hayden Feeguson
Kayden S. Ferguson

STATE OF NEBRASKA, COUNTY OF WEBSTER SS.

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

Comm. expires

Notary

(Continue on back)			
			000103000
Comments:			Comments from
	LLC	TO FAMILY L	WD; TRANSFER
	ljustment:	nd Reason for Ac	Assessor Comments and Reason for Adjustment:
	ice (+ or -):	nent to Sale Pr	Assessor's Adjustment to Sale Price (+ or -):
		lex	(305) ☐ Two Story Duplex
(50)	(60) □ Exce	ex	(304) ☐ One Story Duplex
□ High (40) □	(50) 🗆 Very		(309) 🗆 2 1/2 Story
(30)  Above Average (30)			(308) □ Split Level
(20) 🖼 Average (20) 🗆	(30) □ Average		(307) 🗆 1 1/2 Story
(10) 🗆 Low	(20) 🗆 Fair		(302) □ Two Story
Cost	(10) 🗆 Low		(301) □ One Story
(6)	Residential Quality:		Townhouse or Duplex Style:
(5)			(106) □ Other
(4) <sub>□</sub>			(111) □ Bi-Level
Very Good (3) 🖼 Masomy Bearing Walls	(50) □ Ver		(104) 🗆 1 1/2 Story
(2)	(40) □ Good		(103) □ Split Level
	(30) □ Ave		(102) □ Two Story
Badly Worn Commercial Construction Class: 3	(20) □ Bad		(101)  One Story
Primary: 353 Other1:	(10) 🗆 Woı		(100) □ Mobile Home
	Residential Condition:	and the Property of	Single Family Style:
Cost: 192,220	Cost:		${f B}$
Floor Sq. Ft.: 1,035	Floor Sq. Ft. :	Floor:	
	Construction Date:		C
Multiple. Improvements. :	Multiple. Improvements.:	Multiple Improvements:	Multip
Residential Commercial			
A) 1 B) 03 C) 3 D) 1 E) 6 F) 1	(RC)	RED CLOUD (R	Assessor Location: F
57,170 Status Property Type Zoning Location City Size Parcel Size		56,895	275
tal Date of Sale Property Classification Code	Total	Improvements	Land
4371 00 0 10005 004 0000	Value	Date of Sale Assessed Value	Date
05 GeoCde Twn Rug Scct Ort Subdiv Area Bik Parcel	4	53	000103000
& Code# Parcel Number	Useability & Code#	Sale Number	Location D
Base: 91-0002 Affiliated: Un	2/14/2025	604	91 2025
Date School District Code	Sale Date	Page	Cnty No. Book

#### 01.10E

### NEBRASKA

Good Life. Great Service DEPARTMENT OF REVENUE

# Real Estate Transfer Statement

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

521 FORM

28 Date Deed 20 Legal Description (Attach additional pages, if needed.) 18 here 21 If agricultural, list total number of acres transferred in this transaction 18a No address assigned 14 What is the current market value of the real property? 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) Red Cloud 11 Was ownership transferred in full? (If No, explain the division.) 22 Total purchase price, including any liabilities assumed...... Grantor's Name (Seller)
Todd A. Mahin and Lisa M. Mahin
Street or Other Mailing Address
416 N Webster St 5 Grantor's Name, Address, and Telephone (Please Print) 8 Type of Deed Phone Number (402) 427-4762 Email Address Mo. Address of Property County Name Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. 27 See attached 416 N Webster St Red Cloud, NE 68970 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? ☐ Buyer ☐ Seller ☑ No 57,170.00 ✓ Yes ✓ Yes (A) Status Cemetery ✓ Improved J Bill of Sale If yes, is the required affidavit attached to this filing? Unimproved Day Recorded Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct and that I am duly authorized to sign this statement.

KORY MCCracken Signature of Grantee or Authorized Representative Print or Type Name of N<sub>o</sub> □ No Webster - 91 Death Certificate - Transfer on Death Corrective Conservator <sup>۲</sup>, ه The deed will not be recorded unless this statement is signed and items 1-27 are accurately completed Single Family Commercial Multi-Family Ex-spouse Aunt or Uncle to Niece or Nephew Brothers and Sisters 18b Grantee or Authorized Representative 10 Type of Transfer Vacant land 2 County Number 5 Court Decree Auction Example or Exempt Number ☐ Yes Register of Deed's Use Only Recreational Industrial Agricultural Exchange Distribution Easement Executor Easement No No Distribution ✓ Family Corp., Partnership, or LLC Parents and Child Grandparents and Grandchild Zip Code 68970 Grantor Trust Gift Foreclosure Mineral Lease Land Contract/Memo (B) Property Type City Attorney 19 Name and Address of Person to Whom the Tax Statement Should be Sent 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) n/a 3 Date of Sale/Transfer Mo. 02 Day 12 Same as Grantee Street or Other Mailing Address 2714 N 206th St 6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer)
ToLi Mah, LLC Email Address Phone Number (402) 427-4762 BKaDAS Mineral Interests-Producing Mineral Interests-Nonproducing Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) Yes Partition Life Estate Irrevocable Trust 12 Was real estate purchased for same use? (If No, state the intended use.) Day 14 ✓ No Quit Claim □ Partition Yes Personal Rep Step-parent and Step-child Spouse Self 2 ı ∴ ✓ Sale Satisfaction of Contract Is the grantee a 501(c)(3) organization?
If Yes, is the grantee a 509(a) foundation? Revocable Trust 2025 500 No ✓ Warranty JSheriff Trust/Trustee State Assessed

Exempt 4 Date of Deed Mo. 02 Day Yes\_ 24 \$ 22 S Other Other (Explain) Trustee to Beneficiary Transfer on Death Other 14 Phone Number For Dept. Use Only 3/11/2025 (402) 746-3613 <u></u> Zip Code 68022 Mobile Home Yes Yes 2025 0 0,00 0.00 0,00 ✓ No ( | < | ≥ | ≥

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

The South Fifteen feet, four and one-fourth inches (S15'4¼") 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 ss. County of Webster

Entered on the numerical index and filed for record in the Clerk's office of said county this 1 day of 10 may 1 A.D., 20 35 at 3.2 do o'clock 0 M. Recorded in Book 3025 on Page 10 day 10 day

NEBRASKA DOCUMENTARY
STAMP TAX
Date
3-11-25
\$ Exempt 5 By 15

### WARRANTY DEED

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

six inches (S6") of Lot Eight (8), Block Four (4), Original Town of Red Cloud, The South Fifteen feet, four and one-fourth inches (S15'41/4") North of the South Webster County, Nebraska.

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

Executed february 14, 2025.

Todd A. Mahin

Lisa M. Mahin

STATE OF NEBRASKA, COUNTY OF ( ) ss.

Todd A. Mahin and Lisa M. Mahin, husband and wife. The foregoing instrument was acknowledged before me on Lebrury 1 1/2 2025, by

Comm. expires 13 - 13 - 303

**Notary Public** 

GENERAL NOTARY-State of Nebraska

JOSE MACHUCA

My Comm. Expires 12/13/2028

Phone/Fex: (402) 746-3613 KORY:C:\mp\8001TOLL\_MA2.WD 1/30/25

Page 1 of 1 Pages

### Agricultural Land Sales Worksheet

	4.000	Non-AG TOTAL			Outomangs
		Other			Dwellings
		Recreation			3
		Home Sites	26,010	9.000	4D
		Farm Sites	17,630	6.100	4D1
	4.000	Roads			3D
786,175	156.000	AG LAND TOTAL	AC		3D1
		Other	11,960	4.000	2D
		Waste	8,370	2.800	2D1
		Accretion	3,610	1.200	ĪĐ
		Shelterbelt/Timber			DRYLAND IDI
		4G	260,230	49.100	4A
		4G1	263,940	49.800	4A1
		3G	****		3A
		3GI			3A1
		2G	68,575	12.300	2A
		2G1	11,010	1.900	2A1
		1G	114,840	19.800	1A
		GRASSLAND 1G1			IRRIGATED 1A1
VALUE:	ACRES:	LCG	VALUE:	ACRES:	LCG
E) 0 F) 9	5 D) 3	2 B) 05 C)	A)	Irrigation Type:	I
City Size Parcel Size	Zoning Location	Status Property Type Zo	780,010 Sta		780,010
ion Code	Date of Sale Property Classification Code	Date of Sale Pro	Total	Improvements	Land
1 000 9670	0 00000	15 3 11 22	ilue 4245	Date of Sale Assessed Value	Dat
Area Blk Parcel	Ort Subdiv .	Twn Rng Sect	1 GeoCde	52	002003900
	Parcel Number	Pa	Useability & Code #	Sale Number   1	Location ID
Unified:	Ľ.	e: 91-0002 Affiliated:	3/10/2025 Base:	588	91 2025
School District Code	d District Code	Schoo	Sale Date	Page	Cnty No. Book

			002003900	Comments from			WD	Assessor Comments and Reason for Adjustment:	Assessor's Adjustment to Sale Price (+ or -):
(Continue on back)	1999			Comments:					Total Recapture Value:

entue  4 Rey Sympropies 06-290-2008	al purchase price, including any liabilities as s non-real property included in the purchase susted purchase price paid for real estate (lin is transfer is exempt from the documentary n affidavit as described in Neb. Rev. Stat & allistic missile field? (See Instructions)  Yes X No  Yes, is the required affidavit to this filing?  Under penalties of law, I declare that I hand that I am duly authorized to sign this Anthony J. Bohaty  Print of Type Name of Grantée or Authon Deed Recorded  Deed Recorded  Deed Recorded  29 Value	The deed will not be recorded unless this statement is signed an attachment and identify the first work of Peaces.   Facility   The deed will not be recorded unless this statement is signed an attachment and identify the first work of Peaces.   The deed will not be recorded unless this statement is signed an attachment and identify the first work of Peaces.   The deed will not be recorded unless this statement is signed and items 1-27 are accurated works of Peaces.   The deed will not be recorded unless this statement is signed and items 1-27 are accurated works of Peaces.   The deed will not be recorded unless this statement is signed and items 1-27 are accurated works of Peaces.   The deed will not be recorded unless this statement is signed and items 1-27 are accurated works of Peaces.   The deed will not be recorded unless this statement is signed and items 1-27 are accurated works of Peaces.   The deed will not be recorded unless this statement is signed and items 1-27 are accurated works of Peaces.   The deed will not be recorded unless this statement is signed and items 1-27 are accurated works of Peaces.   The deed will not be recorded unless this statement is signed and items 1-27 are accurated works of Peaces.   The deed will not be recorded unless this statement is signed and items 1-27 are accurated works of Peaces.   The peace is signed and items 1-27 are accurated works of Peaces.   The peace is signed and items 1-27 are accurated works of Peaces.   The peace is signed and items 1-27 are accurated works of Peaces.   The peaces.	
85 2025 14 588 Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327 (2)	amount and attach ite  ty is located within a  of the best of my knowled  o	## Register of Deeds. ** Read instructions on reverse side. ** ** ** ** ** ** ** ** ** ** ** ** **	

Carded	Assessor	Computer	ndex

NEBRASKA DOCUMENTARY STAMP TAX

Date: 03/10/25

Bk 2025, Pg 588

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

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

Dispuration

## AFTER RECORDING RETURN TO:

Scott Abstract Company North Platte, NE 69101 220 North Dewey

### WARRANTY DEED

76-201): consideration of One Dollar (\$1.00) and other good and valuable consideration, conveys to GRANIEE, 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. Lonnie A. Rostvet and Melissa A. Rostvet, husband and wife, GRANTOR, in co;

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

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

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

Executed: tebra 20 20

Lonnie A. Rostvet

Melissa A. Rostvet

STATE OF Nebrasia COUNTY OF HOLL

A STANCE The foregoing instrument was acknowledged before me this **28th** day of **HDNC**, 20**25** by Lonnie A. Rostvet and Melissa A. Rostvet, husband and wife.

GENERAL NOTARY - State of Nebraska
MARISSA L. RAMOS
My Comm. Exp. Aug 11, 2025

Notary Public

My Commission Expires: 8/11/25

File No. 71123-

### Agricultural Land Sales Worksheet

13,840	2.000	Non-AG TOTAL	2,725		Outbuildings
		Other			Dwellings
		Recreation			J.
		Home Sites	43,350	15.000	40
13,840	1.000	Farm Sites			4D1
	1.000	Roads			3D
183,185	78.000	AG LAND TOTAL			3D1
		Other	20,930	7.000	2D
		Waste			2D1
		Accretion	57,190	19.000	ID
		Shelterbelt/Timber	***************************************		DRYLAND 1D1
		4G			4A
		4G1			4A1
		3G			3A
		3G1			3A1
		2G			2A
18,840	12.000	2G1			2A1
3,430	2.000	IG			1A
39,445	23.000	GRASSLAND 1G1			IRRIGATED 1A1
VALUE:	ACRES:	LCG	VALUE:	ACRES:	LCG
E) 0 F) 9	C) 5 D) 3	A) 1 B) 05 (		Irrigation Type:	П
City Size Parcel Size	Zoning : Location	Status Property Type	185,465	2,725	182,740
ation Code	Date of Sale Property Classific:	Date of Sale I	Total	Improvements	Land
1 000 6153	4 00000	4375 2 9 27	alue	Date of Sale Assessed Value	Date
Area Blk Parcel	Qrt Subdiv	GeoCde Twn Rng Sect	4 05	51	00111100
	Parcel Number		Useability & Code#	Sale Number	Location D
Unified:	ated:	Base: 65-0011 Affiliated:	3/10/2025	587	91 2025
	School District Code	Scl	Sale Date	Page	Cnty No. Book

7		 **********	T	Ī.		T		Ι	CONTRACTOR
	The second secon		001111900	Comments from Comm			WD; TRANSFER BETWEEN PARENT & CHILD	Assessor Comments and Reason for Adjustment:	Assessor's Adjustment to Sale Price (+ or -):
(Continue on back)				Comments:					Total Recapture Value:

#### 28 Date Deed Heculueu Mo. 3 Day 10 yr. 25 \$ Fyen Nabraska Department of Revenue Form No. 96-269-2008 7-2024 Rev. Supersedes 96-269-2008 10-2020. Character. sign Good Life. Great Service. 20 Legal Description (Attach additional pages, if needed.) 18 Acidress of Property 16 Does this conveyance divide a current parcel of land? ☐ Yes ☐ No 14 What is the current market value of the real property? 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) Yes No Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC Self 5 Grantor's Name, Address, and Telephone (Please Print) NEBRASKA here 21 If agricultural, list total number of acres transferred in this transaction 80 Grantor's Name (Seller) Patricia Springer & Ronald Springer Street or Other Mailing Address 708 N Park Street 22 Total purchase price, including any liabilities assumed...... 9 Was transfer part of IRS like-kind exchange (t.R.C. § 1031 Exchange) by buyer or seller? Exper Seller 7 No 8 Type of Deed 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. Email Address Superior hone Number (402) 879-8026 Was ownership transferred in full? (If No, explain the division.) County, Nebraska. 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 849 Road 2300 Guide Rock, NE 68942 No address assigned ∑ Yes (A) Status ✓ Improved Unimproved Job Bosto If yes, is the required affidavit attached to this filing? Yes Cemetery Bill of Sale 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. Richard Morris Phys or type Name of Grantee or Authorized Representative Phone I Signature of Graniee or Authorized Representative □ S Death Certificate - Transfer on Death Corrective Conservator Mutti-Family Commercial The deed will not be recorded unless this statement is signed and items 1-27 are accurately completed. Single Family Ex-spouse Brothers and Sisters To be filed with the Register of Deeds. Read instructions on reverse side. If additional space is needed, add an attachment and identify the applicable item number. 18b Vacant land 10 Type of Transfer Register of Deed's Use 29 Value of Stamp or Exempt Number \$ £\forall Lyon \forall \display \dinfty \display \display \display \dinfty \display \display \din Auction County Number NE State Court Decree Real Estate Transfer Statement Agracional Recreational Industrial Distribution Exchange Executor .∃Easement ∏ ĕ ] Easement Distribution Parents and Child Grandparents and Grandchild Zip Code 68978 ✓ Gift Grantor Trust Lease Mineral ☐ Land Contract/Memo Only (B) Property Type Grantee Superior Phone Number (402) 879-1122 Email Address NA Mineral Interests-Nonproducing 30 Recording Data おんみろ ね 58 7 2025 Mar 10 02:22 PM 6 Grantee's Name, Address, and Telephone (Please Print) 3 Date of Sale/Transfer 19 Name and Address of Person to Whom the Tax Statement Should be Sent 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) Street or Other Mailing Address 341 S Commercial Ave. Grantee's Name (Buyer) Ricahrd Morris Grantee Mineral Interests-Producing Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) $[\neg]$ yes | ¥8 Partition Ilmevocable Trust Revocable Trust JLife Estate 12 Was real estate purchased for same use? (If No, state the intended use.) Day \_ S ₹ Partition Step-parent and Step-child Quit Claim 10 yr. 2025 Personal Rep. Spouse Satisfaction of Contract Sale Is the grantee a 501 (c)(3) organization? If Yes, is the grantee a 509(a) foundation? \_\_\_ ₹ ☐ Trust/Trus ✓ Warranty Sheriff ∐ Yes Trust/Trustee 4 Date of Deed ☐ Exempt Mo State Assessed Ex05a 23 \$ 24 \$ R 60) Other (Explain) Other Trustee to Beneficiary Other Day ☐ Transfer on Death Book 2025 Page 587 JO Yr. Date For Dept. Use Only Phone Numbe (402) 879-1122 55 FORM Zip Code 68978 Mobile Home řés řés 2025 ĵ (0-UV 0.00 0,00 <u>₹</u> SIS 88

Datain a namu of this danimant for valir renords

Carded	Assessor	Computer	Index

NEBRASKA DOCUMENTARY STAMP TAX Date: 03/10/25

Ex05a By AS

Bk 2025, Pg 587

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 March A.D., 2025, at 02:22 o'clock PM. Recorded in Book 2025 on Page 587

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

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;

warrant and will defend title to the real estate against the lawful claims of all persons

Executed the 10th day of 110000	17)acch 2025.	
	Patricia Springer	
	Ronald Springer	
STATE OF NEBRASKA		
COUNTY OF NUCKOLLS	y y	

(SEAL)

My Commission Expires:

Print Name

Springer, wife and husband, on the 10th day of

GENERAL NOTARY - State of Nebraska
JENNIFER M. JENSEN
My Comm. Exp. June 19, 2028

Public

Notary

Signature

The foregoing instrument was acknowledged before me by Patricia Springer and Ronald

Marc

2025

## Residential & Commercial Sales Worksheet

(Continue on back)			
		00	000168300
Comments:		m0	Comments from
			WD
	djustment:	Assessor Comments and Reason for Adjustment:	Assessor Cor
	rice (+ or -):	Assessor's Adjustment to Sale Price (+ or -):	Assessor's
(60) □ Excellent		Two Story Duplex	(305) 🗆 Two
	(60) □ Excellent	One Story Duplex	(304) 🗆 One
(40) □ High (40) □	(50) □ Very Good	2 1/2 Story	(309) 🗆 21/2
(30) ☐ Above Average (30) ☐ Average	(40) □ Good	Split Level	(308) □ Split
☐ Average (20) ☐	(30) 🐱 Average	1 1/2 Story	(307) 🗆 1 1/2
W	(20) □ Fair	Two Story	(302) □ Two
Cost Rank: Condition:	(10) 🗆 Low		(301) □ One
(6) □ Pole Frame	Residential Quality: 30		Townhouse or Duplex Style:
(5) Metal Frame and Walls		A.	(106) □ Other
(4)		evel	(111) □ Bi-Level
(3)		1 1/2 Story	
(2)  Reinforced Concrete Frame		Split Level	(103) 🗆 Split
(1)   ☐ Fireproof Structural Steel Fireproof Str	(30) 🗷 Average	Two Story	(102) □ Two
	(20) □ Badly Worn	One Story	(101) 🖼 One
	(10) □ Worn Out	Mobile Home	(100) □ Mob
30	Residential Condition:	Style: 101	Single Family Style:
380	Cost: 134,		
1,413 Floor Sq. Ft.:			
1949 Construction Date :	Construction Date:	Construction Date:	
Multiple, Improvements.:	Multiple. Improvements. :	Multiple Improvements:	
ntial Commercial	Residential		
A) 1 B) 01 C) 1 D) 1 E) 6 F) 2	(RC)	RED CLOUD	Assessor Location:
620 Status Property Type Zoning Location City Size Parcel Size	81,	640 79,980	1,
Date of Sale Property Classification Code	Total	Improvements	Land
4491 00 0 10115 001 0000	Value	Date of Sale Assessed Value	
GeoCde Twn Rug Sect Qrt Subdiv Area Blk Parcel	1	00 50	000168300
e# Parcel Number	Useability & Code#	D Sale Number	Location ID
Base: 91-0002 Affiliated: Unified:	3/7/2025	2025 523	91
School District Code	Sale Date	Book Page	Cnty No.

# Real Estate Transfer Statement

Carded	Assessor	Computer	ndex

NEBRASKA DOCUMENTARY STAMP TAX Date: 03/10/25 AS

Bk 2025, Pg 523

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

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

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

### Warranty Deed

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

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

GRANTORS covenant with GRANTEE that GRANTORS:

- $\Xi$ are lawfully seized of such real estate and that it is free from all encumbrances subject to easements, reservations, assessments; covenants and restrictions of record and subject to all regular taxes and special
- have legal power and lawful authority to convey the same;
- $\overline{\omega}$ warrant and will defend title to the real estate against the lawful claims of all persons

STATE OF NEBRASKA	BRIDGET DAEHLING My Comm. Exp. May 19, 2028	A GENERAL NOTARY - State of Nebraska	Executed February, 21, 2025
	Myra EdLaBue Smith	Robert L. Smith, Jr.	

Jr. and Myra E. LaBue Smith.

On this

718

day of

February

20 25, before me personally appeared Robert L.

Smith,

Notary Public - Bridget Deehling

COUNTY OF

ころなって

## Residential & Commercial Sales Worksheet

(Continue on back)				
			000126100	
	Comments:			Comments from
				1 1 1
		justment:	Assessor Comments and Reason for Adjustment:  OCD: DISSOLUTION	Assessor Comments and Rooch, DISSOLUTION
		ce (+ or -):	Assessor's Adjustment to Sale Price (+ or -):	Assessor's Adjus
	<u> </u>		nplex	(305) □ Two Story Duplex
(50)		(60) □ Excellent		(304) ☐ One Story Duplex
□ High (40) □	(40)	(50) □ Very Good		(309) 🗆 21/2 Story
☐ Above Average (30) ☐	(30)	(40) 🗆 Good		(308) □ Split Level
☐ Average (20) ☐	(20)	(30)  Average		(307) 🗆 1 1/2 Story
OW (10)	(10)	(20) 🗷 Fair		(302)   Two Story
Cost Rank: Condition:		(10) □ Low		(301)  One Story
□ Pole Frame	6)	Residential Quality: 20		ownhouse or Duplex Style:
☐ Metal Frame and Walls	(5)			(106) □ Other
☐ Wood or Steel Framed Ext. Walls	(4)	(60)   Excellent		(111)   Bi-Level
☐ Masomy Bearing Walls	(3)	(50) Uery Good		(104) 🛘 1 1/2 Story
☐ Reinforced Concrete Frame	(2)	(40) □ Good	_	(103) □ Split Level
☐ Fireproof Structural Steel Frame	(1)	(30) □ Average		(102) 🗆 Two Story
Commercial Construction Class:	Com	(20) □ Badly Worn		(101) 🖼 One Story
ary: Other1: Other2:	Primary:	(10) 🗷 Worn Out		(100) □ Mobile Home
Commercial Occupancy Code:		Residential Condition: 10	1000	ingle Family Style:
		Cost: 60,205		
Floor Sq. Ft. :	590 Floor	Floor Sq. Ft. : 51		
Construction Date:	-	Construction Date : 1918		
Multiple. Improvements. :	Multip	Multiple. Improvements.:	Multiple Improvements:	lin M
Commercial		Residential		
01 C 1 D 1 E 6 F 1	A) 1 B) 0	2)	RED CLOUD (RC)	Assessor Location:
Type Zoning Location City Size Parcel Size	Status Property Type	7,915	5,885	2,030
Date of Sale Property Classification Code	Date	Total	Improvements	Land
00 0 10020 010 0000	4371	Value .	Date of Sale Assessed Value	D;
ng Sect Ort Subdiv Area Blk Parcel	GeoCtde Iwn Rng	4 05	49	000126000
Parcel Number		Useability & Code#	Sale Number	Location ID
Affiliated: Unified:	Base: 91-0002	1/14/2025	25 510	91 2025
School District Code		Sale Date	ok Page	Cnty No. Book

NEBRASKA Good Life. Great Service.

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

FORM **521** 

Compt # 12	29	Ronald K. Strickland  Ronald K. Strickland  Print or Type Name of Grantee or Authorized Representative  Sign  Signature of Grantee or Authorized Representative  Tritle  Tritle	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	tal purchase price, including any liabilities assumed	Lots Five (5), Six (6), Seven (7) and Eight (8), Block Ten (10), Smith & Moore's Nebraska	18a No address assigned 18b Vacant land	18 Address of Property 829-834 North Elm Street, Red Cloud, NE 68970 921-929 Grantee	16 Does this conveyance divide a current parcel of land?  Yes No  17 Was transfer the agent of t	What is the current market value of the real property? 7,915.00	1	ransfer between relatives, or if to a trustee, are the trustor and	Increase Institution Foreclosure Increvocus Inster part of IRS like- Inange (I.R.C. § 1031 Auction Easement Gift Life Es  By by buyer or seller?		d Single Family Industrial  wed Multi-Family Agricultural  Commercial Recreational	7 Property Classification Number. Check one box in categories A and B. Check C if property Is also a mobile  (A) Status  (B) Property Type	2667	City State Zip Code City Red Cloud NE 68970 Red Cloud	dress	Grantor's Name (Seller) Susan A. Strickland Grantee's Name (Buyer) Ronald K. Strickland	5 Grantor's Name, Address, and Telephone (Please Print) 6 Grantee's Nam	The state of the s
Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2)	For Dept. Use Only	407464736 Phone Number   142025	of my knowledge and belief, true, complete, and correct,	22 \$ 0',00  1 23 \$ 0',000  24 \$ 0',000  26 Company to the company	ore's Addition to Red Cloud, Webster County,		19 Name and Address of Person to Whom the Tax Statement Should be Sent Grantee	Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.)   Yes   Yes	Was the mortgage assumed? (If Yes, state the amount and interest rate.)	Spouse  Step-parent and Step-child	the appropriate box.)	Irrevocable Trust	Partition Sheriff Other  Personal Rep. Trust/Trustee  Quit Claim Warranty	cing State Assessed N	a mobile home.	Is the grantee a 501(c)(3) organization? Yes V No If Yes, is the grantee a 509(a) foundation? Yes V No	Zip Co 68970		(Buyer) ickland	elephone (Please Print)	Vay Yr Vay - Yr

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 6 day of Man A.D., 20 AS at 1:25 o'clock 0 M. Recorded in Book 2023 on Page 510

NEBRASKA DOCUMENTARY STAMP TAX Date 3-6-35 \$ **Exercit Pia** By **(1)** 

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

### QUITCLAIM DEED

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

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

Executed January 44, 2025.

Susan Strickland

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

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

General Notary - State of Nebraska
DON E. THEOBALD
My Comm. Exp. Oct. 28, 2028

Notary Public

### Agricultural Land Sales Worksheet

	2.360	Non-AG TOTAL			Outbuildings
		Other			Dwellings
		Recreation			
		Home Sites			4D
		Farm Sites			4D1
	2.360	Roads			3D
756,155	137.860	AG LAND TOTAL			3D1
		Other			2D
		Waste			2D1
		Accretion			1D
		Shelterbelt/Timber			DRYLAND 1D1
		4G	303,745	57.310	4A
		4G1	85,485	16.130	4A1
		3G			3A
		3G1	45,315	8.510	3A1
		2G	66,175	11.870	2A
		2G1			2A1
		1G	10,210	1.760	lA
		GRASSLAND 1G1	245,225	42.280	IRRIGATED 1A1
VALUE:	ACRES:	CG	VALUE:	ACRES:	LCG
E) 0 F) 9	5 D) 3	A) 2 B) 05 C)		Irrigation Type:	
City Size   Parcel Size	Zoning Location	Status Property Type 2	753,215		753,215
ation Code	Date of Sale Property Classification Code	Date of Sale Pr	Total	Improvements	Land
1 000 0000	1 00000	4487 1 9 5	alue	Date of Sale Assessed Value	Da
Area Blk Parcel	Qrt Subdiv	GeoCde   Twn   Rng   Sect	1	48	001001600
	Parcel Number	P	Useability & Code#	Sale Number	Location ID
Unified:	ted:	Base: 65-0011 Affiliated:	3/3/2025	492	91 2025
	School District Code	Scho	Sale Date	ık   Page	Cnty No. Book

		001001600 001002201	Comments from			WD CIW	Assessor Comments and Reason for Adjustment:	Assessor's Adjustment to Sale Price (+ or -):
(Continue on back)			Comments:					Total Recapture Value:

E 18 8

Good Life. Great Service. NEBRASKA

5 Grantor's Name, Address, and Telephone (Please Print)
Grantor's Name (Seller)
Michael Lukes

1 County Name

Webster - 91

County Number

Street or Other Mailing Address 1324 23rd St. S.

**Email Address** Phone Number (218) 234-7531

(A) Status

improved

Unimproved

Fargo

8 Type of Deed

Cemetery Bill of Sale <u>o</u>F

S

521

RESET FORM PRINT

• 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. Real Estate Transfer Statement

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

6 Grantee's Name, Address, and Telephone (Please Print)

Grantee's Name (Buyer) Michael L. Hynek

3 Date of Sale/Transfey
No. 5 Day 5 Yr. 25

4 Date of Deed

Mo.

Day

D<sub>X</sub>

Mo.

Day \_\_

20 Legal Description (Attach additional pages, if needed.) 16 Does this conveyance divide a current parcel of land? 14 What is the current market value of the real property? 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) 21 If agricultural, list total number of acres transferred in this transaction 139.40+/-11 Was ownership transferred in full? (If No, explain the division.) 26 Is an affidavit as described in Neb. Flex. Stat. § 76-2,141 required because the property is located within a county or other geographic area with an active air force ballistic missile field? (See Instructions) Links Ves Vincount Neb. Flex. Stat. § 76-2,141 required because the property is located within a county or other geographic area with an active air force ballistic missile field? (See Instructions) 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. 9 Was transfer part of IRS like-kind exchange (I.R.C.§ 1081 Exchange) by buyer or seller? ☐ Buyer ☐ Seller ☑ 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 the lam duly authorized to sign this statement.

107-814-415 Signature of Grantee or Authorized Representative Death Certificate - Transfer on Death ☐ Corrective ☐ Conservator Aunt or Uncle to Niece or Nephew Commercial Multi-Family Single Family Ex-spouse 30 Brothers and Sisters Eleporte 18b Vacant land THE OF Authors 1 10 Type of Transfer ķ Value of Stamp or E \$ 1 み 1 ろ 3 . Court Decree Auction N State thorized Representative Agricultural
Recreational Register of Deed's Use Only Industrial Recreational コS Number \_Easement Easement
Executor ] Distribution Exchange □ No Distribution ☐ Parents and Child Family Corp., Partnership, or LLC 58103 Grandparents and Grandchild ☐Gift ☐Grantor Trust Foreclosure Land Contract/Memo
Lease
Mineral (B) Property Type Mineral Interests-Producing City Guide Rock Phone Number (402) 984-1200 Email Address 30 Recording Data 17 Michael L. Hynek 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) Guide Rock, NE 68942 1058 Road 2300 19 Name and Address of Person to Whom the Tax Statement Should be Sent Street or Other Mailing Address 1058 Road 2300 Mineral Interests-Nonproducing MUNCH Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) Partition Life Estate Irrevocable Trust 12 Was real estate purchased for same use? (If No, state the intended use.) Sey Yes ₹ 8 Quit Claim Partition SH LOW Personal Rep. Step-parent and Step-child Self Spouse Sale Satisfaction of Contract Is the grantee a 501 (c)(3) organization? If Yes, is the grantee a 509(a) foundation? Revocable Trust \_ ₹ るり Sheriff
Trust/Trustee
Warranty \_\_\_\_\_ ∀es. Exempt State Assessed 23 \$ 24 \$ 23 69 Other Other (Explain) Trustee to Beneficiary Other Transfer on Death For Dept. Use Only 574,150,00 225,850,00 800,000,00 Mobile Home Yes Zlp Code 68942  $\widehat{\mathbb{O}}$ S S 2 S

18a 
✓ No address assigned

See Exhibit "A"

18 Address of Property

₩ ₩

**₹** 

574,150.00

Sey.

NS (NS)

S

Day -

28 Date Deed Recorded

here

ande

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

՛Հ

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

2025 Mar 04 10:14 AM 1293.75

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

#### EXHIBIT "A"

this being the point of beginning; thence South 89°59'47" West (Assume Bearing) on the South line of said East ½ 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, a distance of 2542.44 feet; to the South right of way line of Highway No. 136 as described in Deed Book 2006, and the said South sixth of the Northeast Quarter and the said South sixth of the Northeast Quarter. 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 ¼ 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. 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 particularly described as follows: Beginning at the Southeast corner of said Section 5 and A tract of land being part of the East One-Half of the Northeast Quarter (E½NE¼) and part of the East One-Half of the Southeast Quarter (E½SE¼) of Section Five (5), Township One (1) North, Range Nine (9) West of the 6th P.M., Webster County, Nebraska, being more

## REAL ESTATE TRANSFER STATEMENT ATTACHMENT

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

	Chemicals \$	Manure & Fertilizer \$ :		7-Tower T&L pivot & electric motor \$	60 HP electric motor \$	Isuzu motor & pump \$	750-gallon fuel tank \$	3960 feet 8" underground pipe \$7.06/ft \$ :
2	0	ည်	<b>4</b> 5,	75,	က္	ဌာ		27,
\$225 850 00	9 000 00	\$ 55,000.00	\$ 45,000.00	\$ 75,000.00	\$ 6,900.00	6,500.00	500.00	\$ 27,950.00
وا ⊆	_	$\dot{\sim}$	<u>`</u>	Ö	$\ddot{\circ}$	Ö	Ö	=

Index Computer Assessor Carded

NEBRASKA DOCUMENTARY STAMP TAX Date: 03/04/25

\$1293.75 ВV

Bk 2025, Pg 492

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 04 day of March A.D., 2025, at 10:14 o'clock AM. Recorded in Book 2025 on Pages 492-493

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

Distraction

### WARRANTY DEED

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

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

See Exhibit A

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

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

MICHAEL LUKES Executed: 10. S

State of Nebraska

County of Webster SS

by Michael Lukes, a single person. The foregoing instrument was acknowledged before me on February 1046 2025,

AL NOTARY - State of Nebraska LANCE WILLIAMS My Comm. Exp. Nov. 07, 2028

Notary Public

#### **EXHIBIT "A"**

A tract of land being part of the East One-Half of the Northeast Quarter (E½NE¼) and part of the East One-Half of the Southeast Quarter (E½SE¼) 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 ½ of the Southeast Quarter, a distance of 378.62 feet; thence North 00°42'10" East, a distance of 319.21 feet; thence North 87°22'35" 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; hence North 00°23'05" East on the West line of said East One-Half of the Northeast Quarter; distance of 2242.44 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 21.66 feet; thence South 84°30'42" West on said East line, a distance of 24.78 feet to the East ¼ corner of said Section 5; thence South 70°16'13" West on the East line of said East One-Half of the Northeast Quarter; thence South 50°16'13" West on the East line of said East One-Half of the Northeast Quarter; thence South 50°16'13" West on the East line of said East One-Half of the Northeast Quarter; thence South 50°16'13" West on the East line of said East One-Half of the Northeast Quarter; thence South 50°16'13" West on the East line of said East One-Half of road right-of-way

### Agricultural Land Sales Worksheet

	100	-					of the control of the	And the second of	
	0.990		Non-AG TOTAL	Non		<u> Sele</u>		sgnit	sgriplingtnO
		<u>er</u>	Other			- 124 <u>6</u>		sgnill	Dwellings
		on	Recreation						
		ės_	Home Sites					₽	
		S	Farm Sites					4D1	
W	0.990	ds	Roads					3D	
116,720	78.080	L	AG LAND TOTAL	AG LA				3D1	
		Ē	Other					2D	
_		ite	Waste					2D1	
:		on	Accretion					ID	
		er	Shelterbelt/Timber	SI				ID1	DRYLAND
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		3G	tu)					3A	
		31	3G1					3A1	
		2G	ы					2A	
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		16						1A	
71,655	46.230	31	GRASSLAND 1G1	GR.			-	IAI	IRRIGATED
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E) 0 F) 9	5 D) 3	c) 5	в) 05	A) 2			Irrigation Type:	lmig	
City Size Parcel Size	ng Location	pe Zoning	Property Type	Status	116,720			20	116,720
ition Code	Date of Sale Property Classifica	Sale Prope	Date of S		Total		Improvements	 <b>In</b>	Land
1 000 0000	00000	32 1	2 10	4373		Value	Date of Sale Assessed Value	Date of	
Arca Blk Parcel	Subdiv	Sect Ort	Twn Rng	GeoCde	0.5	4	47		001504200
	Parcel Number	Parce			Useability & Code #	Useab	Sale Number	Sa	Location ID
Unified:		Affiliated:	91-0002	Base: 9:	1/24/2025	ц	490	2025	91
	School District Code	School 1			Sale Date		Page	Book -	Cnty No.

(Continue on back)	
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	001504200
Comments:	Comments from Con
	JTWD; TRANSFER BETWEEN BROTHERS
	Assessor Comments and Reason for Adjustment:
Total Recapture Value:	Assessor's Adjustment to Sale Price (+ or -):

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		-	-	
		C	7	
		1		)
			-	

### NEBRASKA

Good Life. Great Service.

FORM **521** 

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.

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.    ATTORNEY	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?  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 bath of the state of this filing?  27 If yes, is the required affidavit attached to this filing?  28 STATE OF TOTAL PROPERTY ST	Webster County, Nebraska  18a Name and Address of Person to Whom Ster County, Nebraska  20 Legal Description (Attach additional pages, if needed.) The South Half of the Northeast Quarter (S½NE¼) of Section Thirty-two (32), in Township Two (2) North, P.M., Webster County, Nebraska.	Does this co	are the trustor and or Nephew	Was transfer part of IRS like-kind exchange (t.A.C. § 1031 Exchange) by buyer or seller?  Was ownership transferred in full? (If No, explain the division.)	(A) Status  (B) Property Type  (Improved Single Family Industrial Mineral Interests-Nonproducing  Unimproved Multi-Family Agricultural Mineral Interests-Producing  IOLL Commercial Recreational  8 Type of Deed Conservator Distribution Land Contract/Memo Partition  Bill of Sale Corrective Easement Lease Presonal F	(402) 746-4451  Email Address n/a  7 Property Classification Number Check on the in extraction A and B. Check On the control of the check of the che	City State Zip Code Red Cloud NE 68970	Grantor's Name (Selier) Roger D and Barbara Rasser Street or Other Mailing Address 1288 HWY 136	1 County Name  Webster - 91  Grantor's Name, Address, and Telephone (Please Print)	
sentative ATTORNEY  ATTORNEY  Tritle  Tritle  To Deed's Use Only empt Number  Solution  To Deet Use Only authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2)  Retain a copy of this document for your records.  AUTORNEY  ATTORNEY  ATTORNEY  AUTORNEY  For Dept. Use Only  Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2)	22 \$ 160,000,00  nstructions)	(Same and Address of Person to Whom the Tax Statement Should be Sent (Same as Grantee)  (Same as Grantee)	15 was the mortgage assumed? (If Yes, state the amount and interest rate.)  ☐ Yes	beneficiary relatives? (If Yes, check the appropriate box.)  Family Corp., Partnership, or LLC Self  Grandparents and Grandchild Spouse  Parents and Child Step-parent and Step-child	re Irrevocable Trust Revocable  re Irrevocable Trust Sale  Life Estate Satisfaction  12 Was real estate purchase    Yes No	(B) Property Type (C)  Mineral Interests-Nonproducing State Assessed Mobile Home  Mineral Interests-Producing Exempt  And Contract/Memo Partition Sheriff Other  Lease Trust/Trustee	(402) 746-4228 If Yes, is the grantee a 509(a) foundation? Yes No	State Zip Cov. NE 68847	Grantee's Name (Buyer) Gary D. and Laura L. Rasser Street or Other Mailing Address 6707 Ave M	3 Date of Sale/Transfer  Mo. 01 Day 24 Yr. 25 Mo. 02 Day 28 Yr. 25  6 Grantee's Name, Address, and Telephone (Please Print)	s 1-27 are accurately comp

State of Nebraska ss. County of Webster

on Page o'clock A A A A A A A Recorded in Book 2025 Soon House County Clerk

dwo

Assessor\_\_Carded

NEBRASKA DOCUMENTARY STAMP JAX

BOOK 2025 PAGE 490

### JOINT TENANCY WARRANTY DEED

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

Township Two (2) North, Range Ten (10), West of the 6th P.M., Webster County, The South Half of the Northeast Quarter (S½NE¾) of Section Thirty-two (32), in

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

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

Executed February 00 ر 2025.

Roger D. Rasser

Barbara Rasser Sarpus

STATE OF NEBRASKA, COUNTY OF WEBSTER ) ss.

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

Comm. expires

Notary Public

### Agricultural Land Sales Worksheet

		Non-AG TOTAL			Outbuildings	Ou
		Other			Dwellings	
		Recreation				
		Home Sites			₽	
		Farm Sites			4D1	
		Roads			30	
118,145	77.280	AG LAND TOTAL			3D1	
		Other			22	
		Waste			201	
		Accretion			ΙĐ	
		Shelterbelt/Timber			ID1	DRYLAND
		4G			4A	
		4G1			4A1	
		3G			3A	
		3G1			3A1	
		2G			2A	
23,810	16.420	2G1			2A1	
		1G			1A	
94,335	0	GRASSLAND 1G1			ED IAI	IRRIGATED
VALUE:	ACRES:	Lcc	VALUE:	ACRES:	Q	<b>501</b>
E) 0 F) 9	C) 5 D) 3	A) 2 B) 05		Irrigation Type:		
City Size Parcel Size	Zoning Location	Status Property Type	118,145		118,145	11:
ation Code	Date of Sale Property Classifica	Date of Sal	Total	Improvements		Land
1 000 0000	33 0 00000	0000 2 10 3	alue	Date of Sale Assessed Value	Date o	
Area Blk Parcel	Sect Ort Subdiv	GeoCde Twn Rang S	4 05	46	701	001504701
	Parcel Number		Useability & Code#	Sale Number		Location ID
Unified:	Affiliated:	Base: 91-0002 Af	1/31/2025	489	2025	91
	School District Code		Sale Date	Page	Book	Cnty No.

		001504701	Comments from Comments:	TO SERVICE TO THE PROPERTY OF		WD; TRANSFER BETWEEN UNCLE & NEPHEW	Assessor Comments and Reason for Adjustment:	Assessor's Adjustment to Sale Price (+ or -):
(Continue on back)			ents:					Total Recapture Value:

# NEBRASKA Good Life, Great Service.

Real Estate Transfer Statement

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

FORM **521** 

Regist Pr. 25 \$ Value of Stamp or Ex Pr. 25 \$ A D O O  Supersedes 96-269-2008 10-2020 Grantee—	Under penalties of law, I declare that I have examined this statement and that Lem duly authorized to sign this statement.  Day/Id /B. Garw/Ood  Print or Type Name of Grantee or Authorized Representative  Signature of Grantee of Authorized Representative	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?  24 Adjusted purchase price paid for real estate (line 22 minus line 23)  25 If this transfer is exempt from the documentary stamp tax, list the exemption number  26 Is an affidavit as described in Neb. Rev. Stat. § 76-2,141 required because the property is located within a county or other geographic area with an active air force ballistic missile field? (See Instructions)  27 If yes, is the required affidavit attached to this filing? Yes No	7,	18 Address of Property Rural Webster County, Nebraska  18a No address assigned 18b Vacant land	ce divide a current parcel of land?	15	are the trustor and beneficiary relatives or Nephew	d in full? (If No, explain the division.)	Was transfer part of IRS like- kind exchange (I.R.C. § 1031 Exchange) by buyer or seller?	8 Type of Deed   Conservator   Distribution   Land Co	ed Multi-Family	(A) Status (B) Pro	assification Number. Check one box in categories A and B. Check C if	Phone Number (402) 746-4228 Ph. (402) 746-4228 Email Address Email Address En	NE State Zip Code 68847	er Mailing Address 9 M	Grantor's Name (Seller) Gary D. and Laura L. Rasser RI	s, and Telephone (Please Print)	1 County Name    County Name	The deed will not be recorded upless this statement is signed and items 1.27 are populately com
rer of Deed's Use Only  empt Number  30 Recording Data  Character  30 Recording Data  Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2)  Retain a copy of this document for your records.	nat it is, to the best of my knowledge and belief, true, complete, and correct,  (402) 746-3613  ATTORNEY  ATTORNEY  Details  Details	122 \$ -0 - 0,100   0,1	SE¼) of Section Thirty-three (33), in Township Two (2) Webster County, Nebraska.	<ol> <li>Name and Address of Person to Whom the Tax Statement Should be Sent (Same as Grantee)</li> </ol>	Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.)	Was the mortgage assumed? (If Yes, state the amount and interest rate.)  Yes  No \$%	check the appropriate box.) -LLC Self d Spouse Step-parent ar	12 Was real estate purchased for same use? (If No, state the intended use.)  Yes No No	☐ Irrevoc ☐ Life Es ☐ Partitio	Land Contract/Memo	Exempt	(B) Property Type (C)  Mineral Interests-Nonproducing State Assessed Mobile Home	n/a property is also a mobile home.	Phone Number Is the grantee a 501(c)(3) organization? Yes V0(402) 746-4451 If Yes, is the grantee a 509(a) foundation? Yes V60 V60 Email Address	NE State Zip Co	ddress 7200 Olive Cree	Grantee's Name (Buyer) RBF, LLC	ress, and Telephone (Please Print)	Number    3 Date of Sale/Transfer   4 Date of Deed   Mo. 02 Day 25   Vr. 25	

State of Nebraska ss. County of Webster

BOOK 2025PAGE 489

Entered on the numerical index and filed for record in the Clerk's office of said county this 3 day of Mac A.D., 2025, at 10.141 o'clock, A.M. Recorded in Book 2025 on Page 489.

Blobbey Harry County Clerk 10.00 Assessor Carded

NEBRASKA DOCUMENTARY
STAMPTAX
Date 3-3-35

### WARRANTY DEED

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

Township Two (2) North, Range Ten (10), West of the 6th P.M., Webster County, The West Half of the Southeast Quarter (W½SE½) of Section Thirty-three (33), in

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

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

Executed February 27, 2025.

Gary D. Rasser

Laura L. Rasser

STATE OF NEBRASKA, COUNTY OF WEBSTER ) ss.

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

SZIZ Z RAIMERON GREAT BESIDEN Z ZIZES

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Notary Public

### Agricultural Land Sales Worksheet

38,840	5.610	L	Non-AG TOTAL	Noı	12,805	10 Aug 1	Outbuildings	Outb
		er	Other		102,835		Dwellings	D
		m	Recreation					
25,000	1.000	S	Home Sites				4D	
13,840	1.000	es	Farm Sites				4D1	
	3.610	ds	Roads				3D	
34,995	34.390		AG LAND TOTAL	AG L			3D1	
		ler	Other				2D	
8,195	16.390	ste _	Waste				2D1	
		on	Accretion				1D	
		ğ	Shelterbelt/Timber	76			IDI	DRYLAND
		<u>4</u> G					4A	
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		3G					3A	
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15,950	11.000	2G1	20				2A1	
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E) 0 F) 8	5 D) 3	O !	в) 05	A) 1		Irrigation Type:	Im.	
City Size Parcel Size	ing Location	pe Zoning	Ргорегф Туре	Status	189,475	115,640	73,835	73
ution Code	Date of Sale Property Classification Code	Sale Prop	Date of		Total	Improvements		Land
1 000 9470	0 00000	11	3 11	4245	/alue	Date of Sale Assessed Value	Date o	
Area Blk Parcel	Ort Subdiv	Sect	Twn Rng	GeoCde	1	45	.00	002009100
	Parcel Number	Parc			Useability & Code#	Sale Number		Location ID
Unified:	•	Affiliated:	01-0123	Base:	2/28/2025	443	2025	91
	School District Code	School			Sale Date	Page	Book	Cnty No.

		002009100	Comments from Co			JTWD	Assessor Comments and Reason for Adjustment:	Assessor's Adjustment to Sale Price (+ or -):
(Continue on back)			Comments:					Total Recapture Value:

NEBRASKA
Good Life, Great Service.

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

FORM **521** 

	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 Type Nagge of Grantee or Authorized Representative  Grantee  Grantee  Title  Title  Date	22 Total purchase price, including any liabilities assumed	20 Legal Description (Attach additional pages, if needed.) The Southeast Quarter of the Northeast Quarter (SE1/4NE1/4) of Section Eleven (11), Township Three Webster County, Nebraska, EXCEPT tracts conveyed to the State of Nebraska in Deed Book 25, Page	18 Address of Property 1755 Hwy 281 Blue Hill, NE 68930 18a \[ \sum \text{No address assigned} \] 18b \[ \sum \text{Vacant land} \]		Was the transfer between relatives, or if to a trustee, are the trustor and  Yes VNo Aunt or Uncle to Niece or Nephew Brothers and Sisters Ex-spouse	9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller?    Buyer   Seller   No   Court Decree   Exchange   Grant	8 Type of Deed Conservator Distribution La Bill of Sale Corrective Easement Le Cemetery Death Certificate – Transfer on Death Executor Mi	(A) Status  (A) Status  (B) Property Type  Unimproved  Multi-Family  Commercial  Agricultural  Recreational	Phone Number  402756 3/58  Email Address  Na	Street.gr Other Mailing Address  (30) Wewett  City  State  Asstrings  NE  68001	Grantor's Name (Seller) Eldon Jackson and Candis Jackson	The deed will not be recorded unless this statement is signed and items 1-27 are accurately complete to County Name  1 County Name  2 County Number  3 Date of Sale/Transfer  4 Date of De  4 Date of De  Mo. 2 Day 25 Yr. 2025  Mo. 2  B Grantor's Name Address, and Telephone (Please Print)  6 Grantor's Name Address, and Telephone (Please Print)
er of Deed's Use Only  empt Number  30 Recording Data  8\L 2035, \Qq 443  Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2)  Retain a copy of this document for your records.	that it is, to the best of my knowledge and belief, true, complete, and correct,	tructions) 22 \$ 285,000,00   1   23 \$ 285,000,00   1   23 \$ 285,000,00   1   24 \$ 285,000,00   24 \$ 285,000,00   24 \$ 285,000,00   24 \$ 285,000,00   25 \$ 285,000,00   26 \$ 285,000,00   26 \$ 285,000,00   27 \$ 285,000,00   28 \$ 285,000,00   29 \$ 285,000,00   20 \$ 28	even (11), Township Three (3) North, Range Eleven (11) West of the 6th P.M., ska in Deed Book 25, Page 188 and Book 79, Page 202.	19 Name and Address of Person to Whom the Tax Statement Should be Sent Grantees	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)  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	beneficiary relatives? (If Yes, check the appropriate box.)  Family Corp., Partnership, or LLC Self  Grandparents and Grandchild Spouse  Parents and Child Step-parent and Step-child	Foreclosure Irrevocable Trust Revocable Trust Transfer on Death Gift Life Estate Sale Trust Other (Explain)  12 Was real estate purchased for same use? (If No, state the intended use.)  14 Yes No	Lease	(B) Property Type  (C)  Mineral Interests-Producing  Mineral Interests-Producing  Exempt  (C)  (C)  (B) Property Type  (C)  (C)  (C)  (C)	NE he grantee a 501(c)(3) organization? es, is the grantee a 509(a) foundation?	Street or Other Mailing Address 1755 Hwy 281  City State NIE 68020	Grantee's Name (Buyer) Ethan Sharp and Shelby Sharp	nt is signed and items 1-27 are accurately completed.  3 Date of Sale/Transfer  Mo. 2 Day 25 Vr. 2025  AG Grantee's Name Address and Telephone (Please Brint)

State of Nebraska ss. County of Webster

o'clock-p Entered on the numerical index and filed for record in the Clerk's office of said county this 28 day 443 M. Recorded in Book 3035 A.D., 20 25, at 3:26 Hacig County Clerk

Comp Assessor\_ Carded

NEBRASKA DOCUMENTARY STAMP TAX 200

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

## JOINT TENANCY WARRANTY DEED

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): DOLLAR (\$1.00) and other valuable consideration received from Grantees, Ethan Sharp and Eldon Jackson and Candis Jackson, husband and wife, Grantors, in consideration of ONE

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

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

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

Executed February  $\varnothing$ 7, 2025 Candis Jackson

COUNTY OF ADAMS STATE OF NEBRASKA SS

Eldon Jackson and Candis Jackson, husband and wife The foregoing instrument was acknowledged before me on Grand & ~7,2025 by

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

Notary Public

### Agricultural Land Sales Worksheet

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	- 32	School District Code	nool Ust	Sc			Sale Date	Pale	128e	DOOK	CHID/AND.
	Ommed:		Aumateo:	A	T-0002	Dase. 9.	/40/4040	2/20		100	, , , , , , , , , , , , , , , , , , ,
Blk Parcel	Area	Subdly	Ort	8	Twn Rue	GeoCde	07	4 07	44		002212000
	Р	00000	44		1 12			Value	Date of Sale Assessed Value	Date o	
ide	rtion Co	Date of Sale Property Classification Code	Property	of Sale l	Date		Total	To	Ітргоуетепіз	T	Land
Size Parcel Size	City Size	Location	Zoning		Property Type	Status	700,875	7	24,245	630	676,6
0 F) 9		D) 3	C) 5		B) 05	A) 1			Irrigation Type:	Im	
VALUE:		ACRES:	ACRI		LCC .		UE:	:TALUE:	ACRES:		DOT.
21,170		13.660	1.3	1G1	GRASSLAND	GR.A				1A1	IRRIGATED
20,970		19.390	15	IG						1A	
34,830		24.020	24	2G1						2A1	
36,960		25.490	25	2G						2A	
				3G1						3A1	
35,220		4.290	24.	3G					5 5 5 5 5 5 5 5	3A	
3,545		7.090		461						4AI	
17,265		4.530	34.	<b>₽</b>						4A	
				imber	Shelterbelt/Timber	43				IDI	DRYLAND
				Accretion	Accı		251,850	2	91.58U	Ħ	
5,605	j	1.210	11	Waste					) )	2D1	
				Other			3,0/3		0.000	3   5	
603,340		5.230	315.	TAL	AG LAND TOTAL	AG LA	31,460		11.440	3D1	
		1.430		Roads	77					3D	
13,840		1.000	1	Sites	Farm Sites		53,955		19.620	4D1	
				Sites	Home Sites		81,435		29.610	4D	The control of the co
:				ation	Recreation						
				Other						Dwellings	Dwe
13,840		2.430	2	PAL.	Non-AG TOTAL	Non-	24,245			dings	Outbuildings
		7alue:	Total Recapture Value:	al Reca	Tot			ce (+ or -):	Assessor's Adjustment to Sale Price (+ or -):	djustme	Assessor's A
				į			PROPERTY	ustment:	Assessor Comments and Reason for Adjustment: WD; UNDIVIDED 1/4 INTEREST OF	UNDIVIDED	Assessor Com. WD; UNDI
								# # #			
	and on the same				Comments:	Co			, and the second	B	Comments from
									002212200		002212000
(Continue on back)				•				TO THE OWNER OF THE OWNER OF THE OWNER			

Webst	1 County Name		NEBRASKA Good Life, Great Service.
Webster - 91	2 County Number	The deed will not be recorded unless this statement is signed and items 1-27 are accurately completed.	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.
Mo. 02 Day 28 Yr. 2025 Mo. 02 Day 24 Yr. 202	3 Date of Sale/Transfer	it is signed and items 1-27 are accura	Real Estate Transfer Statement d with the Register of Deeds. • Read instructions on reverse side. ral space is needed, add an attachment and identify the applicable item
Mo. 02 Day	4 Date of Deed	ately completed.	44 number.
24 yr. 20%	j		FORM <b>521</b>

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 Zip Code 68343 Smith Center
Smith Center
Phone Number
(402) 440-1063
Email Address
N.A. Grantee's Name (Buyer)
Timothy Wyatt Rhoades and Nora Lorena Rhoades
Street or Other Mailing Address
13021 P Road 6 Grantee's Name, Address, and Telephone (Please Print) State
KS
Is the grantee a 501(c)(3) organization?
If Yes, is the grantee a 509(a) foundation? Yes Yes Zip Code 66967 125 <!><!</!>

City Dorchester

Phone Number (402) 826-0062

	(10t) 1000   100
N.A.	N.A.
7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home.	property is also a mobile home.
(A) Status (B)	(B) Property Type (C)
✓ Improved Single Family Industrial Unimproved Multi-Family ✓ Agricultural	Mineral Interests-Producing State Assessed Mobile Home  Mineral Interests-Producing Exempt
	1
8 Type of Deed Conservator Distribution Lar	Land Contract/Memo Partition Sheriff Other
☐ Bill of Sale ☐ Corrective ☐ Easement ☐ Lease	Personal Rep. Trust/Trustee
Cemetery Death Certificate - Transfer on Death Executor Mir	Mineral Quit Claim Warranty
9 Was transfer part of IRS like- 10 Type of Transfer ☐ Distribution ☐ Foreclosure	osure Irrevocable Trust Revocable Trust Transfer on Death
Exchange) by buyer or seller?	☐ Life Estate
Exchange	Grantor Trust Partition Satisfaction of Contract Other (Explain)
en diusie	12 Was real estate purchased for same use? (If No, state the intended use.)
I S	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 \int \int \int \int \int \int \int \int	beneficiary relatives? (If Yes, check the appropriate box.)
Brothers and Sixters	
Exspouse Parents and Child	ind Grandoniid Step-parent and Step-child Step-parent and Step-child
14 What is the current market value of the real property?	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)
161,000.00	☐Yes
16 Does this conveyance divide a current parcel of land?  ☐ Yes ☑ No	17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.)      Z    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	
20 Legal Description (Attach additional pages, if needed.)	
An Undivided one-quarter (1/4) Interest in and to: The Southeast Quarter (SE'/4) of Section Thirty-two (32) and the Southwest Quarter (SW'/4) of Section	) of Section Thirty-two (32) and the Southwest Quarter (SW¼) of Section

Intry-three (33), all in Township One (1) North, Range Twelve (12) West of the 6th P.M., Webster County, Nebraska.

Form No. 96-269-2008 7-2024 Rev. Supersedes 96-289-2008 10-2020 Grantee—Retain a copy of this document for your records.	Mo. a) Day ab vr. as separate of Separate	Register of Deed's Use On	<b>Nere</b> Signature of Grantee or Authorized Heptgeritative Title	Danielle L. Kellay	statement and that it is, to the best of my knowledge and belief, true, complete, and	27 If yes, is the required affidavit attached to this filling?  \( \text{\tin}\text{\tett{\texi}\text{\tett{\text{\text{\texit{\texi\texi{\texi{\texi}\texi{\texi{\texi{\texi{\texi{\texi\texi{\texi\texi{\texi{\texi\texi\texi{\tex	26 Is an afficiarit 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	24 Adjusted purchase price paid for real estate (line 22 minus line 23)	23 Was non-real property included in the purchasse?	on
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Carded	Assessor	Somputer	ndex

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NEBRASKA DOCUMENTARY STAMP TAX

362.25 Date: 02/28/25 ₽

Bk 2025, Pg 442

State of Nebraska \ Ss. County of Webster \ Ss.

on Page 442 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 P.M. Recorded in Book 2025 Entered on the

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

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

### Warranty Deed

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

AN UNDIVIDED ONE-QUARTER (½) INTEREST IN AND TO:

(SW½) of Section Thirty-three (33), all in Township One (1) North, Range Twelve (12) West of the 6<sup>th</sup> P.M., Webster County, Nebraska. The Southeast Quarter (SE½) of Section Thirty-two (32) and the Southwest Quarter

GRANTOR covenants with GRANTEES that GRANTOR:

- $\Xi$ is lawfully seized of such real estate and that it is free from all encumbrances subject to easements,
- <u>@</u> has legal power and lawful authority to convey the same;
- warrants and will defend title to the real estate against the lawful claims of all persons

Executed 2 Donna L. Talkington by Dale Talkington, Agent

STATE OF NEBRASKA

COUNTY OF Holans

On this HM day of Hb HANDAY, 2025, before me personally appeared Dale Talkington,

GENERAL NOTARY - State of Nebraska

DANIELLE L KELLEY

My Contin. Eqp. September 27, 2028

Notary Public -Danelle

### Agricultural Land Sales Worksheet

	1 : 0 0 0					The control of the co	100	
	2 080		Non-AG TOTAL	Non-			Outbuildings	Outb
			Other				Dwellings	Ţ
			Recreation			CONTRACTOR STANDARDS		
			Home Sites		9,215	3.350	Ð	
			Farm Sites				4D1	
	2.060		Roads				3D	
86,815	37.850	-	LAND TOTAL	AG LA			3D1	
		- 1	Other				2D	
			Waste				2D1	
		-	Accretion		16,860	6.130	1D	
			Shelterbelt/Timber	She	56,900	20.690	) IDI	DRYLAND
3,840	7.680		4G				4A	
			4G1				4A1	
		T1	3G				3A	
			3G1				3A1	
		нх	2G				2A	
			2G1				2A1	
		M1	1G				1A	
			GRASSLAND 1G1	GRA			D 1AI	IRRIGATED
VALUE:	ACRES:	A	LCG		VALUE:	ACRES:		DOT
E) 0 F) 8		© 5	в) 05	A) 2		Irrigation Type:	In	
City-Size Parcel Size	ng Location	Zoni	Property Type Zoning	Status	86,815		86,815	86
ition Code	Date of Sale Property Classification Code	ale Prope	Date of Sa		Fotal	Improvements		Land
1 000 7865	00000	15 1	1 11	4491	alue 😤	Date of Sale Assessed Value	Date	
Area Blk Parcel	Subdiv	Sect Oit	Twn Ring	GeoCde	1	43	)00	001807000
	Parcel Number	Parc			Useability & Code.#	Sale Number		Location ID
Unified:		Affiliated:	91-0002	Base: 91	2/27/2025	439	2025	91
School District Code	District Code	School		<b>X</b> 33	Sale Date	Page	Book	Cnty No.

(Continue on back)	
	001807000
Comments:	Comments from
	TRUSTEE'S DEED
	Assessor Comments and Reason for Adjustment:
Total Recapture Value:	Assessor's Adjustment to Sale Price (+ or -):

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## Real Estate Transfer Statement

FORM

Email Address n/a Clovis Good Life, Great Service. Phone Number (575) 749-8006 Street or Other Mailing Address 1909 Janeway Street 5 Grantor's Name, Address, and Telephone (Please Print) 1 County Name Grantor's Name (Seller)
Iantha F Hicks, TR of lantha F. Hicks Living Trust Webster - 91 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. County Number NM State Zip Code City Ravenna Email Address n/a Phone Number (308) 440-0768 Street or Other Mailing Address 37147 Navaho Road 6 Grantee's Name, Address, and Telephone (Please Print) 3 Date of Sale/Transfe Grantee's Name (Buyer)
Jerry J. Studnicka and Suelle Studnicka Day 27 yr. 2025 Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation? 4 Date of Deed Mo. 2 18 521 ≾ Zip Code 68869 2025 Yes Yes **₹**8

7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home.	obile home.	
(A) Status (B) Property Type		(C)
☐ Improved ☐ Single Family ☐ Industrial ☐ Mineral Interests-Nonproducing ☐ Sta	Vonproducing State Assessed	☐ Mobile Home
✓ Unimproved	Producing ☐ Exempt	
☐ IOLL ☐ Commercial ☐ Recreational		
8 Type of Deed Conservator Distribution Land Contract/Memo Partition Sheriff	Sheriff	Other
☐ Bill of Sale ☐ Corrective ☐ Easement ☐ Lease ☐ Personal Rep. ☑ Trust/Ti	▼ Trust/Trustee	
☐ Cernetery ☐ Death Certificate – Transfer on Death ☐ Executor ☐ Mineral ☐ Quit Claim ☐ Warran	Quit Claim Warranty	
9 Was transfer part of IRS like- 10 Type of Transfer Distribution Foreclosure Inevocable Trust Revocable Trust	Revocable Trust	Transfer on Death
Exchange) by buyer or seller? Auction Easement Gift Ulfe Estate Sale	Sale	Trustee to Beneficiary
o Court Decree Exchange Grantor Trust Partition	Satisfaction of Contract Ot	Other (Explain)
11 Was ownership transferred in full? (If No, explain the division.)  12 Was real estate purchased for sa	12 Was real estate purchased for same use? (If N	(If No, state the intended use.
✓ Yes		
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.)	he appropriate box.)	i
☐ Brothers and Sisters ☐ Grandparents and Grandchild ☐	use	
☐ Ex-spouse ☐ Parents and Child ☐ Step-parent and Step-ch	Step-parent and Step-child	
14 What is the current market value of the real property?	ge assumed? (If Yes, state the amount and	and interest rate.)
175,000.00	No \$	%
16 Does this conveyance divide a current parcel of land?  17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.)   ✓ Yes ✓ No	ough a real estate agent or a title company?	Affiliates No
18 Address of Property 19 Name and Address of Person to Whom the Tax Statement Should be Sent	ess of Person to Whom the Tax Statement S	hould be Sent
AG Land 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	ifteen (15), Township One (1)	(1) North, Range
Eleven (11) west of the oth Fivi., webster county, nebraska		
Eleven (11) West of the 6th P.M., Webster County, Nebraska	ilieen (15), Township One (1)	Norm, Kange

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

22 Total numbers ratios including any lishilition seemend	3	0	175 000,00
zz lowal purchase price, including any liabilities assumed	12	€	00,000,01
23 Was non-real property included in the purchase?			-
Yes Violet Yes, enter dollar amount and attach itemized list ) (see instructions)	23	69	-
The state of the s	5	9	175 000 00
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	ď	170,000,00
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	airforc	ed ex	listic missile field? (See Instructions)
768 1 10			,

Ķ if yes, is the required allidavit attached to this filing? | | Yes ∐ No

28 Date Deed Recorded sign here Mo. od Day of Yr. 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.

Jerry J. Studicka

Phone Print of Type Name of Genties of Authorized Appresentative

Phone Print of Type Name of Genties of Authorized Appresentative Signature of Grantee or Authorized Representative 187 () or Cantee or Authorized Representative ⇔ Value of Stamp or Exempt Number \$ 393.75 393. Register of Deed's Use Only Grantee 30 Recording Data 200 439 Phona Number 2/47/2025 Date For Dept. Use Only (308) 440-0768 Number

Nabrasia Department of Revenue
Form No. 96-269-2008 7-2024 Rev. Supersedes 96-269-2008 10-2020
Grantee—Retain a copy of this document for your records.
2025 Feb 27 02:02 PM 393.75

 $\overline{a}$ 

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

Carded	Assessor	Computer	ndex

NEBRASKÁ DOCUMENTARY STAMP TAX

Date: 02/27/25 By AS

Bk 2025, Pg 439

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 the in the

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

District

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

### TRUSTEE'S DEED

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

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

Subject to easements and restrictions of record

GRANTOR covenants with GRANTEES that GRANTOR:

- $\oplus$ is lawfully seised of such real estate and that it is free from encumbrances;
- $\mathfrak{D}$ 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.

lantha F. Hicks, Executed Trustee

Page 1 of 2 - Studnicka

STATE OF NEW Mexico

COUNTY OF Cury

)ss.

The foregoing instrument was acknowledged before me on February 16 by Iantha F. Hicks, as Trustee of the Iantha F. Hicks Living Trust dated February 17, 2023. February

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

My Commission Expires: 9 29 20 26

Remi

Notary Public

## Residential & Commercial Sales Worksheet

(Continue on back)		
		000161800
Comments:		Comments from
		QCD
	justment:	Assessor Comments and Reason for Adjustment:
	ce (+ or -):	Assessor's Adjustment to Sale Price (+ or -):
		(305) ☐ Two Story Duplex
(50)	(60) □ Excellent	(304) ☐ One Story Duplex
(40)	(50) □ Very Good	(309) □ 21/2 Story
(30) □ Above Average (30) □ Average	(40) □ Good	(308) □ Split Level
(20) □ Average (20) □ Badly Worn	(30) □ Average	(307) □ 11/2 Story
(10) □ Low (10) □ Wom Out	(20) □ Fair	(302) □ Two Story
Cost Rank: Condition:	(10) □ Low	
(6)  Pole Frame	Residential Quality:	Townhouse or Duplex Style:
(5) Metal Frame and Walls		(106) □ Other
(4) U Wood or Steel Framed Ext. Walls	(60) □ Excellent	(111) □ Bi-Level
(3) Masonry Bearing Walls	(50) Uery Good	(104) □ 11/2 Story
(2) ☐ Reinforced Concrete Frame	(40) □ Good	
	(30) □ Average	•
Commercial Construction Class:	(20) □ Badly Worn	
	(10) □ Worn Out	me
Commercial Occupancy Code:	lential Condition:	-
Cost :	Cost:	Building Cost New:
Floor Sq. Ft. :	Floor Sq. Ft. :	
Construction Date:	Construction Date :	
Multiple. Improvements. :	Multiple. Improvements. :	Multiple Improvements:
Commercial	Residential	
1 B) 05 C) 1 D) 1 E) 6 F) 6	A)	Assessor Location: RURAL (RUR)
Status Property Type Zoning Location City Size Parcel Size	25,595 Sta	25,495 100
Date of Sale Property Classification Code	Total .	Land Improvements
	Value 4371	Date of Sale Assessed Value
de Iwn Rug Sect Ort Subdiv Area Bik Parcel	1 GeoCde	000161800 42
Parcel Number	Useability & Code#	Location D Sale Number
: 91-0002 Affiliated: Unified:	2/19/2025 Base:	91 2025 416
School District Code	Sale Date	Cnty No. Book Page

#### Nebraska Department on review. Form No. 96-269-2008 72024 Rev Supersedes 96-269-2008 10-2020 Grantee — Retain a copy of this documnout for lower monowing the copy of the copy o Nebraska Department of Rev 28 Date Deed Recorded sign nere 20 Legal Description (Attach additional pages, if needed.) 21 If agricultural, list total number of acres transferred in this transaction 18a 🔲 No address assigned 16 Does this conveyance divide a current parcel of land? 23 Was non-real property included in the purchase? Yes V No (If Yes, enter dollar amount and attach itemized list.) (see instructions) ....... 22 Total purchase price, including any liabilities assumed..... 14 What is the current market value of the real property? 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) 11 Was ownership transferred in full? (If No, explain the division.) Omaha Nur 5 Grantor's Name, Address, and Telephone (Please Print) Mo. Day of Yr. 8 Type of Deed Email Address (402) 999-1525 Street or Other Mailing Address 3101 S 20th St Grantor's Name (Seller) Evan Mendyk Good Life. Great Service. Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? Address of Property See Exhibit A County Name 35 N Cherry Street Red Cloud, NE 68970 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. 25,595.00 ₩ % T Yes ₹ S (A) Status Mmproved 1 Unimproved ☐ Bill of Sale If yes, is the required affidavit attached to this filing? Yes DEPARTMENT OF REVENUE Cemetery Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement. Ryan Dorcey Print or Type Name of Grantise or Authorized Representative Phone I Signature of Grantee or Authorized Representative N N No No \_\_ ₹ Webster - 91 Corrective Death Certificate - Transfer on Death ☐ Conservator The deed will not be recorded unless this statement is signed and items 1-27 are accurately completed. 8 Commercial Multi-Family Single Family Brothers and Sisters Aunt or Uncle to Niece or Nephew • 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 flem number. 18b | Vacant land 10 Type of Transfer € County Number Court Decree Auction NE State of Stamp or Exempt Number Real Estate Transfer Statement Ŝ Register of Deed's Use Only ✓ Agricultural Industrial Recreational Distribution Exchange Easement Executor ∑ ₹ Easement Distribution Parents and Child Family Corp., Partnership, or LLC ☐ Grandparents and Grandchild 2ip Code 68108 調区 Grantor Trust Foreclosure Mineral Lease ☐ Land Contract/Memo (B) Property Type 30 Recording Data Authorized Representative 19 Name and Address of Person to Whom the Tax Statement Should be Sent Phone Number (402) 649-6878 Email Address See Box #6 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) cīty Omaha Street or Other Mailing Address 817 N 48th St, #2 6 Grantee's Name, Address, and Telephone (Please Print) 3 Date of Sale/Transfer Grantee's Name (Buyer) Benjamin Wingett Mineral Interests-Producing Mineral Interests-Nonproducing BKJOS Partition | Irrevocable Trust | Revocable Trust Life Estate Day 19 Was real estate purchased for same use? (If No, state the intended use.) **✓** ‱ N No ✓ Quit Claim Partition Spouse Self Personal Rep. ☐ Step-parent and Step-child yr. 2025 2 Sale Satisfaction of Contract Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation? □ ĕ C Warranty Authorized by Neb. Rev. Stat. §§ 78-214, 77-1327(2) Sheriff Trust/Trustee ☐ Exempt 4 Date of Deed NE State State Assessed 22 \$ Mo 24 S 25,595.00 Other Other (Explain) ☐ Trustee to Beneficiary Other Day Transfer on Death Date 19 For Dept. Use Only Phone Number 2/19/2025 (402) 861-9220 Mobile Home 521 <u></u> 2tp Code 68132 **F E** 2025 3 8008 8000

Hope.

NEBRASKA

FORM

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 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 to the True Point of Beginning. West 1/16th Corner of said Northeast Quarter, thence N00°25'42"E on the Section True Point of Beginning; thence N00°25'42" on the Section line 634.76 feet to 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" on Section line 690.66 feet to the Webster County Nebraska; more particularly described as follows and assuming the Quarter of Section 2, all in Township 1 North, Range 11 West of the 6th P.M., Cherry Street extended South, to the City of Red Cloud, also being in the Northeast A tract of land located in Annex Lot 13, laying South of 1st Avenue and West of

Carded	Assessor	Computer	ndex

NEBRASKA DOCUMENTARY STAMP TAX

58.50 Date: 02/27/25 By AS

Bk 2025, Pg 416

State of Nebraska \ Ss. County of Webster \ ss.

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

Deputy

County Clerk

Fee: \$10.00 By: AS Electronically Recorded

After recording, return to: Benjamin Wingett 817 N 48<sup>th</sup> 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):

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 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 & Corner of said Section 2; thence N00°25'42" on Section line 690.66 feet to the to the True Point of Beginning. Cherry Street extended South, to the City of Red Cloud, also being in the Northeast A tract of land located in Annex Lot 13, laying South of 1st Avenue and West of

Dated this 19th day of February 2025

COUNTY OF DOUGLAS SS Evan Mendyk

STATE OF NEBRASKA

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

GENERAL NOTARY - State of Nebraska
DAVID FILEF My Comm. Exp. December 31, 2025

Notary Public

### Agricultural Land Sales Worksheet

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

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
WD	
Comments from Con	Comments:
001506601	
	(Continue on back)

			150ble	
	DEPARTMENT OF REVENUE	Good Life. Great Service.		
The deed will not be recorded unless this statemen	<ul> <li>If additional space is needed, add an attach.</li> </ul>	To be filed with the Register of Deeds. • Re		

## nsfer Statement

FORM **521** 

工

rtment of Revenue 9-2008 7-2024 Rev. Supersedes 96-269-2008 -	Date Deed Recorded    29 Value of Stamp or Exempt Number   30 Recorded   30 Recorded	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.  Fightham duly authorized to sign this statement.  Grants or Type Name of Grantse or Authorized Representative  Phone  Signature of Grantse or Authorized Representative  Title  T	22 Total purchase price, including any liabilities assumed	18a 🕑 No address assigned 18b 😢 Vacant land 20 Legal Description (Attach additional pages, if needed.) See Attached		ce divide a current parcel of land?	what is the current market value of the real property? 326,700.00	Grandparents ar	ansfer between relatives, or if to a trustee, are the trustor	9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? □ No □ Court Decree □ Exchange □ Grantor Trust □ Was ownership transferred in full? (If No, explain the division.) □ Foreclosure □ Foreclosure □ Grantor Trust □ History (If No, explain the division.)	8 Type of Deed Conservator Distribution Land Contract/Memo Bill of Sale Corrective Easement Lease Cemetery Death Certificate – Transfer on Death Executor Mineral	ed Multi-Family Agricultural Recreational	(A) Status  (B) Property Type  Improved Single Family Industrial Mineral Interes	lassification Number. Check one box in categories A and B. Check C if p	Phone Number  404 - 257 - 705 3  Email Address  In/a  Phone Number  Email Address  In/a	State Zip Code NE 68942		Grantor's Name (Seller) Wendell Jeffery Ord and Diana L. Ord See attached	Telephone (Please Print)	County Name    County Number   County Number	
'	Recording Data  SK 2037. Po 406	the best of my knowledge and belief, true, complete, and correct,  402-741-334/4  Phone Number  Abair  Date	22 \$ 326,700,00  23 \$ 1  23 \$ 326,700,00  24 \$ 326,700,00  25 particular force ballistic missile field? (See Instructions)		19 Name and Address of Person to Whom the Tax Statement Should be Sent Grantees	Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.)   Yes SouthernTitle, LLC No	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)  Yes No \$%	schild Spouse  Step-parent and Step-child	k the appropriate	Irrevocable Trust ☐ Revocable Trust ☐ Transfer on Death  Life Estate ✓ Sale  Partition ☐ Satisfaction of Contract ☐ Other (Explain)  12 Was real estate purchased for same use? (If No, state the intended use.)	Partition Sheriff Personal Rep. Trust/Trustee Quit Claim Warranty	Exempt	Property Type (C)  Mineral Interests-Nonproducing State Assessed Mobile Home	r is also a mobile home.	Number Is the grantee a 501(c)(3) organization? Yes No If Yes, is the grantee a 509(a) foundation? Nes No No Idress	State Zip Coo	Vailing Address	Grantee's Name (Buyer) See attached	ss, and Telephone (Please Print)	3 Date of Sale/Transfer  Mo. 2  Day 36  Yr. 26rd  Mo. 2  Day 36  Yr. 2025	

### LEGAL DESCRIPTION

thence \$20°22'44"W, a distance of 155.21 feet; thence \$42°19'04"W, a distance of 410.24 feet; thence \$01°05'09"E, a distance of 852.75 feet; thence \$85°36'55"E, a distance of 121.91 feet; thence \$16°27'58"E, a distance of 812.77 feet; thence N74°44'22"E, a distance of 667.32 feet to the Point of N01°26'56"W, on said East line, a distance of 1927.44 feet to the Northeast corner of said Southwest said Southwest Quarter, distance of 727.81 feet to the Point of Beginning; thence continuing 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 A tract of land located in the Southwest Quarter of Section 36, Township 2 North, Range 10 West of the Beginning, INCLUDING a 30 foot access easement located in the Southwest Quarter of Section 36, Township 2 Quarter; thence S88°53'28"W, on the North line of said Southwest Quarter, a distance of 633.02 feet; 6<sup>th</sup> P.M.,

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 Beginning; thence continued N01°26'56"W, on the East line of said Southwest Quarter, a distance of (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 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; 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

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

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

State of Nebraska 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

Comp Assessor Carded

NEBRASKA DOCUMENTARY STAMP TAX ate 2-34-35 735.75 By 1-2

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

### WARRANTY DEED

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

# See Exhibit "A" attached hereto and incorporated herein

GRANTOR covenants with GRANTEE that GRANTOR:

- $\Xi$ is lawfully seized of such real estate and that it is free from encumbrances, except for easements, covenants and restrictions of record;
- $\mathcal{O}$ 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

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7	Ç

Wendell Jeffery Ord

Diana L. Ord

STATE OF NEBRASKA

SS.

COUNTY OF WEBSTER

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

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

Signature of Notary

My Commission Expires

#### EXHIBIT A

## LEGAL DESCRIPTION

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 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 N01°26'56"W, on said East line, a distance of 1927.44 feet to the Northeast corner of said Southwest said Southwest Quarter, distance of 727.81 feet to the Point of Beginning; thence continuing A tract of land located in the Southwest Quarter of Section 36, Township 2 North, Range 10 West of the

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; of-way line of U.S. Highway 136 as recorded in Deed Record Book 2006, Page 233, this being the Point 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-

Crity No Bo	Book Page	Sale Date		School D	School District Code	
	- \$		Base: 91-0002	<u>-</u>	G li	Unified:
Location ID	Sale Number	Useability & Code#		Parcel	Parcel Number	
000149100		1	GeoCde Twn	Rng Sect Qrt	Subdiv Area	Blk Parcel
D	Date of Sale Assessed Value	Value	4371	00 0	10045	003 0000
Land	Improvements	Total	ط ت	Date of Sale Property Classification Code	ty Classification	Code
1,6	152,535	- 1	Status	Property Type Zoning	Location	City Size   Parcel Size
Assessor Location: RED	RED CLOUD (RC)	C)	A) 1 B)	01 C) 1	D) <b>1</b> E)	6 F) 2
		Residential	ial 🐑 💮		Commercial	Commercial
Mul	Multiple Improvements:	Multiple. Improvements. :		Multiple. Improvements. :	••	
		1	1915	Construction Date:		
	Floor:	Floor Sq. Ft.: 1	1,480	Floor Sq. Ft. :		
	Building Cost New:	Cost: 177,800		Cost:		
Single Family Style: 104		Residential Condition: 30		Commercial Occupancy Code:	incy Code:	
(100)   Mobile Home	ne	(10) Wom Out		Primary:		Other2:
			S-36-32	mer		
(102) □ 1 wo story (103) □ Split Level		(40) Good		(2)  Reinforced	Reinforced Concrete Frame	d
(104) 🖼 1 1/2 Story		(50) □ Very Good		(3) □ Masonry B	Masonry Bearing Walls	
(111) □ Bi-Level		(60) □ Excellent		(4) □ Wood or S	<u> </u>	Walls
(106) 🗆 Other	, nu			(5)   Metal Fran	Metal Frame and Walls	
Townhouse or Duplex Style:		Residential Quality: 40	0	(6)   Pole Frame		Research (Fig. 1) and what for the Wilders (Fig. 1) and the form
(301) □ One Story		(10) □ Low	102-202	Cost Rank:	Cor	ıdition:
(302)   Two Story		(20) □ Fair		(10) 🗆 Low	(10)	□ Worn Out
(307) 🗆 1 1/2 Story		(30)  Average		(20)	(20) [	□ Badly Worn
(308) □ Split Level		(40) 🗷 Good		(30) ☐ Above Average	(30)	□ Average
(309) 🗆 2 1/2 Story		(50) Uery Good		(40) 🗆 High	(40)	☐ Good
(304) ☐ One Story Duplex	Juplex	(60)   Excellent	35.88 Sec.		(50)	□ Very Good
(305) ☐ Two Story Duplex	Duplex				(60)	□ Excellent
Assessor's Adju	Assessor's Adjustment to Sale Price (+ or -):	ice (+ or -):				
Assessor Comment	Assessor Comments and Reason for Adjustment:	ljustment:				
WD						
Comments from			Comments:	ents:		
000149100						
						(Continue on back)

Good Life, Great Service.

Real Estate Transfer Statement
To be filed with the Register of Deeds. •Read instructions on reverse side.
•If additional space is needed, add an attachment and identify the applicable item number. F FORM **521** 

Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2)	Nebraska Department of Revenue
SKYSON, TO YOU	Mo. a. Day assistant \$ 236. ass
For Dept. Use Only	gister of Deed's Use On
Date	<b>nere</b> Signature of Grantee of Authorized Hepresentative
Grantee 2/24/2025	1 Chron & truemai
Phone Number	4
complete, a	and that I am duly authorized to sign this statement.  Nancy Favinger
Complete	3
	27 If was in the required affidavit attached to this filmo? \text{\te}\text{\texi{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\texi}\t
county or other geographic area with an active air force ballistic missile field? (See Instructions)	26 is an affidavit as described in Neb. Plex. Stat. § 76-2,141 required because the property is located within a county or other geographic area with an active air torce ballistic missile field? (See Instructions)
24 \$ 105,000,00	24 Adjusted purchase price paid for real estate (line 22 minus line 23)
23 49	Yes No (if Yes, enter dollar amount and attach itemized list.) (see instructions)
zz \$ 105,000,00	22 Total purchase price, including any liabilities assumed
	21 If agricultural, list total number of acres transferred in this transaction
ion to Red Cloud, Webster County, Nebraska	20 Legal Description (Attach additional pages, if needed.) Lots One (1), Two (2), Three (3), Block Three (3), Radcliff's Addition to Red Cloud, Webster County, Nebraska
Glanlee	70
19 Name and Address of Person to Whom the Tax Statement Should be Sent	18 Address of Property 541 N Cherry Street
was utaiser intough a rear estate egent or a use company? (nixes, include the name of the agent or title company contact.)	Yes No
Yes V No \$ %	105,000.00
15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)	nt market value of the real property?
Spouse	Brothers and Sisters
(If Yes, check the appropriate box.)	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 ✓Aunt or Uncle to Niece or Nephew
Yes No	□ No
12 Was real estate purchased for same use? (If No, state the intended use.)	11 Was ownership transferred in full? (If No, explain the division.)
Life Estate Sale	Exchange) by buyer or seller?    Auction
evocab	10 Type of Transfer Distribution Fo
Personal Rep. Trust/frustee	Bill of Sale Corrective Easement Lease  Cemetery Death Certificate – Transfer on Death Executor Mineral
Land Contract/Memo Partition Sheriff Other	8 Type of Deed Conservator Distribution Land Con
Mineral Interests-Producing Exempt	Unimproved Multi-Family Agricultural Mi
cing	Single Family Industrial
	(A) Status (B) Proj
erty is also a mobile home.	assification Number. Check one box in categories A and B. Check C if i
	152, 742, 0037
I Signed NE Shate Sign Co	State Zip Code NE 68970
Nancy Favinger	antha McDole
ress, and Telephone	lease Print)
Mo. 2 Day 25 Yr. 2025 Mo. 2 Day 25 Yr. 2025	Webster - 91
igned and items 1-27 are accurately completed.	The deed will not be recorded unless this statement

BOOK JOS PAGE

State of Nebraska ss. County of Webster

o'clock\_ numerical index and filed for record in the Clerk's office of said county this 35 day of 100 A.D., 2035 at 1150 \<u>×</u> Recorded in Book 2020

Libbert tank County Clerk \_Comp\_ Assessor \_Carded\_

NEBRASKA DOCUMENTARY

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

#### WARRANTY DEED

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

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

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

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

Executed February 25,2025

Miles McDole

Samantha McDole months.

STATE OF NEBRASKA

COUNTY OF WEBSTER

) ss.

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

February , 2025 by

GENERAL NOTARY - State of Nebraska BRIDGET DAEHLING My Comm. Exp. May 19, 2028

Notary Public

(Continue on back)				
				000163500
Comments:	Сош			Comments from
				WD
		ljustment:	Assessor Comments and Reason for Adjustment:	Assessor Comment
		ice (+ or -):	Assessor's Adjustment to Sale Price (+ or -):	Assessor's Adju
(60) □ Excellent			Duplex	(305) □ Two Story Duplex
(50) □ Very Good		(60)   Excellent	)uplex	(304) ☐ One Story Duplex
(40)		(50) Uery Good		(309) □ 21/2 Story
(30) ☐ Above Average (30) ☐ Average		(40) □ Good		(308) □ Split Level
(20) □ Average (20) □ Badly Worn		(30) 🖼 Average		(307) □ 1 1/2 Story
(10) □ Low (10) □ Wom Out		(20) 🗆 Fair		(302) □ Two Story
Cost Rank: Condition:		(10) □ Low		(301) □ One Story
(6) □ Pole Frame		Residential Quality: 30		Townhouse or Duplex Style:
(5)  Metal Frame and Walls				(106) 🗆 Other
(4) Wood or Steel Framed Ext. Walls		(60)   Excellent		(111) □ Bi-Level
(3) Masonry Bearing Walls		(50) □ Very Good		(104) □ 11/2 Story
(2) Reinforced Concrete Frame		(40) □ Good		(103) □ Split Level
1 🕽		(30) 🗷 Average		
Commercial Construction Class:		(20) □ Badly Worn		(101) ★ One Story
Other2:		(10)  Worn Out		(100) 🛘 Mobile Home
Commercial Occupancy Code:	0	Residential Condition: 30		Single Family Style:
	000	112,		
Floor Sq. Ft. :	992			
Construction Date :	1910			
Multiple. Improvements. :		Multiple. Improvements. :	Multiple Improvements:	Mu
Commercial	T. T	Residential		
01 C) 1 D) 1 E) 6 F) 2	A) <b>1</b> B)	C)	RED CLOUD (RC)	Assessor Location:
Property Type Zoning Location City Size Parcel Size	Status P	71,460	61,635	9,825
Date of Sale Property Classification Code		Total	Improvements	Land
00 0 10090 000 0000	4371	Value	Date of Sale Assessed Value	D
1 Rng Sect Ort Subdiv Area Bit Parcel	GeoCde Twn	Ľ	39	000163500
Parcel Number		Useability & Code#	Sale Number:	Location ID
0002 Affiliated: Unified:	Base: 91-0002	2/18/2025		91 2025
School District Code		Sale Date	ok Page	Cnty No. Book

NEBRASKA Good Life. Great Service.  • To be filed with the Register of Deeds. • Read instructions on reverse side. • If additional space is needed, add an attachment and identify the applicable item number.  The deed will not be recorded unless this statement is signed and items 1-27 are accurately completed.	Transfer Statement  • Read instructions on reverse side. attachment and identify the applicable item numb itement is signed and items 1-27 are accurately contemporary.	39 FORM <b>521</b> ber.
5 Grantor's Name, Address, and Telephone (Please Print)	6 Grantee's Name, Address, and Telephone (Please Print)	ase Print)
Grantor's Name (Seller) Billy R. Smith	Grantee's Name (Buyer) Gottsch Feeding Corporation	
Street or Other Mailing Address 38762 Stone Piler Ave	Street or Other Mailing Address	
City State Zip Code Edwards MO 68326		68
Phone Number (20) - 723 - 1145	Phone Number    Is the grantee a 501(c)	(3) organization? 509(a) foundation?
Email Address n/a	Email Address n/a	
ssification Number. Check one box in categories A and B. Check C	property is also a mobile home.	-
Single Femily		
Unimproved Multi-Family Agricultural	Mineral Interests-Producing Exempt	Exempt
ed Conservator Distribution	Land Contract/Memo Partition Sheriff	Other
ale Corrective Easement Easement U	Personal Rep. Quit Claim	stee
9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Auction Exchange) by buyer or seller?	osure ☐ Irrevocable Trust ☐ Revocable Trust ☐ V Sale	Transfer on Death Trustee to Beneficiary
No Court Decree		-0
V Yes No_	Yes No	
, are the trustor and ce or Nephew	beneficiary relatives? (If Yes, check the appropriate box.)  Family Corp., Partnership, or LLC  Self	Other
Ex-spouse Parents and Child	ild Step-parent and Step-child	id
	15 Was the mortgage assumed? (If Yes, state the amount Yes No \$	amount and interest rate.)
	17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.)  ves GTA Real Estate Grou No	le company? (If Yes, include the name GTA Real Estate Grou
18 Address of Property 11 N Walnut St Red Cloud, NE 68970	19 Name and Address of Person to Whom the Tax Statement Should be Sent Grantees	Statement Should be Sent
18a No address assigned 18b Vacant land		
20 Legal Description (Attach additional pages, if needed.) See attached		
Total purchase price, including any liabilities assumed	22	\$ 63,000,00
23 vos normed puperty included in the purchase?    Yes   Ves, enter dollar amount and attach itemized list.) (see instructions)   23   \$   1	tions)	63,000,00
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 and that I am duly authorized to sign this statement.  The set of I have examined this statement and that it is, to the best of and that I am duly authorized to sign this statement.  Print or Type Name of Grantee or Authorized Representative  Signature of Grantee or Authorized Representative	hat it is, to the best of my knowledge and belief, true, complete, and correct,  402-1  Phone I  2/18/  Title  Date	complete, and correct,  402-146-224  Phone Number  2/18/2025  Date
Recorded 29	O Recording Data	For Dept. Use Only
Mo. Q Day Q Yr. Q 9 41, 10	Order to Too	zed by Neb. Rev. Stat. §§ 76-214, 77-1327(2)

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 6<sup>th</sup> 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.

Entered on the numerical index and filed for record in the Clerk's office of said county this Al day of Fab A.D., 2085, at 3:09 o'clock P.M. Recorded in Book 2025 on Page 403 On Page The County Clerk
On So O Al Deputy \_Comp\_

\_Assessor\_

\_Carded\_

ALL INSIME

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

#### 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 6<sup>th</sup> 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.

- @ D E is lawfully seised of such real estate and that it is free from encumbrances; has legal power and lawful authority to convey the same; warrants and will defend title to the real estate against the lawful claims of all

Executed J 24, 2025

STATE OF NEBRASKA

Billy R. Smith

COUNTY OF WEBSTER ) ss. )

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

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

Notary Public

(Continue on back)	(Con												
					Comments:	Comn						from	Comments from
													2
									ment:	djust	leason for !	Assessor Comments and Reason for Adjustment:	Assessor Co
									† <b>01</b>	rice	t to Sale I	Assessor's Adjustment to Sale Price (+ or -):	Assessor'
llent	□ Excellent	(60)										Two Story Duplex	(305) □ Tw
Very Good	□ Very	(50)						Excellent		8		One Story Duplex	(304) 🗆 On
	☐ Good	(40)		] High	( <del>4</del> 0)			Very Good		(50)		2 1/2 Story	(309) 🗆 21
age	□ Average	(30)	Above Average	☐ Above	(30) □			Good	Æ	( <del>1</del> 0)		Split Level	(308) □ Spl
Badly Wom	□ Badly	(20)	ge	☐ Average	(20) [			Average	□ A	(30)		1 1/2 Story	(307) 🗆 11
1 Out	□ Wom Out	(10)		□ Low	(10)			Fair	<u></u>	(20)		Two Story	(302) 🗆 Tw
Condition:	dition:		Cost Rank:	mk:	Cost Ra			Low		(10)		One Story	(301) 🗆 On
			rame	□ Pole Frame	(S)			Residential Quality: 40	ential	Resid		I ownhouse or Duplex Style:	ownhouse o
		d Walls	Metal Frame and Walls	□ Metal	(3) [							er	(106) □ Other
	Walls	Wood or Steel Framed Ext.	or Steel I	□ Wood	(4)			Excellent		8		Bi-Level	(111) 🗆 Bi-
		ıg Walls	Masomy Bearing Walls	□ Masor	(3)		:	Very Good		(50)		1 1/2 Story	(104) 🖼 11
		Reinforced Concrete Frame	proced Con	□ Reinfo	(2) [			Good		(40)		Split Level	l I
	ame	Fireproof Structural Steel Frame	oof Struct	□ Firepr	(1)			Average	□ A	(30)		Two Story	(102) □ Tw
		Commercial Construction Class:	nstructio	ercial Co	Comme			Badly Wom	<b>Æ</b>	(20)		One Story	(101) 🗆 On
	Other2:	rl:	Other1:		Primary:			Wom Out	<b>D</b>	(10)		Mobile Home	(100) 🗆 Mc
		Commercial Occupancy Code:	cupancy :	ercial Oc	Comme		0	Residential Condition: 20	lential (			Single Family Style: 104	ingle Famil
					Cost:		40	258,340			Building Cost New:	Buildin	
				.F.:	Floor Sq. Ft. :		058	2,	Floor Sq. Ft. :	_	Floor:		
			••	Construction Date:	Construc		1906	- 1	Construction Date:		Construction Date:	Содей	
				Multiple. Improvements.:	Multiple			Multiple. Improvements.:	le. Impr		Multiple Improvements:	Multiple Im	
	1	Commercial						Residential					
F) 2	E) 6	D) 1	Н	0	01	(B)	A) 1			(RC)	CLOUD (	cation: RED	Assessor Location:
Parcel Size	City Size	Location	Zoning		Property Type		Status	130,125		0	128,300	,825	1,
	on Code	Date of Sale Property Classification Code	operty C	Sale Pr	Date of			Total		6.0	Improvements		Land
0000	002	10025	0 1	00			4371		e	d Valu	Date of Sale Assessed Value	Date of S	
Parcel	Area Blk	Subdiv Aı	Ort :	Sect	Rng	e Twn	GeoCde		1		38	_00	000136100
		mber	Parcel Number	P			4	Useability & Code #	abilit	Us	Sale Number		Location ID
	Unified:	1	ed:	Affiliated:	002	91-0002	Base:	2/24/2025	2/2		384	2025	91
100		School District Code	ol Distri	Scho			To wis	Sale Date	Sa	3.3	Page	Book	Cnty No.

#### B. L. NEBRASKA

Good Life. Great Service.

# Real Estate Transfer Statement

2

521 FORM

28 Date Deed Recorde 20 Legal Description (Attach additional pages, if needed.) 18a 22 Total purchase price, including any liabilities assumed..... 21 If agricultural, list total number of acres transferred in this transaction 18 Address of Property
421 N Chestnut Street 16 Does this conveyance divide a current parcel of land? 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) Buyer Seller V No Court Decree 11 Was ownership transferred in full? (If No, explain the division.) nere 9 Email Address n/a City Street or 5 Grantor's Name, Address, and Telephone (Please Print) Phone Number 8 Type of Deed Grantor's Name (Seller)
Katherine R. Rodriguez, F/K/A Katherine R. Moore Mo.\_ 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. 27 Block Two (2), LeDuc' What is the current market value of the real property: County Name 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. Red Cloud, NE Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? 168,000.00 No address assigned Yes ✓ Yes (A) Status Improved If yes, is the required affidavit attached to this filing? DEPARTMENT OF REVENUE Yes Cemetery Bill of Sale Unimproved 02 Other Mailing Address 8 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 Day 24 Yr. 25 Print Signature of Grantée or Authorized Representative 379-۹ No ? No or Type Name of Graptee or Authorized Representative Opace Webster - 91 No\_ Death Certificate - Transfer on Death □ Corrective □ Conservator 68970 The deed will not be recorded unless this statement is signed and items 1-27 are accurately completed. Commercial Single Family Aunt or Uncle to Niece or Nephew Multi-Family Ex-spouse **Brothers and Sisters** 18b 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. V 29 10 Type of Transfer \$ County Number Auction Sign e of Stamp or Ex ☐ Yes Register of Deed's Use Only Industrial Recreational Agricultural xempt Number Executor Exchange Easement Distribution No No J Easement Distribution Zip Code Parents and Child Grandparents and Grandchild Family Corp., Partnership, or LLC Grantor Trust Gift Foreclosure Mineral Land Contract/Memo (B) Property Type Title Grantee 17 Phone Number City Red Cloud Grantees 19 n/a Street or Other Mailing Address 421 N Chestnut Street Grantee's Name (Buyer)
Brady Schmitz and Madeline Schmitz 3 Date of Sale/Transfer

Mo. 2 Day 3 4 6 Grantee's Name, Address, and Telephone (Please Print) Mineral Interests-Producing Mineral Interests-Nonproducing Name and Address of Person to Whom the Tax Statement Should be Sent Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) ves GTAReal Estate Group No nail Address Was the mortgage assumed? (If Yes, state the amount and interest rate.) Partition ☐Irrevocable Trust Life Estate 12 Was real estate purchased for same use? (If No, state the intended use.) 2025 Yes S No 348 Is the grantee a 501 (c)(3) organization? If Yes, is the grantee a 509(a) foundation? Quit Claim Personal Rep. Partition Spouse Self Step-parent and Step-child Yr. 2025 ✓ Sale S Satisfaction of Contract Revocable Trust No 0 CU ☐ Trust/Trustee
✓ Warranty 20 Sheriff 4 Date of Deed Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2) Mo. 2 Exempt State Assessed 22 S 69 69 Other Day Other (Explain) Trustee to Beneficiary Transfer on Death Other 162-746-6-Phone Number 24 Date For Dept. Use Only 2/13/2025 168,000,00 168,000,00 <u>`</u> Yes Yes Zip Code 68970 Mobile Home 2025 S No **९** ९ ८ ८ 848

State of Nebraska \{\sigmass. \County of Webster\}\ss.

BOOK 3085 PAGE 384

Entered on the numerical index and filed for record in the Clerk's office of said county this 24 day of 60 A.D., 2025 at 2:54 o'clock PM. Recorded in Book 2025 on Page 2011 Orbbal Edd County Clerk

\_Comp\_\_\_Assessor\_

Carded

NEBRASKA DOCUMENTARY

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

## JOINT TENANCY WARRANTY DEED

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

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,

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

- (1) is lawfully seised of such real estate and that it is free from encumbrances;
- 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

STATE OF NEBRASKA

COUNTY OF WEBSTER

) ss.

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

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

Notary Public

My commission expires:

Cnty No. Book	ok Page	Sale	Sale Date		Sc	School District Code	ct Code		
100		2/21/2025	N. Carlotte	Base: 91-0002	A	Affiliated:		Unified:	
Location ID	Sale Number	Uscability & Code#	Code#			Parcel Number	nber		
000107600	37	Н	. Sellence	GeoCde Twn	Ring Sect	Ort	Subdiv Area	Blk	Parcel
D	Date of Sale Assessed Value	Value	4	4371	00	0	10005	014	0000
Land	Improvements	Total	al	J	Date of Sale Property Classification Code	Property C	lassificatio	n Code	
645	31,480		32,125	Status Pr	Property Type	Zoriing	Location	City Size	Parcel Size
Assessor Location: RED	CLOUD	(RC)	£	A) 1 B)		O 1 1	D) 1   I	E) 6	F) 2
		Ī	Residential			C	Commercial		OPCHE TO SERVICE
Mul	Multiple Improvements:	Multiple. Improvements. :	nents. :		Multiple. Improvements. :	vements.:			
	Construction Date:	Construction Date:	1896		Construction Date:	ate:			
	Floor:	Floor Sq. Ft. :	1,064	•	Floor Sq. Ft. :				
	Building Cost New:	Cost:	109,840		Cost:				
Single Family Style: 101	101	Residential Condition: 20	dition: 20		Commercial Occupancy Code:	Occupancy (	Ode:		
	6		Worn Out		Primary:	Other1:		Other2:	
		(20) <b>E</b> Badl	Badly Worn		mer	Construction			
(103)  Split Level			Δ		(2) 🗆 Rei	Reinforced Concrete Frame	crete Frame		
(104) □ 11/2 Story		(50) 🗆 Very	Very Good		(3) □ Ma	Masomy Bearing Walls	g Walls		
(111) □ Bi-Level		(60) □ Exce	Excellent		(4) 🗆 Wo	Wood or Steel Framed Ext.		Walls	
(106) 🗆 Other						Metal Frame and Walls	1 Walls		
		lentia	ility: 20		(6) 🗆 Pol	ame	X	7	
					Rai			Condition:	
		]   1			ם ונ	W.	(10)		
- 1		]   [	age	anta com	] [	Average	(20)	- 1	Wom
(309)   2 1/2 Story		(50) D Very (	Very Good		(40)   High	High	(40) (40)	☐ Good	ָרְיֹת 
(304) ☐ One Story Duplex	uplex	(60) □ Excellent	llent		i.ř		(50)	□ Very Good	ood
(305) 🗆 Two Story Duplex	иplex						(60)	□ Excellent	nt
Assessor's Adjustment to Sale Price (+ or -):	stment to Sale P	rice (+ or -):							
Assessor Comments and Reason for Adjustment:	and Reason for A	djustment:							
WD									
Comments from				Comments:	ents:				
000107600									
								(Contir	(Continue on back)
								(Column	ine on ourse

#### NEBRASKA

Good Life. Great Service.

# Real Estate Transfer Statement

521 FORM

14 What is the 28 Date Deed Recorded 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 18a No address assigned 18 Address of Property 221 W 4th Avenue 16 Does this conveyance divide a current parcel of land? sign 21 If agricultural, list total number of acres transferred in this transaction 11 Was ownership transferred in full? (If No, explain the division.)

Ves No City Springfield here 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) (402) 746-4268 Street or Other Mailing Address 16003 Medow Ridge Dr Grantor's Name (Seller)
Janet Kile c/o Lorri Koperski 8 Type of Deed Email Address n/a 1 County Name 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. Mo. Grantor's Name, Address, and Telephone (Please Print) Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? Town of Red Cloud, Webster County, Nebraska Red Cloud, NE 68970 (A) Status Yes DEPARTMENT OF REVENUE If yes, is the required affidavit attached to this filing? Yes 2,500 Yes Buyer Improved Bill of Sale Unimproved Day \_ 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 Signature of Grantee or Authorized Representative ~urrent market value of the real property? Print or Type Name of Grantee or Authorized Representative S No S No Webster - 91 Seller floor Death Certificate – Transfer on Death Corrective Conservator The deed will not be recorded unless this statement is signed and items 1-27 are accurately completed. **\** No Multi-Family Single Family Commercial n Brothers and Sisters Aunt or Uncle to Niece or Nephew Ex-spouse To be filed with the Register of Deeds.
Read instructions on reverse side.
If additional space is needed, add an attachment and identify the applicable item number. 18b Vacant land 10 Type of Transfer 29 Court Decree County Number Auction State NE Register of Deed's Use Only Recreational Industrial Agricultural Exchange Easement Distribution Executor No No Easement Distribution Parents and Child Family Corp., Partnership, or LLC Grandparents and Grandchild Zip Code 68059A 86 Grantor Trust \_ Gift Foreclosure Mineral Lease (B) Property Type M/A Email Address n/a Title City Red Cloud Grantee 17 Grantee's Name (Buyer) Christine Garrett 3 Date of Sale/Transfer

Mo. 2 Day 31 Yr. 2025 Grantee 19 Name and Address of Person to Whom the Tax Statement Should be Sent Phone Number Street or Other Mailing Address 221 W 4th Avenue 6 Grantee's Name, Address, and Telephone (Please Print) Mineral Interests-Producing Mineral Interests-Nonproducing Recording Mo. 2 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.)  $\cite{F}$  Yes GTA Real Estate Grou  $\cite{F}$  No Was the mortgage assumed? (If Yes, state the amount and interest rate.) Partition Irrevocable Trust Life Estate 12 Was real estate purchased for same use? (If No, state the intended use.) 2025 Yes S No Quit Claim Partition Personal Rep. Step-parent and Step-child Spouse Self ✓ Sale S Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation? Revocable Trust Satisfaction of Contract No. Q 362 ✓ Warranty Sheriff 4 Date of Deed Mo. 2 State Assessed
Exempt 22 24 STOWN STOWN COS \$ 100 00 co Other Other (Explain) ☐ Trustee to Beneficiary Day Transfer on Death Phone Number Other Date For Dept. Use Only 2/14/2025 5 <u>`</u> 2lp Code 68970 Mobile Home 2025 Yes Yes 0 **₹** ₹

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

BOOK ON PAGE 360

State of Nebraska 355.

o'clock Clerk's office of said county this 2 day of F2D A.D., 20 85, at 18:56 Entered on the numerical index and filed for record in the A.D., 20 05.

Comp Bount Hadia P.M. Recorded in Book 2025 Assessor County Clerk

Debuty Carded Deputy

NE3RASKA DOCUMENTARY

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

### WARRANTY DEED

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

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:

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

Executed Tobrach , 2025.

ét Kile, by Lorri Kopbrski, her Attorney-in-Fact

STATE OF NEBRASKA

COUNTY OF Cass SS

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

Notary Public Sudden ! SUSAN JOHNSON

Wy Comm. Esp. Feb. 3, 2029

## NEBRASKA STATUTORY FORM POWER OF ATTORNEY

## (IMPORTANT INFORMATION)

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

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

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

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

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

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

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

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

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

## 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

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

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

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

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

- (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)
- (Yes)All Preceding Subjects

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

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

- Create, amend, revoke, or terminate an inter vivos trust
- Make a gift
- Create or change rights of survivorship
- 2223 Create or change a beneficiary designation
- (Yes) power of attorney Delegate to another person to exercise the authority granted under this
- $(N_0)$ annuity, including a survivor benefit under a retirement plan Waive the principal's right to be a beneficiary of a joint and survivor
- Exercise fiduciary powers that the principal has authority to delegate
- (Yes) (No) appointment Renounce or disclaim an interest in property, including a power of

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

## SPECIAL INSTRUCTIONS:

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

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

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

Nominee's Telephone Number: (402) 746-4268 Nominee's Address: 16003 Meadow Ridge Dr, Springfield, NE 68059 Name of Nominee for conservator of my estate: Lorri Koperski

Nominee's Telephone Number: (402) 746-4268 Nominee's Address: 16003 Meadow Ridge Dr, Springfield, NE 68059 Name of Nominee for guardian of my person: Lorri Koperski

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

SIGNED: March 21, 2024

(anet Kile

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

STATE OF NEBRASKA, COUNTY OF WEBSTER ) ss

before me and acknowledged the execution thereof to be her voluntary act and deed described in and who executed this Durable Power of Attorney, personally appeared On March 2, 2024, Janet Kile, personally known to me to be the person who is

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

Notary Public

## IMPORTANT INFORMATION FOR AGENT

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

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

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

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

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

- Death of the principal;
- The principal's revocation of the power of attorney or your authority;
- The occurrence of a termination event stated in the power of attorney,
- 19840 The purpose of the power of attorney being fully accomplished; or
- for your legal separation, unless the Special Instructions in this power of attorney state that If you are married to the principal, a legal action filed with a court to end your marriage, or such an action will not terminate your authority.

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

(Continue on back)		
		000107600
Comments:		Comments from
		WD
	justment:	Assessor Comments and Reason for Adjustment:
	ce (+ or -):	Assessor's Adjustment to Sale Price (+ or -):
		(305) □ Two Story Duplex
	(60) □ Excellent	(304) ☐ One Story Duplex
□ High (40) □	(50) U Very Good	
verage (30) □	(40) □ Good	(308)  Split Level
age (20)	(30) □ Average	(307) □ 11/2 Story
OW	(20) 🖼 Fair	
Cost Rank: Condition:	(10) □ Low	(301) □ One Story
(6)  Pole Frame	Residential Quality: 20	Cownhouse or Duplex Style: 1
(5)   Metal Frame and Walls		(106) □ Other
(4) ☐ Wood or Steel Framed Ext. Walls	(60) □ Excellent	(111) □ Bi-Level
(3)   Masonry Bearing Walls	(50) Uery Good	(104) □ 1 1/2 Story
(2)  Reinforced Concrete Frame	(40) □ Good	
rame	(30) □ Average	(102) □ Two Story
Commercial Construction Class:	(20) 🗷 Badly Worn	(101) 🖼 One Story
Primary: Other1:	(10) □ Worn Out	(100)  Mobile Home
	Residential Condition: 20	730
	10	
	Floor Sq. Ft.: 1,064	_
	Construction Date : 1896	_
Multiple, Improvements. :	34 B	Multiple Improvements:
Commercial	Residential	
A) 1 B) 01 C) 1 D) 1 E) 6 F) 2		Assessor Location: RED CLOUD (RC)
Status Property Type Zoning Location City Size Parcel Size	32,125	645 31,480
Date of Sale Property Classification Code	Total .	Land Improvements
4371 00 0 10005 014 0000		Date of Sale Assessed Value
10 m	1	000107600 36
Parcel Number	Useability & Code#	Location D Sale Number
Base: 91-0002 Affiliated: Unified:	2/21/2025	91 2025 361
School District Code	Sale Date	Cnty No. Book Page

#### NEBRASKA

Good Life. Great Service.

36

FORM **521** 

Real Estate Transfer Statement  $\mathcal{S}_{\mathcal{K}}$  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.

Register of Deed's Use Only  28 Date Deed Recorded  Mo. 2 Day 3 1 yr. 25 29 Value of Stamp or Exempt Number 30 Rec  Mo. 3 Day 3 1 yr. 35 4 3 5 6 6 7 6 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7	under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and that I am duly authorized to sign this statement.  Teresa Theobald Print or Type Name of Grantee or Authorized Representative  Closing Agent Signature of Grantee or Authorized Representative  Title	22 Total purchase price, including any liabilities assumed	18 Address of Property 221 W 4th Avenue Red Cloud, NE 68970  18a \[ \text{No address assigned} \] 18b \[ \text{Vacant land} \] 20 Legal Description (Attach additional pages, if needed.) The West Forty Two feet (W 42') of Lots Nine (9), Ten (10), Eleven Town of Red Cloud, Websteer County, Nebraska	What is the current market value of the real property?  28,500.00  Does this conveyance divide a current parcel of land?  Yes No  15 War   17 War   Of 1	Was the transfer between relatives, or if to a trustee, are the trustor and beneficiarry relatives? (If Yes, chec  Yes ✓No Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC  Brothers and Sisters Grandparents and Grandchild  Ex-spouse Parents and Child	Death Certificate – Transfer on Death	(B) P le Family   Industrial       -Family   Agricultural     mercial   Recreational   Land or   Easement   Lease	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.	City         State         Zip Code         City           Springfield         NE         68059         Red Cloud           Phone Number (402) 746-4268         Phone Number	Raymond Koperski	County Name  County Name  Webster - 91  Grantor's Name, Address, and Telephone (Please Print)  Leave The deed will not be recorded unless this statement is signed and items 1-27 are accurately completed.  3 Date of Sale/Transfer  Mo. 2 Day 21 Yr. 2025  Mo. 2 Day 21 Or. 2025
For Dept. Use Only  Hadas 6 36 Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2)	nat it is, to the best of my knowledge and belief, true, complete, and correct,  (402) 746-2246  Phone Number  Closing Agent  Title  Date	22 \$ , 38,000,00 1 23 \$ 23 \$ 24	Ten (10), Eleven (11) and Twelve (12), Block Fourteen (14), Original	Was the mortgage assumed? (If Yes, state the amount and interest rate.)  Yes  No  No  Mas 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 No	-LC	cable 1	Mineral Interests-Nonproducing State Assessed Mobile Home Mineral Interests-Producing Exempt  Contract/Memo Partition Sheriff Other Personal Rep. Trust/Trustee		City NE State VE Red Cloud  NE  NE  68970  Red Cloud  NE  68970  NE  NE  NE  NE  NE  NE  NE  NE  NE  N		3 Date of Sale/Transfer  Mo. 2 Day 21 Yr. 2025  G Grantee's Name, Address, and Telephone (Please Print)

State of Nebraska ss. County of Webster

on Page\_ o'clock\_ of Feb A.D., 20 35, at 1 numerical index and filed for record in the Brugt fragal \_Comp\_ PM. Recorded in Book Aux 5 Assessor County Clerk

Deputy Carded

> NEGRASKA DOCUMENTARY By Ob

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

### WARRANTY DEED

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

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

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

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

Executed February ~ , 2025.

Koperski

Michael Kopérs

STATE OF NEBRASKA

COUNTY OF DOUG las

SS

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

Notary Public

My Comm. Exp. September 20, 2026 GENERAL NOTARY - State of Nebraska ERIC HANSEN

#### Agricultural Land Sales Worksheet

(Continue on back)					
					002503800
		Comments:			Comments from
			RTNERSHIP	TO FAMILY PARTNERSHIP	WD; TRANSFER
			stment	and Reason for Adju	1 2
	Total Recapture Value:	Total Rec	æ (+ or -):	ment to Sale Pric	Assessor's Adjustment to Sale Price (+ or -):
	7.000	Non-AG TOTAL			Outbuildings
		Other			Dwellings
		Recreation			
		Home Sites	59,950	21.800	4D
		Farm Sites	57,200	20.800	4D1
	7.000	Roads			3D
1,227,115	315.600	AG LAND TOTAL			3D1
		Other	36,575	13.300	2D
		Waste			2D1
		Accretion	99,550	36.200	1D
		Shelterbelt/Timber	237,325	86.300	DRYLAND 1D1
		4G	399,925	75.600	4A
2,210	1.700	4G1			4A1
	:	3G			3A
		3G1			3A1
		2G	8,320	1.500	2A
1,160	0.800	2G1			2A1
2,480	1.600	1G	117,605	20.400	1A
155	$\dashv$	GRASSLAND 1G1	204,660	35.500	IRRIGATED 1A1
VALUE:	ACRES:		VALUE:	ACRES:	Lcc
E) 0 F) 10	C) 5 D) 3	A) 2 B) 05		Irrigation Type:	
City Size Parcel Size	Zoning Location	Status Property Type	1,227,115		1,227,115
on Code	Date of Sale Property Classification Code	Date of Sale	Total	Improvements	Land
1 000 0000	0 00000		alue	Date of Sale Assessed Value	Dai
Area Blk Parcel	Qrt Subdiv	GeoCde Twn Rng Sect	4 05	35	002503800
	Parcel Number		Useability & Code#	Sale Number	Location ID
Unified:	Affiliated:	Base: 01-0123 Affi	2/19/2025	5 337	91 2025
	School District Code	S	Sale Date	k Page	Cnty No.   Book
	A CALL TO THE CALL TH			The state of the s	Township and

#### NEBRASKA|

Good Life, Great Sorvice.

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

FORM **521** 

tment of Revenue 9-2008 7-2024 Rev Supersedes 96-269-2008 10-2	8 Date Deed Recorded 29 Value of Stamp or Exempt Number  Mo. A Day 19 Yr. 35 \$ FXem n + A	Register of Deed's Use Only	here Signalule of Graniparof Authorized Representative	sentative	Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, and that I am duly authorized to sign this statement.  JOEI Bacon #22388	27 If yes, is the required attictavin attached to this tiling?   Yes   No	26 it this transfer is exempt from the documentary stamp ax, list the exemption number. Zo is an affictivit as described in Neb. Rev. Stat. § 76-2, 141 required because the property is located with the State of Neb. Rev. Stat. § 76-2, 141 required because the property is located with the State of Neb.	24 Adjusted purchase price paid for real estate (line 22 minus line 23)	<u> 15</u> 15	21 If agricultural, list total number of acres transferred in this transaction 322.6	20 Legal Description (Attach additional pages, if needed.) The East Half of Section Twenty-Seven (27), Township Four Meridian, Webster County, Nebraska.	18a 🗹 No address assigned 18b 🔲 Vacant land	d Modress or moberry	Yes No	2,455,000.00  16 Does this conveyance divide a current parcel of land?	i property?	Ex-spouse Parents and Child	, are the trustor ce or Nephew	o Court Decree Exchange	9 Was transfer part of IRS like- kind exchange (I.R.C. § 1031 February Indian   Easement Gift	Cemetery Death Certificate - Transfer on Death Executor Mineral	Conservator Distribution	Unimproved   Mutit-Family   Agricultural	Single Family	(B) Status (B)			State State Zip Code NE 68932		Grantor's Name (Seller) L'HEUREUX CHARITABLE LIMITED PARTNERSHIP	5 Grantor's Name, Address, and Telephone (Please Print)	
Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2)	90 Recording Data		Title Date	TORNEY	complete, and		If this transfer is exempt from the documentary stamp ax, list the exemption number \( \) Limited by the sound or other geographic area with an active air force ballistic missile field? (See instructions) is an afficient as described in Neb. Rev. Szal. § 76-2,141 required because the property is located within a country or other geographic area with an active air force ballistic missile field? (See instructions) is an afficient as described in Neb. Rev. Szal. § 76-2,141 required because the property is located within a country or other geographic area with an active air force ballistic missile field? (See instructions) is an afficient as described in Neb. Rev. Szal. § 76-2,141 required because the property is located within a country or other geographic area with an active air force ballistic missile field? (See instructions) is an afficient as described in Neb. Rev. Szal. § 76-2,141 required because the property is located within a country or other geographic area with an active air force ballistic missile field? (See instructions) is an afficient as a country or other geographic area with an active air force ballistic missile field? (See instructions) is an afficient as a country or other geographic area with an active air force ballistic missile field? (See instructions) is an afficient as a country or other geographic area with an active air force ballistic missile field?	24 \$ 0,00	23 \$		(27), Township Four (4) North, Range Twelve (12) West of the 6th Principal	CAMPBELL, NE 68932	REUX	of the agent or title company contact.) \( \sum_{\text{ord}} \text{Ves} \)	Yes V No S %  17 Was transfer through a real estate agent or a title company? (If Yes, include the name	Was the mortgage ass	id Step-parent and Step-child	FC Call	Partition Satisfaction of Contract  12 Was real estate nurchased for same use?	sure   Irrevocable Trust   Revocable Trust   Transier on Death	Quit Claim Warranty	Contract/Memo Partition	Mineral interests-Producing Exempt	grang	(B) Property Type (C)	kenkuhiman1@gmail.com	(402) 610-0012 If Yes, is the grantee a 509(a) foundation? Ves No	State Zip Coo	er Mailing Address 9TH STREET	Grantee's Name (Buyer) LARUE COFFEE FOUNDATION	hone (Please P	MO. Losy to Michael Pay to Live The Control of the

#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

Bk 2025, Pg 337

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

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

PLEASE RETURN TO: Joel Bacon, Esq., PO Box 82248, Lincoln, NE 68501-2248

### WARRANTY DEED

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): L'HEUREUX CHARITABLE LIMITED PARTNERSHIP (A/K/A THE L'HEUREUX

The East Half of Section Twenty-Seven (27), Township Four (4) North Twelve (12) West of the 6th Principal Meridian, Webster County, Nebraska. Township Four (4) North, Range

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

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

Executed:

2025

(A/K/A THE L'HEUKEUA CLIMA PARTNERSHIP), a Nebraska limited partnership L'HEUREUX CHARITABLE LIMITED PARTNERSHIP

Title: Name: Gary Gener General Kartner Cux, General Partner

NOTARY ACKNOWLEDGMENT

STATE OF NEBRASKA

COUNTY OF LANCASTER

On this A day of HONAA, 2025, before one a Notary Public, in and for said county, personally appeared Gary Genereux 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

May Comm. Expires APRIL 12, 2026 GENERAL NOTARY - State of Nebraska JESSICAE, MORTON

(Continue on back)	<u> </u>											
											00	0003061
					ents:	Comments:					OM	Comments from
												JTWD
									justment:	Assessor Comments and Reason for Adjustment:	nments and F	Assessor Cor
								-):	ice (+ or	Assessor's Adjustment to Sale Price (+ or -):	Adjustmen	Assessor's
Excellent		(60)									Two Story Duplex	(305) □ Two
Very Good		(50)				Paleo.		Excellent	(60)		One Story Duplex	(304) □ One
Good		(40)			(40) <b>□</b>			Very Good	(50)		2 1/2 Story	(309) 🗆 21/2
Average		(30)	Above Average	ł	(36)			Good	(40) 🗆		Split Level	(308) □ Split
□ Badly Wom	) 🗆 Ba	(20)	**		(20) <b>E</b>			Average	(30)		1 1/2 Story	(307) 🗆 11/2
Worn Out	(10) 🗆 W	(10)		Low	(10)			Fair			Two Story	(302) □ Two
30	Condition: 30	Cor	)	Cost Rank: 20	Cost Ra			Low			One Story	(301) □ One
			rame	Pole Frame	(6)			Quality:	Residential Quality:		Duplex Style:	Townhouse or Duplex Style:
		nd Walls	Metal Frame and Walls		(S)					15:39	4	(106) □ Other
	. Walls	Wood or Steel Framed Ext. Walls	or Steel		(4)			Excellent	(60)		evel	(111) □ Bi-Level
		Masonry Bearing Walls	uy Beari		(3) E			Very Good	(50) 🗆	-	1 1/2 Story	(104) 🗆 1 1/2
	ξυ.	Reinforced Concrete Frame	rced Cor		(2) 🗆			Good	(40)		Split Level	(103) 🗆 Split
	l Frame		of Struc	Firepro	(I)			Average			Two Story	(102) □ Two
	3	Commercial Construction Class:	nstructio	rcial Co	Comme			Badly Wom	(20) 🗆 :		One Story	(101) 🗆 One
r2:	Other2:	erl:	Other1:	344	Primary:	-		Worn Out	(10)		Mobile Home	(100) 🗆 Mob
		Code:	cupancy	Commercial Occupancy Code:	Comme			Residential Condition:	Residential			Single Family Style:
		,130	132,		Cost:				Cost:	Building Cost New:	Buildi	
		738		F. :	Floor Sq. Ft. :	,			Floor Sq. Ft. :	Floor: ]		
		1950		Construction Date:	Construc			Date:	Construction Date:	_	Const	
			nents.:	Multiple. Improvements	Multiple.			rovements.:	Multiple. Improvements. :	Multiple Improvements:	Multiple Im	
	1	Commercial						Residential				
F) 1	E) 6	D) 1	ω	C)	03	B)	A) 1		日)	в нітт (вн)	ation: BLUE	Assessor Location:
e Parcel Size	City Size	Location	Zoning		Property Type		Status	2,710		2,310	400	
e	ion Cod	Date of Sale Property Classification Code	operty (	Sale Pro	)ate of 3	Ι		Total		Improvements	In.	Land
14 6520	014	20005	0	00			4133		Value	Date of Sale Assessed Value	Date of S	
Blk Parcel	Area B	Subdiv A	Qrt	Sect	Rng	Twn	GeoCde		μ	34	00	000306100
		ımber	Parcel Number	Pa				Useability & Code#	Useabili	Sale Number		Location ID
	Unified:		æd:	Affiliated:	074	91-0074	Base:	2/18/2025	2/1	336	2025	91
		School District Code	ol Distr	Scho				Sale Date	S	Page	Book	Cnty No.

#### NEBRASKA

Good Life. Great Service.

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

FORM **521** 

Register of Deed's Use Only  28 Date Deed Recorded  Mo. A Day 19 Yr. 25 \$ 60.75  The broader Department of Revenue  Register of Deed's Use Only  Register of Deed	ent and t	21 If agricultural, list total number of acres transferred in this transaction	18a No address assigned  18b Vacant land  20 Legal Description (Attach additional pages, if needed.)  Lot Eighteen (18), except the South Seventy-five (75) feet, and except the Original Town of Blue Hill, Webster County, Nebraska	18 Address of Property 565 W Gage St Blue Hill, NE 68930	<ul> <li>14 What is the current market value of the real property?</li> <li>27,000.00</li> <li>16 Does this conveyance divide a current parcel of land?</li> <li>☐ Yes</li> <li>☑ No</li> </ul>	13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check  ☐ Yes ☐ No ☐ Aunt or Uncle to Niece or Nephew ☐ Family Corp., Partnership, or LLC ☐ Brothers and Sisters ☐ Grandparents and Grandchild ☐ E×spouse ☐ Parents and Child	Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? Seller Source No. Seller No. Seller Source No. Seller No. Seplain the division.)	r Distribution Easement Easement Executor	(A) Status  C Improved  Unimproved  Industrial  OLL  Commercial  C Rece C in categories A and B. Check C in categories A ca		City Line Malling Address  City Line Line Line Line Line Line Line Line	Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Jamos's Name (Seller) Jamos's H. Lounsbury and Melissa M. Lounsbury	County Name Webs
30 Recording Data 36 Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2)	hat it is, to the best of my knowledge and belief, true, complete, and correct,  Phone Number  Grantee 2/15/2025  Title Date	tructions)  22 \$ 27,000,00  1 23 \$ 27,000,00  24 \$ 27,000,00  27 or other geographic area with an active air force ballistic missile field? (See Instructions)	nd except the East Sixteen (16) feet, Block Fourteen (14),	Tax Statement Should be Sent	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)  Yes  No \$	beneficiary relatives? (If Yes, check the appropriate box.)  Family Corp., Partnership, or LLC Self  Grandparents and Grandchild Spouse  Parents and Child Step-parent and Step-child	Foreclosure	Land Contract/Memo	(B) Property Type (C)  Mineral Interests-Producing State Assessed Mobile Home  Mineral Interests-Producing Exempt	es, is the grantee a 509(a) foundation? Yes		Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Benjamin J. Kosse and Piper B. Kosse	The deed will not be recorded unless this statement is signed and items 1-27 are accurately completed.  2 County Number  3 Date of Sale/Transfer  4 Date of Deed  Mo. 2 Day 18 Yr. 2025  Mo. 2 Day 18 Yr. 2025

State of Nebraska ss. County of Webster

County of Webster Entered on the numerical index and filed for record in the Clerk's office of said county this 19 day of 19 A.D., 20 35 at 8 so'clock A.D., 20 at 8 so'clock A.D. Recorded in Book aDa o'clock A.D. Recorded in Book aDa on Page 336 county Clerk 10 as 336 in Deputy Ind Comp Assessor Carded Carded

NEBRASKA DOCUMENTARY
STAMP TAX
STAMP TAX
9-19-25
So: 75 By 18

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

## JOINT TENANCY WARRANTY DEED

tenants in common, the following described real estate (as defined in Neb. Rev. Stat. 76-201): ONE DOLLAR (\$1.00) and other valuable consideration received from Grantees, Benjamin J. James H. Lounsbury and Melissa M. Lounsbury, husband and wife, Grantors, in consideration of Kosse and Piper B. Kosse, husband and wife, convey to Grantees, as joint tenants and not as

(16) feet, Block Fourteen (14), Original Town of Blue Hill, Webster County, Nebraska Lot Eighteen (18), except the South Seventy-five (75) feet, and except the East Sixteen

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

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

COUNTY OF WEBSTER STATE OF NEBRASKA James H. Loupsbury Executed rebruary Š SS , 2025. Melissa M. Lounsbury

James H. Lounsbury and Melissa M. Lounsbury, husband and wife. The foregoing instrument was acknowledged before me on reprused , 2025 by

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

Notary Public

(Continue on back)								
		nts:	Comments:				from 600	Comments from
							Barrier and the state of the st	
								WID
					lment:	ason for Adjus	Assessor Comments and Reason for Adjustment:	Assessor (
					(+ or -):	to Sale Price	Assessor's Adjustment to Sale Price (+ or -):	Assessor
(60) □ Excellent							Two Story Duplex	(305) 🗆 T
			- 1. A		□ Excellent	(60)	One Story Duplex	(304) 🗆 0
(40) 🗆	gh	(40) 🛘 High			□ Very Good	(50)	2 1/2 Story	(309) 🗆 2
(30)	☐ Above Average	(30) 🗆 Al			☐ Good	(40)	Split Level	(308) 🗆 S
(20) 🛘 Badly Worn	Average	(20) 🗆 A			₩ Average	(30)	1 1/2 Story	(307) 🗆 1
(10) □ Worn Out	JWC	(10) 🗆 Low			□ Fair	(20)	Two Story	(302) 🗆 T
Condition:		Cost Rank:	C		□ Low	(10)	One Story	(301) 🗆 0
	□ Pole Frame	(6) D Po			Residential Quality: 30	Res	Townhouse or Duplex Style:	Townhouse
nd Walls	Metal Frame and Walls	(S) D M					Other	(106) 🗆 0
Framed Ext. Walls	Wood or Steel Framed Ext.	(4) U W			□ Excellent	(60)	Bi-Level	(111) 🗆 B
ng Walls	Masonry Bearing Walls	(3) II M			□ Very Good	(50)	1 1/2 Story	(104) 🗆 1
ncrete Frame	Reinforced Concrete Frame					(40)	Split Level	(103) 🗆 S
7	reproof Struc	(1) I H			₩ Average	(30)	Two Story	(102) 🗆 T
on Class:	Commercial Construction Class:	ommercia)	0		₩ Badly Worn	(20)	One Story	(101) EE C
erl: Other2:	Other1:	Primary:	ъ		□ Wom Out	(10)	Mobile Home	(100) □ №
Code:	Commercial Occupancy Code:	ommercia			Residential Condition: 25		** A	Single Family Style:
		Cost:	C	30	143,830	Building Cost New:   Cost :	Building	
		Floor Sq. Ft. :	Ή.	48	Floor Sq. Ft. : 1,548			
	Date:	Construction Date :	O	10	Construction Date : 1910		Constru	
	rovements. :	Multiple. Improvements. :	7		Multiple. Improvements. :		Multiple Improvements:	
Commercial	)				Residential			
D) 1 E) 6 F) 2	() 1	01	В)	A) 1		CLOUD (RC)	RED	Assessor Location:
Location   City Size   Parcel Size	Zoning	Property Type	Prop	Status	78,935	76,750	2,185	
Classification Code	Date of Sale Property Classificati	ite of Sale	D:		Total	Improvements		Land
10070 003 0000	0	0		4491	ue	Date of Sale Assessed Value	Date of Sa	
Subdiv Area Blk Parcel	Sect Qrt	Rng Sc	Iwn	GeoCde	1	33		000156600
ımber	Parcel Number				Useability & Code#	Sale Number   L		Location ID
Unified:	Affiliated:		91-0002	Base: 9	2/18/2025	335	2025	91
rict Code	School District Code	S			Sale Date	Page	Воок	Cnty No.

Mo. 3 Day 15 Yr. 25 \$ 20. 25  Nebraska Department of Revenue Form No. 96-269-2008 7-2024 Rev. Supersedes 86-269-2008 10-2020		Under penalties of law, I declare that I have examined this statement and that it is, and that I am duly authorized to sign this statement.  Gary Meyer Print or Type Name of Graftes or Authorized Representative  Signature of Grantee or Authorized Representative  Title  Tritle	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 § 762.141 required because the property is located within a county or other geographic area with an active air force ballistic m  27 If yes, is the required affidavit attached to this filing?   Yes   No	Red Cloud, NE 68970 (lot)  18a No address assigned  18b Vacant land  20 Legal Description (Attach additional pages, if needed.)  Lots One (1), Two (2), Three (3) and Four (4), Block Three (3) Nebraska	14 what is the current market value of the real property? 9,000.00 16 Does this conveyance divide a current parcel of land?  Yes   V   No  18 Address of Property	are the trustor and	Distribution  Easement  Easement  Executor  Type of Transfer  Distribution  Fo  Court Decree  Exchange  Granslin the Rivision	assification Number. Check one box in categories A and B. Check os  S  Single Family Industrial  Nutit-Family Agricultural  Commercial Recreational	Scout Enterprises, LLC Scout Enterprises, LLC Street or Other Mailing Address 411 S 13th Street City Linjcoln Phone Number Email Address n/a	Scoot Life. Great Service.  DEPARTMENT OF REVISION  1 County Name Webster - 91  5 Grantor's Name, Address, and Telephone (Please Print)  Real Estate Tra  To be filed with the Register of Deeds. • R  • If additional space is needed, add an attach  The deed will not be recorded unless this stateme  2 County Number    County Number   2 County Number   2 County Number   3 Grantor's Name, Address, and Telephone (Please Print)
5K 2035, Fd. 335 Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2)	Pego	that it is, to the best of my knowledge and belief, true, complete, and correct,  (402) 746-4698  Phone Number  2/11/2025  Title  Date	structions) 22 \$ 9,000,00 t structions) 23 \$ 9,000,00 t structions) 24 \$ 9,000,00 t structions) ted within a county or other geographic area with an active air force ballistic missile field? (See Instructions)	Grantee    Vacant land   Vacan	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)  \[ \sum_{Yes} \sum_{No} \\$ \]  17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.)  \[ \sum_{Yes}  \text{GTA Real Estate}  \text{No} \]  19 Name and Address of Person to Whom the Tax Statement Should be Sent	nd Step-child	Land Contract/Memo   Partition   Sheriff   Other	(B) Property I salso a mobile home.  (B) Property Type  Mineral Interests-Nonproducing  Mineral Interests-Producing  Exempt  (C)  Mobile Home	Grantiers walled (outper)  Garry Meyer  Street or Other Mailing Address 1045 N Franklin St  City Red Cloud  Phone Number Phone Number [402] 746-4698  Is the grantee a 501(a)(3) organization? [402] 746-4698  Email Address If Yes, is the grantee a 509(a) foundation?  The street of the property of the pr	*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.    County Number   3 Date of Sale/Transfer   4 Date of Deed   4 Date of De

on Page Clerk's office of said county this 18 day of Feb A.D., 20 25, at 15 Entered on the numerical index and filed for record in the o'ctock\_ 悥 Tobbert travial county clerk Comp\_ 0.8 M. Recorded in Book and S Assessor\_ Carded

Date 80. NEURASKA DOCUMENTARY 9

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

#### 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.

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

Executed

tronuary 14,2025.

Scout Enterprises, LLC, a Nebraska Limited Liability Company

BY: Sawyer Hornung-Scherr, Member

STATE OF NEBRASKA

SS

COUNTY OF WEBSTER

GENERAL NOTARY - State of Nebraska BRIDGET DAEHLING My Comm. Exp. May 19, 2028

Sawyer Hornung-Scherr, Member of Scout Enterprises, LL , a Nebraska Limited Liability Company. The foregoing instrument was acknowledged before me on Felmun 4 2025 by

Dedie Notary Public

## Residential & Commercial Sales Worksheet

Cnty No. Book	ok Page	Sale	Sale Date			School	School District Code	ode		
ME	б	2/13/2025		Base: <b>91</b> .	91-0074	Affiliated:			Unified:	
Location ID	Sale Number	Useability & Code#	& Code#			Parc	Parcel Number			
002650500	MH 2025-1	4	05	GeoCde T	Twn Rng	Sect Ort	rt Subdiv	ly Area	Blk	Parcel
D	Date of Sale Assessed Value	Value		4133		00 0		5	000	0000
Land	Improvements	То	Total	-	Date of	Date of Sale Property Classification Code	rty Class	ification	Code	
	29,135	01	29,135	Status	Property Type	pe Zoning	ng Location	60 SA 60 SA	City Size	Parcel Size
Assessor Location:	BLUE HILL	(BH)		A) 3	B) 01	) O 1	(ם   ב	1 E	6	F) 0
			Residential				Comi	Commercial		
Mul	Multiple Improvements:	Multiple. Improvements. :	ments.:		Multiple.	Multiple. Improvements. :				
	Construction Date:	Construction Date:	1999	9	Construc	Construction Date:				
	Floor:	Floor Sq. Ft. :	1,184	4	Floor Sq. Ft.:	판 :				
	Building Cost New:	Cost:	60,510	0	Cost:					
Single Family Style:	100	Residential Condition:	ndition: 30		Comme	Commercial Occupancy Code:	rancy Code			
(100) 🖼 Mobile Home	пе	(10) 🗆 Wo	Worn Out		Primary:		Other1:		Other2:	
(101)  One Story		(20) □ Bad	Badly Wom		Comme	Commercial Construction Class:	ruction Cla	ASS:		
(102)   Two Story		(30) 🗷 Ave	Average		2 0		Fireproof Structural Steel Frame	Steel Fran	1e	
(103)   Split Level			   94		(2)		Reinforced Concrete Frame	Frame		
(104) □ 11/2 Story		(50) U Ver	Very Good		(3) []		Masonry Bearing Walls	alls		
(III) U BI-Level		(60) L Exc	Excellent		- 1	Wood or	Wood or Steel Framed Ext.	X	Walls	
FZ 1	Style:	Residential Quality:	ality: 30		(a) (b) (c) (c) (c) (c) (c) (c) (c) (c) (c) (c	☐ Pole Frame	le			
(301) □ One Story		(10) 🗆 Low	₹		Cost Rank:	R:		Condition:	ion:	
(302) □ Two Story		(20) 🗆 Fair			(10)	□ Low		(10)	□ Wom Out	Out
(307) 🗆 1 1/2 Story		(30) Ha Ave	Average		(20)	Average		(20) [	□ Badly Worn	Wom
(308) □ Split Level		(40) □ Good	ğ		(30) 🗆	Above Average	/erage	(30)	□ Average	<del>ў</del> е
(309) □ 21/2 Story		(50) U Ver	Very Good		(40) <b>□</b>			(40) [	□ Good	
(304) ☐ One Story Duplex	Juplex	(60) □ Exc	Excellent					(50) L	□ Very Good	jood
(305) □ Two Story Duplex	Duplex								□ Excellent	ant
Assessor's Adju	Assessor's Adjustment to Sale Price (+ or -):	rice (+ or -):								
Assessor Comment	Assessor Comments and Reason for Adjustment:	djustment:							:	
1999 REDMAN HOMES,	1 1	INC./EMPIRE NB		FORECLOSURE-BETWEEN PARENT &	ETWEEN	PARENT	& CHILD	T.D		
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002650500							:			
			;							
				- - - -					(Conti	(Continue on back)
									( - Commercial Commerc	Care of the last

Dayume Phone		A minor more inchicociticania	A Company
3087461367		WILL) An S  River or Arthorized Representative	Print of None Name of Aure
slief, true,	at it is, to the best of my knowledge and be	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.	Under penalties of law, I complete, and correct, and that
	25c		25c Set-up Costs
	25b		25b Moving Costs
	25a		25a Furnishings
24	(If Yes, complete 25a, 25b,	lmed □YES □NO	<ul> <li>24 Total purchase price, including any liabilities assumed</li> <li>25 Was non-real property included in the purchase?</li></ul>
Eggerts Hadition	trovandal	68930 Knnexa	Bus HILL NE
iers Addinand	. 7	and	POBER 368
ARENT) AM BLOCK 2	Legal Description of the Land り 好 1 ら 1 の しし ,	23 Legal   O 4	22 Name and Address of the Land Owner おこれを ガカルミル こしつ
8932	umphell NE 68	C.	SAME
	load 100	LDE 68930	ddress of
the Tax Statement Should be Sent	21 Name and Address of Person to Whom the Tax Statement Should be Sent	106 NChary	20 Situs address of the Manufactured Home Before Sale 15 Cu を 14 AVE レンして
			19 Vehicle Identification Number
18 Year 1999	nc Empire NB	Ledman Homes 1.	14 Length (Without Hitch) 15 Width
		title company? me of the agent:	If Yes, in
at%	Let was the mortigage assumed (in res, state amount and interest rate.)  YES NO \$ at	<u>.</u>	15,000
Other	Self	pioners and oss	Creative and Child     Parents and Child     What is the current market value of the manufactured bousing?
٦Ė٦		┙╚	Was the sale between relatives? (If Yes, check the appropriate box,
-kind exchange? (IRC § 1031 Exchange)	9 Was the property purchased as part of an IRS like-kind exchange? (IRC § 1031 Exchange)		Was ownership transferred in full? (If No, explain the division.)
er (Explain.)	Satisfaction of Contract Life Estate Other (Explain.).	Foreclosure Sar	7 Type of Transfer Sale Auction Gift
ail Address Piss jll 16, pg S (D) rudeef pool 1 o coin	Daytime Phone Email Address  Sos 746 1367   r pa j // / 6 pa .	Daytime 3087	Daytime Prione Email Address
State Zip Code  CSP32	rell R	State Zip Code City  LE 68932 Ca	m obell
	Current Mailing Address (Number and Street or PO Box)		676 Road
10ms	Roland + Linda Willi		Cody+Victoria Bures
ase Print)	e, Ado		5 Seller's Name, Address, and Telephone (Please Print)
4	of Sale A Day 13 Yr. a5	2 County Number 3 Date of Sale 9/ Mo. 3	1 County Name Webster
521 <b>NH</b>	<ul> <li>Read instructions on reverse side.</li> <li>ttachment and identify the applicable item number</li> </ul>	<ul> <li>To be filed with the County Treasurer.</li> <li>Read instructions on reverse side.</li> <li>If additional space is needed, add an attachment and identify the applicable item number.</li> </ul>	Service.
ent FORM	ransfer Stateme	4.0	

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.

Authorized by Nach Raul Stat SS 80-147

Vehicle Identification 19196450003 VIANUFACTURED HOME Year 1999 REDMAN HOMES, INC. / EMPIRE NB Make / Model

PO BOX 426 VI©TORIA ■STENKA

BLUE HILL NE 68930-5554 106 N CHERRY S Owner Name(s) Residential Address 09-Nov-2020

28<u>-</u>Jul-2020 Purchase Date

within the Certificate of Title; PURCHASER'S INFORMATION

TENTINS eter reading style actual mileage of the vehicle unless one of the following statem READ CAREFULLY
BEFORE YOU
CHECK A BLOCK 回 1. Ine mileage stated is in excess of its mechanical control of the community of the accural mileage.

WARNING - ODOMETER DISCREPANCY

ON THE FACE OF THIS TITLE MUST SIGN Barre 25 I AM AWARE OF THE ODOMETER STATEMENTS

MADE BY THE SELLER(S) 11ams

5360898 WEBSTER and Office Seal The Date

N0001163936

KKNEHANS

Vehicle Identification Number 11257962 Year Make 1999 REDM REDMAN FIOMES, INC. / EMPIRE NB

NE\_N0001163936 Previous Title Body Style JEACTURED TAN Color

AND P WILLIAMS 68932-

> 13-Feb-2025 **Purchase Date Issue Date** 2025

1676 RD 100 Residential Address

**CAMPBELL NE 68932-7102** 

Owner Name(s) OR LINDA S WILLIAMS WROS AND P WILLIAMS

SELLER MUST COMPLETE

INFORMATION

The undersigned being the owner of the vehicle described within the Certificate of Title, neteby sells and assigns all right, title and interest in and to-said Certificate of Title and the vehicle described the end to be following managed particularsers.

Certify to the best of my agovinated the pagineter reading is the actual mileage of the vehicle unless one of the following statements is checked. with the transfer of ownership. Failure to complete or providing a false statement may result in fines and/or

meter reading is the actual mileage of the vehicle unles CAUTION
READ CAREFULLY
BEFORE YOU
CHECK A BLOCK 回 1. The mileage stated is in excess of its mechanics 口 2. The odometer reading is not the actual mileage. The mileage stated is in excess of its mechanical limits s one of the following statements is checked:

ALL OWNERS THE FACE OF THIS TITLE MUST SIGN.

ODOMETER READING

TENTHS

PRINTED NAME OF PURCHASER(S)

WARNING - ODOMETER DISCREPANCY.

ADDRESS

DATE OF SALE PRINTED NAME OF SELLER (ONLY GNATURE OF SELLER REQUIRED SIGNATURE OF PURCHASER I AM AWARE OF E OF THE ODOMETER STATEMENTS MADE BY THE SELLER(S)

G 7288619

Witness My Hand And Official WEBSTER

eal The Date Shown

N0005387535

KNEHANS \$10.00

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•	2.000		Non-AG TOTAL	Non-£			Outbuildings	
			Other				Dwellings	
			Recreation					
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			Farm Sites				4D1	
	2.000		Roads				3 <u>D</u>	
288,735	7.190	157	AG LAND TOTAL	AG LAI			3D1	
			Other		49,665	18.060	20	
			Waste				2D1	
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E) 0 F) 9	D) 3	C) 5	в) 05	A) 2		Irrigation Type:	<b>I</b> n	
City Size Parcel Size	Location	Zoning	Property Type	Status	295,000		295,000	N
tion Code		e Property	Date of Sale Property Classifica		Total	Improvements	Land	L
1 000 0000	00000	4 2	2 12 '	4369	alue	Date of Sale Assessed Value	Date	
Area Blk Parcel	Subdiv 1	Sect   Ort	Twn   Rng   S	GeoCde T	4 05	32	002305400	0023
	(umber	Parcel Number			Useability & Code#	Sale Number	Location ID	Loca
Unified:		Affiliated:	01-0123 Af	Base: 01	1/17/2025	305	2025	91
	School District Code	School Dis	7		Sale Date	Page	o Book	Cnty No.

(Continue on back)	
	002305400
Comments:	Comments from Com
	JTWD; SALE BETWEEN BROTHER & SISTERS
	Assessor Comments and Reason for Adjustment:
Total Recapture Value:	Assessor's Adjustment to Sale Price (+ or -):

### Good Life. Great Service. NEBRASKA

## Real Estate Transfer Statement

3

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

FORM 521

Mo. A Day O vr. A \$ \$ Nebraska Department of Revenue
Form No. 96-269-2008 7-2024 Rev. Supersedes 96-269-2008 10-2020 20 Legal Description (Attach additional pages, if needed.)
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. 28 Date Deed Recorded sign 18a 🗸 No address assigned here 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 exercise an affidavit as described in Neb. Rev. Stat. § 76-2,141 required because the part of the state 21 If agricultural, list total number of acres transferred in this transaction 160+-18 Address of Property Rural 14 What is the current market value of the real property? City Great Bend 22 Total purchase price, including any liabilities assumed... 16 Does this conveyance divide a current parcel of land? 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) Buyer ☐ Seller ☑ No ☐ Court Decree ☐ 11 Was ownership transferred in full? (If No, explain the division.) Phone Number (620) 282-7062 Street or Other Mailing Address 2909 29th ST 5 Grantor's Name, Address, and Telephone (Please Print) 8 Type of Deed Email Address Grantor's Name (Seller)
Mary M. Wilson and Charles C. Wilson 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. County Name 27 If this transfer is exempt from the documentary stamp tax, list the exemption number Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? Webster County, Nebraska Yes ₹ Yes ✓ Yes (A) Status ✓ Unimproved DEPARTMENT OF REVENUE If yes, is the required affidavit attached to this filing? Improved Cemetery Bill of Sale 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) Signature of Grantee or Authorized Representative Frint or Type Name of Grantee or Authorized Representative S No No No. Webster - 91 scribed 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) Death Certificate - Transfer on Death Conservator Corrective The deed will not be recorded unless this statement is signed and items 1-27 are accurately completed. Ex-spouse ✓ Brothers and Sisters Multi-Family Aunt or Uncle to Niece or Nephew Commercial Single Family in 18b ☐ Vacant land 10 Type of Transfer 29 2 County Number Value of Stamp or Exempt Number Auction 3 **\(\cdot\)** Register of Deed's Use Only 8 Agricultural Industrial Recreational Exchange Executor Distribution Easement □ No ∃ Easement Distribution Parents and Child Grandparents and Grandchild Family Corp., Partnership, or LLC 21p Code 67530 Grantor Trust Gift Foreclosure Land Contract/Memo Mineral (B) Property Type 30 Recording Data Title ATTORNEY Email Address n/a Mineral Interests-Nonproducing City (Same as Grantee) 19 Name and Address of Person to Whom the Tax Statement Should be Sent 6 Grantee's Name, Address, and Telephone (Please Print) 3 Date of Sale/Transfer

Mo. 01 Day 17 Yr. 25 Phone Number (402) 746-3732 Street or Other Mailing Address 167 Road N Grantee's Name (Buyer) Leland O. & Susan L Mineral Interests-Producing Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) The Yes Was the mortgage assumed? (If Yes, state the amount and interest rate.) Yes Partition Irrevocable Trust Revocable Trust Life Estate 12 Was real estate purchased for same use? (If No, state the intended use.) Partition **\** No Quit Claim Personal Rep. Step-parent and Step-child Self Spouse 2 ✓ Sale S Erickson Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation? No. Satisfaction of Contract S Sheriff
Trust/Trustee

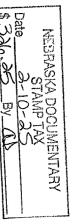
Warranty State Assessed

Exempt Mo. 01 Yes Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2) NE State 24 \$ 22 23 S 6 Other Day Trustee to Beneficiary Transfer on Death Other 17 Date For Dept. Use Only Phone Number 144,400,00 0 (402) 746-3613 144,400,00 70-25 Yes Yes <u></u> Zip Code 68932 <u>0</u> 25 0,00 N S

## 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 10 A.D., 2025, at 10:38 o'clock 1.M. Recorded in Book 2025 on Page 305 on Page 305 Deputy Clerk 10.00 Deputy Clerk 10.00 Deputy



## JOINT TENANCY WARRANTY DEED

defined in Neb. Rev. Stat. 76-201): husband and wife as joint tenants, GRANTEES, the following described real estate (as which is hereby acknowledged, convey to Leland O. Erickson and Susan L. Erickson, THOUSAND FOUR HUNDRED AND NO/100 DOLLARS (\$144,400.00) receipt of husband, GRANTOR, in consideration of ONE HUNDRED FORTY-FOUR Mary M. Wilson, formerly Mary Erickson, and Charles C. Wilson, wife and

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

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

Comm. expires 07 06  2028	The foregoing instrument was acknowledged before Charles C. Wilson and Mary M. Wilson, husband and wife	STATE OF KANSAS, COUNTY OF BUY + ON	Mary M. Wilson	Executed January 17, 2025.
Notary Public  Notary Public	me on Janı	(M) ss.	Charles C. Wilson	

	.000	2.	E	Non-AG TOTAL	Non-A					Samounda	
			1 2						1 7	1 7 1	
			O#her	⊋					<b>7</b>	Dwellings	
			ion	Recreation							
			8	Home Sites		28,135		10.230	0	4D	
			ites	Farm Sites						4D1	
	2.000	2	ads	Roads			i		0	3D	
288,735	.190	157.	T.	LAND TOTAL	AG LAP				<u> </u>	3DI	
			Other	Q		49,665		18.060	D	2D	
			Waste	W					<u> </u>	2D1	
			ion	Accretion					D	ID.	
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n Code	Date of Sale Property Classification Code	roperty	Sale P	Date of		Total		Improvements	Im	nd	Land
.   000   0000	00000 1	2	4	2 12	4369		Value :	Date of Sale Assessed Value	Date of S		
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	ımber	Parcel Number	j			Useability & Code#	Useabilit	Sale Number	Sale	on ID	Location ID
Unified:	]	ated:	Affiliated:	01-0123	Base: 01	1/21/2025	1/2:	304	2025	2	91
	School District Code	nool Distr	Sch			Sale Date	Sa	Page	Book		Cnty No.

(Continue on back)	
	002305400
Comments:	Comments from
	JTWD; SALE BETWEEN BROTHER & SISTERS
	Assessor Comments and Reason for Adjustment:
Total Recapture Value:	Assessor's Adjustment to Sale Price (+ or -):

## NEBRASKA

Good Life. Great Service.

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

FORM **521** 

The deed will not be recorded unless this statement and identify the applicit signed an attachment and identify the applicit signed and items 1-27 at 1 County Name    County Name	able item number.  re accurately complete 25
Type of Deed	rract/Memo Partition Sheriff Personal Rep. Trust/Trustee Quit Claim Warranty Irrevocable Trust Revocable Trust Life Estate Sate Partition Satisfaction of Contract To Was real estate purchased for same use?
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check  ✓ Yes No Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC  ✓ Brothers and Sisters Grandparents and Grandchild  Ex-spouse  ✓ Parents and Child  14 What is the current market value of the real property?	the appropriate Self Spouse Step-pa age assumed?
16 Does this conveyance divide a current parcel of land?  Yes No  18 Address of Property	
Webster County, Nebraska  18a 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.	(Same as Grantee)  (Same as Grantee)  Section Four (4), Township Two (2) North, Range Nebraska.
22 Total purchase price, including any liabilities assumed	Total purchase price, including any liabilities assumed
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 Type Name of Grantee or Authorized Representative  ATTORNEY  Signature of Grantee or Authorized Representative  Title  Date	that it is, to the best of my knowledge and belief, true, complete, and correct,  (402) 746-3613  Phone Number  ATTORNEY  Title  Date
Register of Deed's Use Only  28 Date Deed Recorded  Mo. Supartiment of Revenue  Register of Deed's Use Only  29 Value of Stamp or Exempt Number  30  \$ 306, 35  Permi No. 96-269-2008 7-2024 Rev. Supersedes 96-269-2008 10-2020	Y

State of Nebraska ss. County of Webster

clock A.M. Recorded in Book 304

on Page 304

Loca Hand county clerk.

10.00 Assessor Carded

ם



## JOINT TENANCY WARRANTY DEED

ONE HUNDRED FORTY-FOUR THOUSAND FOUR HUNDRED AND NO/100 following described real estate (as defined in Neb. Rev. Stat. 76-201): Erickson and Susan L. Erickson, husband and wife as joint tenants, GRANTEES, the DOLLARS (\$144,400.00) receipt of which is hereby acknowledged, convey to Leland O. Linda Erickson Lobach, formerly Linda Erickson, GRANTOR, in consideration of

(2) North, Range Twelve (12) West of the 6th P.M., Webster County, Nebraska All my interest in the Northwest Quarter (NW1/4) of Section Four (4), Township Two

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

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

Linda Erickson Lobach

Solt ( Solo) ss.

STATE OF UTAH, COUNTY OF

Linda Erickson Lobach, a single person. The foregoing instrument was acknowledged before me on January , 2025, by



Comm. expires

Notary Publis

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			ier	Other					ings	Dwellings
			on	Recreation						
			fes	Home Sites		28,135		10.230	4D	Processor of admires also processor and the contract of
			ies –	Farm Sites					4D1	
	000	2.	lds	Roads					3D	
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000 0000	00000 1	2 0	4	12	4369 2		/alue	Date of Sale Assessed Value	Date of S	
a Blk Parcel	Subdiv Area	Qrt s	Sect	n Rng	GeoCde Twn	05	4	30		002305400
	nber	Parcel Number	P			Useability & Code#	Useability	Sale Number	Sale	Location ID
Unified:	Uı	ted:	Affiliated:	01-0123	Base: 01-6	1/31/2025	1/31	303	2025	91
	ct Code	School District Code	Scho			Sale Date	Sal	Page	Book	Cnty No.

		002305400	Comments from Comments:			JTWD; SALE BETWEEN BROTHER & SISTERS	Assessor Comments and Reason for Adjustment:	Assessor's Adjustment to Sale Price (+ or -):
(Continue on back)			(\$;	The state of the s				Total Recapture Value:

NEBRASKA
Good Life. Great Service.

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

FORM **521** 

(402) 746-3613   Phone Number   For Dept. Use Only   30 Pecording Data     (402) 746-3613     (402) 746-36	and that I am duly authorized to sign this statement.  David B. Garwood  Pfint or Type Name of Grantee or Authorized Representative  here  Signature of Grantee or Authorized Representative  Register of Deed's Use O  29 Value of Stamp or Exampt Number
22   \$ 433 aoo 144,400;00	22 Total purchase price, including any liabilities assumed
Section Four (4), Township Two (2) North, Range, Nebraska.	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 Twelve (12) West of the 6th P.M., Webster County,  21 If agricultural, list total number of acres transferred in this transaction 160+-
17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.): \( \subseteq \text{Yes} \) \( \subseteq \text{Nom} \) Name and Address of Person to Whom the Tax Statement Should be Sent (Same as Grantee)	16 Does this conveyance divide a current parcel of land?  Yes No  18 Address of Property  Nohotor County Nohrocko
Was the mortgage assum	Ex-spouse   Parents and Child
and beneficiary relatives? (If Yes, check the appropriate box.)  Family Corp., Partnership, or LLC  Grandparents and Grandchild  Spouse	ansfer between relatives, or if to a trustee, are the trustor  No Aunt or Uncle to Niece or Nephew  Brothers and Sisters
Irrevocable Trust Revocable Life Estate Sale st Partition Satisfact 12 Was real estate purcha	IRS like- \$ 1031 Seller? Auction Easement In Court Decree Exchange In full? (If No, explain the division.)
Land Contract/Memo     ☐ Partition     ☐ Sheriff     ☐ Other       Lease     ☐ Personal Rep.     ☐ Trust/Trustee       ☐ Mineral     ☐ Quit Claim     ☑ Warranty	8 Type of Deed Conservator Distribution La Bill of Sale Corrective Easement Le Cemetery Death Certificate – Transfer on Death Executor M
(B) Property Type (C)  Mineral Interests-Nonproducing State Assessed Mobile Home  Mineral Interests-Producing Exempt	(A) Status (E  Improved
n/a f property is also a mobile home.	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	9172 NM
Street or Other Mailing Address 167 Road N  City State	Street or Other Mailing Address 10313 Manzanillo Ave. NE State Street or Other Mailing Address
	5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller)
3 Date of Sale/Transfer  Mo. 01 Day 31 Yr. 25 4 Date of Deed  Mo. 01 Day 31 Yr.	1 County Name Webster - 91
The deed will not be recorded unless this statement is signed and items 1-27 are accurately completed.	The deed will not be recorded unless this statement is signed and items 1-27 are accurately com

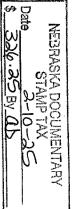
State of Nebraska \{\}ss. County of Webster\}\{\}ss.

Entered on the numerical index and filed for record in the Clerk's office of said county this 10 day of 12b A.D., 20 25, at 10:33 o'clock A.M. Recorded in Book 202 on Page 303 County Clerk 10.

\_comp\_

Assessor

Carded



## JOINT TENANCY WARRANTY DEED

as joint tenants, GRANTEES, the following described real estate (as defined in Neb. Rev HUNDRED AND NO/100 DOLLARS (\$144,400.00) receipt of which is hereby Stat. 76-201): acknowledged, convey to Leland O. Erickson and Susan L. Erickson, husband and wife GRANTOR, in consideration of ONE HUNDRED FORTY-FOUR THOUSAND FOUR Ann Marie Walter, formerly Ann Erickson, and John Walter, wife and husband,

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

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

My Comm. Exp. Jun 145 STATE OF NEW MEXICO, COUNTY OF ¿ Executed State of New Mexico KRISTY JEAN PAREO and Ann Marie Walter, husband and wife. comm. # 1140514 Marie Walter Notary Public The foregoing instrument was acknowledged before me on

Comm. expires

Notary Public

	2.000	Non-AG TOTAL			Outbuildings
		Other			Dwellings
		Recreation			
		Home Sites	27,500	10.000	4D
		Farm Sites			4D1
	2.000	Roads			3D
295,000	158.000	AG LAND TOTAL			3D1
		Other	60,500	22.000	2D
		Waste			2D1
		Accretion			ID
		Shelterbelt/Timber	52,250	19.000	DRYLAND 1D1
44,200	34.000	4G			4A
		4G1			4Al
		3G			3A
		3G1			3A1
5,800	4.000	2G			2A
31,900	22.000	2G1			2A1
		1G			1A
72,850	47.000	GRASSLAND 1G1			IRRIGATED IAI
VALUE:	ACRES:	CCC	VALUE:	ACRES:	LCG
E) 0 F) 9	C) 5 D) 3	A) 2 B) 05		Irrigation Type:	
Clty Size   Parcel Size	Zoning Location	Status Property Type	295,000	-	295,000
ation Code	Date of Sale Property Classifica	Date of Sale	Total	Improvements	Land
1 000 0000	1 2 00000	4369 2 12 4	7alue	Date of Sale Assessed Value	Da
Area Blk Parcel	Sect   Qri   Subdiv	GeoCde Twn Rng Se	4 05	18	002305400
	Parcel Number		Useability & Code#	Sale Number	Location D
Unified:	Affiliated:	Base: 01-0123 Aff	12/20/2024	25 216	91 2025
	School District Code	S	Sale Date	ik Page	Cnty No. Book

(Continue on back)	
	002305400
Comments:	Comments from
1170	
	WD; BETWEEN BROTHERS & SISTERS
	Assessor Comments and Reason for Adjustment:
Total Recapture Value:	Assessor's Adjustment to Sale Price (+ or -):

### Good Life. Great Service. NEBRASKA

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

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N	Ĭ
-	2
	$\geq$

1 County Name  WebSter - 91  5 Grantor's Name, Address, and Telephone (Please Print)  Grantor's Name (Seller) Lelland 0 0. & Susan L. Erickson, Trustees  Street or Other Mailing Address 167 Road N  City City City City City City Compbell Compbell Composition Number. Check one box in categories (A) Status  7 Property Classification Number. Check one box in categories (A) Status  7 Property Classification Number. Check one box in categories (A) Status  Single Family Unimproved    Single Family   Industria   Journamy   Industria   Journamy   Industria   Ommercial   Stype of Deed   Conservator   Bill of Sale   Corrective   Cemetery   Death Certificate - Transfer on Death   Industria   Stype of Deed   Corrective   Commercial   Stansfer part of IRS like-kind exchange (I.R.C. § 1031   Auction   Ea   Stype of Death Certificate - Transfer   Ditakind exchange (I.R.C. § 1031   Auction   Ea   Stype of Death Certificate - Transfer   Ditakind exchange (I.R.C. § 1031   Auction   Ea   Stype of Death Certificate - Transfer   Ditakind exchange (I.R.C. § 1031   Auction   Ea   Stype of Death Certificate - Transfer   Ditakind exchange (I.R.C. § 1031   Auction   Ea   Stype of Death Certificate - Transfer   Ditakind exchange (I.R.C. § 1031   Auction   Ea   Stype of Death Certificate - Transfer   Ditakind exchange (I.R.C. § 1031   Auction   Ea   Stype of Death Certificate - Transfer   Ditakind exchange (I.R.C. § 1031   Auction   Ea   Stype of Transfer   Ditakind exchange (I.R.C. § 1031   Auction   Ea   Stype of Transfer   Ex   Stype of Transfer	gories  gories  gories  goricult  decreati  errusto  prusto	phone    A   A	A Date of Deed  Mo. 12 Day 20 Yr. 2024  The Please Print of Pl
(A) Status    Improved	Industrial    Agricultural   Recreational   Recreational   Distribution   Easement   Industrial   Easement   Industrial   Easement   Industrial   Caurt Death   Executor   Industrial	erty Type erty Type eral Interes eral Interes tract/Memo life Es Partitio	tate Assessed  xempt  ff Other.  Trustee  .nty Transfer  .trustee Trustee  .trustee Other.  .trustee Other.  .trustee Other.
13 Was the transfer between relatives, or if to a trustee    Yes	o a trustee, are the trustor and beneficiary relatives? (If Yes, c cole to Niece or Nephew Family Corp., Partnership, or I Grandparents and Grandchild Parents and Child	beneficiary relatives? (If Yes, check the appropriate box.) Family Corp., Partnership, or LLC Self Grandparents and Grandchild Spouse Parents and Child Step-parent and Step-child	Other
The same of the sa	al property? 'cel of land?	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)  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  Yes	amount and interest itle company? (If Yes, s
18 Address of Property Rural Webster County Nebraska  18a ☑ No address assigned  20 Legal Description (Attach additional pages, if needed.) The Northwest Quarter (NW1/4)	□ vacant land ges, if needed.) r (NW'14) of Section Four (4).	19 Name and Address of Person to Whom the Tax Statement Should be Sent Leland Erickson 167 Road N Campbell, NE 68932 of Section Four (4). Township Two (2) North Range Twelve (12)	x Statement Should be Sent
	County, Nebraska.  ansferred in this transaction 160+-		
22 Total purchase price, including any liabilities assumed	Total purchase price, including any liabilities assumed	Total purchase price, including any liabilities assumed	22 \$ 160,000 0,000 23 \$ 0,000 0,000 24 \$ 160,000 0,000 r force ballistic missile field? (See Instructions)
and that I am duly authorized to sign his David B. Garwolog, Print of Type Name of Grantee or Authorized Reprinted Signature of Grantee or Authorized Reprinted Printed Printe	rized to sign this statement.  WOOD  Trantee or Authorized Representative  Authorized Representative	David B. Garwyood,  Print of Tyde Name of Grantee dr Authorized Representative  Signature of Grantee or Authorized Representative  Signature of Grantee or Authorized Representative  Title  Title  To the Desir of my knowledge and belief, true, complete, and correct, (402)  Phone in the person of	Phone Number  8/15/2024  Date
28 Date Deed Recorded  Mo Day 22 Yr. 35 Pebraska Department of Revenue	Register of Deed's Use Only Value of Stamp or Exempt Number  \$ 40.00 360 300	BK225, Pg allo	For Dept Use Only  Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2)

State of Nebraska Ss. County of Webster

BOOK 2025 PAGE 216

numerical index and filed for record in the Clerk's office of said county this a day of 10.0 A.D., 20.35 at 11:13 o'clock O.M. Recorded in Book 20.35 on Page 211. abbout tang \_Comp\_ \_Assessor\_ County Clerk

Deputy \_Carded\_ Deputy

## 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, GRANTEES, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Township Two (2) North, Range Twelve (12) West of the 6th P.M., Webster County, Nebraska. All our undivided interest in The Northwest Quarter (NW1/4) of Section Four (4),

GRANTEE that GRANTORS: GRANTORS covenant (jointly and severally, if more than one) with the

- except roads and highways, easements and restrictions of record; (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;
- persons. (3) warrant and will defend title to the real estate against the lawful claims of all

Executed December 0

Leland O. Erickson, Trustee

Susan L. Ericksón, Trustee

STATE OF NEBRASKA, COUNTY OF WEBSTER ) ss.

Revocable Trust dated May 1, 2020, dated May 1, 2020; and by Susan L. Erickson, Trustee of the The Susan L. Erickson 2024, by Leland O. Erickson, Trustee of the The Leland O. Erickson Revocable Trust The foregoing instrument was acknowledged before me on December

Comm. expires *i* 

GENERAL NOTARY - State of Nebraska
DAVID B. GARWOOD

Ny Comm. Eq. December 2, 2026

Notary Public

	2.000	<u>F</u>	Non-AG TOTAL	No				Outbuildings	9
		Other	Q.					Dwellings	
		ion	Recreation						
		itgi T	Home Sites		27,500	10.000	1	4D	
		ites	Farm Sites					4D1	
	2.000	Roads	Ro					3D	
295,000	158.000	T.	LAND TOTAL	AGL				3D1	
		Other	Q		60,500	22.000		2D	
		Waste	Wa					2D1	
		ion	Accretion					ΙĐ	
		iber	Shelterbelt/Timber	70	52,250	19.000		1D1	DRYLAND
44,200	34.000	4G						4A	
		4G1	4					4A.1	
		3G						3A	
		3G1	t,i					3A1	
5,800	4.000	2G						2A	
31,900	22.000	2G1	<b>.</b> ?					2A1	
		1G						1A	
72,850	47.000	1G1	GRASSLAND 1	GR				ED 1A1	IRRIGATED
VALUE:	ACRES:		LCG		VALUE:	ACRES:	ACI	G	LCG
E) 0 F) 9	5 D) 3	C)	в) 05	A) 2		Туре:	Irrigation Type:		and the second
City Size Parcel Size	Zoning Location	1 1940 200	Property Type	Status	295,000			295,000	29
ation Code	Date of Sale Property Classification Code	Sale Prop	Date of		Total	Improvements.	Impro	d	Land
1 000 0000	2 00000	44	2 12	4369	The second second	Date of Sale Assessed Value	ate of Sale	D:	
Area Blk Parcel	Ort Subdiv	Sect	Twn Rng	GeoCde Twn	4 05		17	5400	002305400
	Parcel Number	Par			Useability & Code#		Sale Number	n.D	Location ID
Unified:	÷	Affiliated:	01-0123	Base: (	12/12/2024	215	25	2025	91
	School District Code	School			Sale Date	Page	ok 🏢 🦈	Book	Cnty No.

		002305400	Comments from Cor		1	WD; BETWEEN BROTHERS & SISTERS	Assessor Comments and Reason for Adjustment:	Assessor's Adjustment to Sale Price (+ or -):
(Continue on back)			Comments:					Total Recapture Value:

## 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.

Mo. 1 Day 22 Yr. 25	90	here Signature of Grantee or Authorized Representative	sentative	enalties of law, I declare I am duly authorized to sign B. Garwood	27 If yes, is the required affidavit attached to this filing? Yes No		24 Adjusted purchase price paid for real estate (line 22 minus line 23)	23 Was non-real property included in the purchase?  ☐ Yes ☐ No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	21 II agricultural, list total number of acres transferred in this transaction 100.  22 Total purchase price, including any liabilities assumed	The Northwest Quarter (NW1/4) of Section Four (4), of the 6th P.M., Webster County, Nebraska.	18a 🗸 No address assigned 18b 🔝 Vacant land	Webster County Nebraska	Uses this conveyance divide a current parcel or land?  ☐ Yes	40,000.00	14 What is the current market value of the real property?	Brothers and Sisters	13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives?  ✓ Yes No Aunt or Uncle to Niece or Nephew Family Corp Partner	Yes \[ \sqrt{No} \] \[ \frac{1/7th interest}{\text{in No, explain the division.}} \]	Exchange	9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller?,	ficate - Transfer on Death Executor	8 Type of Deed ☐ Conservator ☐ Distribution ☐ Land (☐ Bill of Sale ☐ Corrective ☐ Easement ☐ Lease	IOLL Commercial	Improved Single Family Industrial  Illimorroyed Multi-Family Apricultural	(A) Status (B	7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home.	Email Address n/a	Phone Number (307) 421-5224	City State Cheyenne WY 82001	Street or Other Mailing Address 811 Worth Drive	Grantor's Name (Seller) Billy Joe & Christina Erickson	5 Grantor's Name, Address, and Telephone (Please Print)	Webster - 91
Stands, La 215  Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2)	D	Title Date	Attorney 8/15/2024	nat it is, to the best of my knowledge and belief, true, complete, and correct, (402) 746-3613		within a country or other geographic area with an active air force ballistic missile field? (See Instructions)	24 \$ 0,00	23		of Section Four (4), Township Two (2) North, Range Twelve (12) West /, Nebraska.	Campbell, NE 68932	Leland Erickson  167 Road N	1	Was the mortgage assumed? (If Yes, state the amount Yes  No \$	"	Grandchild Spouse	beneficiary relatives? (If Yes, check the appropriate box.)  Family Corp., Partnership, or LLC Self Other	T2 was real estate purchased for same use? (If No, state the intended use.)  Yes No		osure Irust Revocable Trust Transfer on Death Life Estate Sale Trustee to Beneficiary	S	Land Contract/Memo Partition Sheriff Other  Personal Rep. Trust/Trustee	minora moroso i ocucing	Mineral Interests-Nonproducing State Assessed Mobile Home		property is also a mobile home.		Phone Number Is the grantee a 501(c)(3) organization? Yes No (402) 746-3732 If Yes, is the grantee a 509(a) foundation? Yes No	Zip Co 68932	Street or Other Mailing Address c/o Leland Erickson, 167 Road N	Grantee's Name (Buyer) Linda, Ann and Mary Erickson	ess, and Telephone (Please Print)	Mo. 12 Day 12 Yr. 2024 Mo. 12 Day 12 Yr. 2024

State of Nebraska }ss.

numerical index and filed for record in the Clerk's office of suid county this Aday of AAA A.D., 20 AS, at 1111 o'clock AM. Recorded in Book DAS on Page on Page Strong County Clerk

Deputy Deputy

\_Comp\_\_\_Assessor\_

\_Carded\_

NEBRASKA DOCUMENTARY STAMP TAX

## WARRANTY DEED

consideration of ONE AND NO/100 DOLLARS (\$1.00) love and affection, convey to Linda Erickson, Ann Erickson and Mary Erickson, GRANTEES, the following described real estate (as defined in Neb. Rev. Stat. 76-201): Billy Joe Erickson & Christina Erickson, husband and wife, GRANTOR, in

Township Two (2) North, Range Twelve (12) West of the 6th P.M., Webster County, Nebraska. All my undivided interest in the Northwest Quarter (NW1/4) of Section Four (4),

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

Executed December Billy Joe Erickson e ر 2024 Christina Erickson

STATE OF NEBRASKA, COUNTY OF WEBSTER ) ss.

2024, by Billy Joe Erickson. The foregoing instrument was acknowledged before me on December

Comm. expires \_ A GENERAL NOTARY - State of Nebraska
DAVID B. GARWOOD
My Comm. Exp. December 2, 2026 v **Stary Public** 

STATE OF WYOMING, COUNTY OF Learning

2024, by Christina Erickson. The foregoing instrument was acknowledged before me on Beesmber December

Comm. expires 2/1/2029

Notary Public

COMMISSION ID: 147242 MY COMMISSION EXPIRES: FEBRUARY 1, 2029 ASHLEY M. PHIPPIN NOTARY PUBLIC STATE OF WYOMING

Ph/Fax (402) 746-3613 Page 1 of 1 pages

	2.000	Non-AG TOTAL			Samonnanis
		Other			Dwellings
		Recreation			
		Home Sites	27,500	10.000	4D
		Farm Sites			4D1
	2.000	Roads			3D
295,000	158.000	AG LAND TOTAL			3D1
		Other	60,500	22.000	2D
		Waste			2D1
		Accretion			ID
		Shelterbelt/Timber	52,250	19.000	DRYLAND 1D1
44,200	34.000	4G			4A
		4G1			4AI
		3G			3A
		3G1			3A1
5,800	4.000	2G			2A
31,900	22.000	2G1			2A1
		16			1A
72,850	47.000	GRASSLAND 1G1			IRRIGATED 1A1
VALUE:	ACRES:	DOT.	VALUE:	ACRES:	LCG
E) 0 F) 9	C) 5 D) 3	A) 2 B) 05	:	Irrigation Type:	]
ı   City Size   Parcel Size	Zoning Location	Status Property Type	295,000		295,000
ation Code	Date of Sale Property Classification Code	Date of Sale	Total	Improvements	Land
1 000 0000	2 00000	4369 2 12 4	/alue	Date of Sale Assessed Value	Dat
Area Blk Parcel	t   Qrt :   Subdiv	GeoCde Twn Rng Sect	4 05	16	002305400
	Parcel Number		Useability & Code#	Sale Number	Location ID
Unified:	Affiliated:	Base: 01-0123 Affi	11/27/2024	5 214	91 2025
2	School District Code	S	Sale Date	k Page	Cnty No. Book

(Continue on back)	
	002305400
Comments:	Comments from Cor
The second secon	
	WD; BETWEEN BROTHERS & SISTERS
	Assessor Comments and Reason for Adjustment:
Total Recapture Value:	Assessor's Adjustment to Sale Price (+ or -):

### Good Life, Great Service. NEBRASKA

## Real Estate Transfer Statement

FORM **521** 

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

Time deset will not be recorded unless this attenment it is signed and items 127 are countably completed.   County Name Wobster 91   County Names   Secure	Example 2014  For Dept. Use Only  Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2)	Register of Deed's Use Only  28 Date Deed Recorded  Mo. Day Ada Yr. 29 Value of Stamp or Exempt Number 30 F  Mo. Day Ada Yr. 35 \$ 40.00  Nebraska Department of Revenue  Form No. 96-29-2008 7-2024 Rev Supersedes 96-29-3-2008 10-2020
The doed will not be recorded unless this statement is signed and items \$2.2024. 4 a.d. 11 Country Name. Actives. and Telephone (Please Print)		Signature of Grantee or Authorized Representative
The deed will not be recorded unless this statement is signed and lens to 27 are accurately compt Webster - 91   County Number   20   Auguster   20   Auguster	rney	and that I am duly authorized to sign this statement.  David B. Garwood  Print of Type Name of Gantae of Adthorized Representative  Print of Type Name of Gantae of Adthorized Representative
The deed will not be recorded unless this statement it is signed and items 127 are accurately comply formation.  WebSter 91   2 County Number   30 Date of Sun International   4 Date	to the heet of my knowledge and helief true complete and	27 If yes, is the required affidavit attached to this filing? Yes No  Under penalties of law.   declare that   have examined this statement and that it.
County Name   Webster - 91     County Number     County Number	22 \$ 23 \$ 24 \$ \$ 24 \$ \$ 24 \$ \$ \$ 25 \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	
County Name Webster - 91   2 County Number   3 Date of Seatements is signed and items 1-27 are accurately comply County Number   4 Date of Tool   4 Date of Too		21 If agricultural, list total number of acres transferred in this transaction 160+-
County Name Webster - 91   2 County Number   3 Dete   5 Steeler   2   4 Dete   5 Det		Legal Description (Attach additional pages, if needed.) The Northwest Quarter (NW1/4) of the 6th P.M., Webster County
umber   3 Date of Sale/Transfer   4 Date of Date of Nate/Transfer   3 Date of Sale/Transfer   4 Date of Date of Date of Nate/Transfer   4 Date of Date	lame and Address of Person to Whom the Tax Statement Shouland Erickson 7 Road N mpbell, NE 68932	Rural Rural Webster County Nebraska  L No address assigned  18b  Vacant land
uniber    3 Date of Sale/Transfer   4 Date of De Mo. 11 Day 27 yr. 2024   4 Date of De Mo. 11 Day 27 yr. 2024   4 Date of De Mo. 11 Day 27 yr. 2024   4 Date of De Mo. 11 Day 27 yr. 2024   4 Date of De Mo. 11 Day 27 yr. 2024   4 Date of De Mo. 11 Day 27 yr. 2024   4 Date of De Mo. 11 Day 27 yr. 2024   4 Date of De Mo. 11 Day 27 yr. 2024   4 Date of De Mo. 11 Day 27 yr. 2024   4 Date of De Mo. 11 Day 27 yr. 2024   4 Date of De Mo. 11 Day 27 yr. 2024   4 Date of De Mo. 11 Day 27 yr. 2024   4 Date of De Mo. 11 Day 27 yr. 2024   4 Date of De Mo. 11 Day 27 yr. 2024   4 Date of De Mo. 11 Day 27 yr. 2024   4 Date of De Mo. 11 Day 27 yr. 2024   4 Date of De Mo. 11 Day 27 yr. 2024   4 Date of De Mo. 11 Day 27 yr. 2024   4 Date of De Mo. 11 Day 27 yr. 2024   4 Date of De Mo. 12 Day 27 yr. 202	Vas transfer through a real estate agent or a title company? (If if the agent or title company contact.) Yes	Does trills conveyance divide a current parcel of land?  ☐ Yes
umber    3 Date of Sale/Transfer   4 Date of Day 27   7r. 2024   7r. 20	Vas the mortgage assumed? (If Yes, state the amount and inter	15
County Name  Webster - 91  2 County Number  Webster - 91  2 County Number  Trantor's Name, Address, and Telephone (Please Printy)  Grantor's Name, Address, and Telephone (Please Printy)  Treat or Other Mailing Address  2705 Merile Ave  State  AND Status  Research Content Mailing Address  Research Content Mailing Address  Property Classification Number, Check one box in categories A and B. Check C if property is also a mobile home.  (A) Status  A) State  Connevery  C	Step-parent and Step-child	Parents and Child
County Name  Webster - 91    County Number   C	(If Yes, check the appropriate box.) ship, or LLC Self Sandchild Spouse	Was the transfer between relatives, or if to a trustee, are the trustor and  ves No Aunt or Uncle to Niece or Nephew  Brothers and Sisters
County Name	12 Was real estate purchased for same us	Was ownership transferre
The deed will not be recorded unless this statement is signed and items 1-2:  me Webster - 91	Irrevocable Trust Revocable Trust Life Estate Sale Partition Satisfaction of Contract	Was transfer part of IHS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller?  Buyer Seller No Court Decree Exchange
The deed will not be recorded unless this statement is signed and items 1-2:  me Webster - 91   2 County Number   3 Date of Sale/Transfer   Mo. 11 Day 27   Name, Address, and Telephone (Please Print)   6 Grantee's Name, Address   Grantee's Name (Buyer)   Kelly Erickson   City   Corder   City   Conmpbell   Phone Number   Check one box in categories A and B. Check C if property is also a mobile housed   Single Family   Agricultural   Mineral Interests-Producing	Partition Sheriff Personal Rep. Trust/Trustee Quit Claim Warranty	Type of Deed Conservator Distribution  Bill of Sale Corrective Easement  Cemetery Death Certificate – Transfer on Death Executor
The deed will not be recorded unless this statement is signed and items 1-2:  me Webster - 91    2   County Number   3 Date of Sale/Transfer   Mo. 11 Day 27     Name, Address, and Telephone (Please Print)   6 Grantee's Name, Address     Reiller   Frickson   Grantee's Name (Buyer)     Kelly Erickson   State   City   Code     En Ave   State   State   City     Phone Number   Phone Number     Phone Number   Phone Number     Phone Number   Phone Number     Classification Number   Check one box in categories A and B. Check C if property is also a mobile house     Classification Number   Check one box in categories A and B. Check C if property is also a mobile house     Classification Number   Check one box in categories A and B. Check C if property Type     Classification Number   Check one box in categories A and B. Check C if property Type     Classification Number   Check one box in categories A and B. Check C if property Type	Cing Exempt	ved Multi-Family Agricultural Commercial Recreational
The deed will not be recorded unless this statement is signed and items 1-2:  me  Webster - 91    2   County Number   3   Date of Sale/Transfer   Mo. 11   Day 27		(B) P
The deed will not be recorded unless this statement is signed and items 1-2:  me Webster - 91    2   County Number   3   Date of Sale/Transfer   Mo. 11   Day 27	erty is also a mobile home.	lassification Number, Check one
The deed will not be recorded unless this statement is signed and items 1-2:  me Webster - 91   2 County Number   3 Date of Sale/Transfer	732	
2 County Number   2 County Number   3 Date of Sale/Transfer   4 Date of Deed   6 Grantee's Name, Address, and Telephone (Please Print)   6 Grantee's Name (Buyer)   Cinda, Ann and Mary Erickson   Street or Other Mailing Address   C/O Leland Erickson, 167 Road N		State Zip Code NE 68901
deed will not be recorded unless this statement is signed and items 1-27 are accurately completed.  2 County Number  3 Date of Sale/Transfer  Mo. 11 Day 27 Yr. 2024  Mo. 11 Day  at Telephone (Please Print)  6 Grantee's Name, Address, and Telephone (Please Print)  Grantee's Name (Buyer)  Linda, Ann and Mary Erickson	et or Other Mailing Address 5 Leland Erickson, 167 Road N	
The deed will not be recorded unless this statement is signed and items 1-27 are accurately completed.    County Number   3 Date of Sale/Transfer   4 Date of Deed   Mo. 11 Day 27 Yr. 2024   Mo. 11 Day 27 Or. 2014   Mo.	ntee's Name (Buyer) da, Ann and Mary Erickson	
The deed will not be recorded unless this statement is signed and items 1-27 are accurately completed.    County Number   3 Date of Sale/Transfer   4 Date of Deed   4 Date of Deed   11 Day   27 Yr.   2024   Mo.   11 Day   27   Mo.   12 Day   Mo.   13 Day   27   Mo.   14 Day   27   Mo.   15 Day   27   Mo.   27 Day   Mo.   27 Day   27 Day   Mo.   27 Day   27 Day	rantee's Name, Address, and Telephone (Please Print)	
	Yr. 2024   4 Date of Deed   Mo. 11 Day	Webster - 91
	signed and items 1-27 are accurately completed.	

State of Nebraska \{\}ss. County of Webster\}\{\}ss.

BOOK JOST PAGE

Clerk's office of said county this and day of \(\Delta\hat{\Omega}\) A.D., 20 \(\overline{\Omega}\) at \(\Omega\). Pecorded in Book \(\overline{\Omega}\). Entered on the numerical index and filed for record in the \_Comp\_ Sonat Assessor County Clerk \_Carded\_

> NEBRASKA DOCUMENTARY 9

## WARRANTY DEED

real estate (as defined in Neb. Rev. Stat. 76-201): consideration of ONE AND NO/100 DOLLARS (\$1.00) love and affection, convey to Linda Erickson, Ann Erickson and Mary Erickson, GRANTEES, the following described Dennis Erickson & Kelly Erickson, husband and wife, GRANTOR, in

County, Nebraska. Township Two (2) North, Range Twelve (12) West of the 6th P.M., Webster All my undivided interest in the Northwest Quarter (NW1/4) of Section Four (4),

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

Executed November 2024.

Dennis Erickson

Erickson

STATE OF NEBRASKA, COUNTY OF ADAMS ) ss

2024, by Dennis Erickson & Kelly Erickson, husband and wife. The foregoing instrument was acknowledged before me on November 28, 2024

General Notary - State of Nebraska

JUDY K. ERICKSON

Comm. expires /d.

Notary Public

	2.000	Ĺ	Non-AG TOTAL	Non			Outbuildings	Outbu
		Other	ಧ				Dwellings	D₽
		ion	Recreation			And Annual Publishers	Average and a second	
		ites	Home Sites		27,500	10.000	4D	
		ites	Farm Sites				4DI	
	2.000	Roads	Ro				3D	
295,000	158.000	AL	AG LAND TOTAL	AG L			3D1	
		Other	Q		60,500	22.000	20	
		Waste	W				2D1	
		tion	Accretion				ΙĐ	
		ıber	Shelterbelt/Timber	S	52,250	19.000	ID1	DRYLAND
44,200	34.000	<del>4</del> G					4A	
		4G1					4A1	
		3G					3A	
		3G1					3AI	
5,800	4.000	2G					2A	
31,900	22.000	2GI					2AI	
		16					1A	
72,850	47.000	1G1	GRASSLAND	GR			O IAI	IRRIGATED
VALUE:	ACRES:		LCG		· VALUE:	ACRES:		DOT.
E) 0 F) 9	5 D) 3	0	в) 05	A) 2		Irrigation Type:	Irrig	
City Size   Parcel Size	ning   Location	Type Zoning	Property Type	Status	295,000		000	295,000
ation Code	Date of Sale Property Classifica	f Sale Pro	Date o.		Total S	Improvements	<b>In</b>	Land
1 000 0000	2 00000	4	2 12	4369	Value	Date of Sale Assessed Value	Date of	
Area Blk Parcel	Appans 110	Sect	Iwn Rng	GeoCde	4 05	15	00	002305400
	Parcel Number	Par			Useability & Code #	Sale Number		Location ID
Unified:	d:	Affiliated:	01-0123	Base: (	12/13/2024	213	2025	91
	School District Code	Schoo			Sale Date	Page	Book	Cnty No.

(Continue on back)	
	002305400
Comments:	Comments from Com
	WD; BETWEEN BROTHERS & SISTERS
	Assessor Comments and Reason for Adjustment:
Total Recapture Value:	Assessor's Adjustment to Sale Price (+ or -):

# Real Estate Transfer Statement \( \bigcirc \) 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.

Neb. Rev. Stat. §§ 76-214, 77-1327(2)	BK 2025 R 213 Authorized by	2 Yr. 25 \$ 40.00
For Dept. Use Only	scording Data	Register of Deed's Use Only  28 Date Deed Recorded  29 Value of Stamp or Exempt Number  30 Rec
Date		<b>nere</b> Signature of Grantee ef Authorized Representative
Phone Number 8/15/2024	Attorney	Lighteeror Authorized Representative
ete, and correct, (402) 746-3613	and belief, true, compl	Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and that I amount authorized to sign this statement.  David B. Garwood
istic missile field? (See Instructions)	county or other geographic area with an active air force ballic	26 Is an affidavit as described in Neb. Rev. Stat. § 76.2.141, required because the property is located within a county or other geographic area with an active air force ball Yes Vo No  27 If yes, is the required affidavit attached to this filing? Yes No
0;00	23 S 24 S	Yes Vo (If Yes, enter dollar amount and attach itemized list.) (see instructions)  24 Adjusted purchase price paid for real estate (line 22 minus line 23)
00,00	22 \$	22 Total purchase price, including any liabilities assumed
welve (12) West	Township Two (2) North, Range T	<ul> <li>20 Legal Description (Attach additional pages, if needed.)</li> <li>The Northwest Quarter (NW1/4) of Section Four (4), Too of the 6th P.M., Webster County, Nebraska.</li> <li>21 If agricultural, list total number of acres transferred in this transaction 160+-</li> </ul>
ent Should be Sent	Leland Erickson 167 Road N Campbell, NE 68932	Rural Rural Webster County Nebraska  V No address assigned  18b Vacant land
pany? (If Yes, include the name	yes ✓ No \$%  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	40,000.00  Does this conveyance divide a current parcel of land?  Yes No  17
and interest rate.)	Step-parent and Step-child Was the mortgage assumed? (If Yes, state the amount and interest rate.)	rent market value of the real property?
Other	check the appropriate box.)  -LLC Self  d Spouse	o a trustee, are the trustor and cle to Niece or Nephew
;? (If No, state the intended use	Was real estate purchased for same use  Yes No	Was ownership transferred in rull? (It No, explain the division.)  ☐ Yes ☑ No 1/7th interest
Transfer on Death Trustee to Beneficiary Other (Explain)	☐ Irrevocable Trust ☐ Revocable Trust ☐ Life Estate ☐ Sale ☐ Partition ☐ Satisfaction of Contract	
Other	Lease Personal Rep. Sheriff  Lease Quit Claim Warranty	8 Type of Deed Conservator Distribution Land Con  Bill of Sale Corrective Easement Lease Cemetery Death Certificate – Transfer on Death Executor Mineral
ssed Mobile Home	Mineral Interests-Producing State Assessed Mineral Interests-Producing Exempt	☐ Improved       ☐ Single Family       ☐ Industrial       ☐ Mir         ☑ Unimproved       ☐ Multi-Family       ☑ Agricultural       ☐ Mir         ☐ IOLL       ☐ Commercial       ☐ Recreational
(C)	(B) Property Type	(A) Status  (B) Property Type
	Email Address n/a	Email Address P/a n/a n/a
rganization? Yes (a) foundation? Yes	Is the grantee a 501(c)(3) of the grantee a 509 of	5562
ി	State NE	City State Zip Code City AZ 85295 Can
	Street or Other Mailing Address c/o Leland Erickson, 167 Road N	Street or Other Mailing Address 277 East El Dorado Ave Sireo
	Grantee's Name (Buyer) Linda, Ann and Mary Erickson	irantor's Name (Seller) Kenneth and Andrea Erickson
- Day 13 Yr. 2024 int)	Mo. 12 Day 13 Yr. 2024 Mo. 12 D. 6 Grantee's Name, Address, and Telephone (Please Print)	Webster - 91  me. Address, and Telephone (Please Print)
	It is signed and items 1-27 are accurately completed as a pate of Sale/Transfer 4 Date of Dee	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
	structions on reverse side. and identify the applicable item number.	
FORM		Ectato T

State of Nebraska ss. County of Webster

BOOK 20分 PAGE 213

Entered on the numerical index and filed for record in the Clerk's office of said county this and o'clock AM. CON godan \_comp\_ A.D., 2025. at 1 Thomat. Recorded in Book 3035 Assessor County Clerk Carded\_

## WARRANTY DEED

real estate (as defined in Neb. Rev. Stat. 76-201): Linda Erickson, Ann Erickson and Mary Erickson, GRANTEES, the following described consideration of ONE AND NO/100 DOLLARS (\$1.00) love and affection, convey to Kenneth Erickson & Andrea Erickson, husband and wife, GRANTORS, in

County, Nebraska. Township Two (2) North, Range Twelve (12) West of the 6th P.M., Webster All our undivided interest in the Northwest Quarter (NW1/4) of Section Four (4),

defend title to the real estate against the lawful claims of all persons. record; (2) have legal power and lawful authority to convey the same; (3) warrant and will free from encumbrances, except roads and highways, easements and restrictions of GRANTEE that GRANTORS: (1) are lawfully seized of such real estate and that it is GRANTORS covenant (jointly and severally, if more than one) with the

Executed December 1757

Kenneth Erickson

Andrea Erickson Monde

STATE OF ARIZONA, COUNTY OF MARICOPA ) ss.

2024, by Kenneth Erickson & Andrea Erickson, husband and wife The foregoing instrument was acknowledged before me on December 445

Comm. expires November 44 2024





Notary Public - State of Arizona MARICOPA COUNTY Commission # 639049 JESUS SILVA