

# Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2025	694	3/20/2025	Base: 91-0002		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
000157300		62		1		GeoCde	Tw	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4491			00	0	10070		003	0000		
Land		Improvements		Total		Date of Sale Property Classification Code								
3,940		29,050		32,990		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: RED CLOUD (RC)				A) 1	B) 01	C) 1	D) 1	E) 6	F) 3					

	Residential	Commercial
<b>Multiple Improvements:</b>	Multiple Improvements. :	Multiple Improvements. :
<b>Construction Date:</b>	Construction Date : 1946	Construction Date :
<b>Floor:</b>	Floor Sq. Ft. : 764	Floor Sq. Ft. :
<b>Building Cost New:</b>	Cost : 75,925	Cost :
<b>Single Family Style: 101</b>	<b>Residential Condition: 25</b>	<b>Commercial Occupancy Code:</b>
(100) <input type="checkbox"/> Mobile Home	(10) <input type="checkbox"/> Worn Out	Primary: Other1: Other2:
(101) <input checked="" type="checkbox"/> One Story	(20) <input checked="" type="checkbox"/> Badly Worn	<b>Commercial Construction Class:</b>
(102) <input type="checkbox"/> Two Story	(30) <input checked="" type="checkbox"/> Average	(1) <input type="checkbox"/> Fireproof Structural Steel Frame
(103) <input type="checkbox"/> Split Level	(40) <input type="checkbox"/> Good	(2) <input type="checkbox"/> Reinforced Concrete Frame
(104) <input type="checkbox"/> 1 1/2 Story	(50) <input type="checkbox"/> Very Good	(3) <input type="checkbox"/> Masonry Bearing Walls
(111) <input type="checkbox"/> Bi-Level	(60) <input type="checkbox"/> Excellent	(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls
(106) <input type="checkbox"/> Other		(5) <input type="checkbox"/> Metal Frame and Walls
<b>Townhouse or Duplex Style:</b>	<b>Residential Quality: 20</b>	(6) <input type="checkbox"/> Pole Frame
(301) <input type="checkbox"/> One Story	(10) <input type="checkbox"/> Low	<b>Cost Rank:</b> <b>Condition:</b>
(302) <input type="checkbox"/> Two Story	(20) <input checked="" type="checkbox"/> Fair	(10) <input type="checkbox"/> Low (10) <input type="checkbox"/> Worn Out
(307) <input type="checkbox"/> 1 1/2 Story	(30) <input type="checkbox"/> Average	(20) <input type="checkbox"/> Average (20) <input type="checkbox"/> Badly Worn
(308) <input type="checkbox"/> Split Level	(40) <input type="checkbox"/> Good	(30) <input type="checkbox"/> Above Average (30) <input type="checkbox"/> Average
(309) <input type="checkbox"/> 2 1/2 Story	(50) <input type="checkbox"/> Very Good	(40) <input type="checkbox"/> High (40) <input type="checkbox"/> Good
(304) <input type="checkbox"/> One Story Duplex	(60) <input type="checkbox"/> Excellent	(50) <input type="checkbox"/> Very Good
(305) <input type="checkbox"/> Two Story Duplex		(60) <input type="checkbox"/> Excellent

<b>Assessor's Adjustment to Sale Price (+ or -):</b>	
<b>Assessor Comments and Reason for Adjustment:</b>	
WD	
<b>Comments from</b>	<b>Comments:</b>
000157300	

(Continue on back)

# Real Estate Transfer Statement

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

FORM  
521

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

1 County Name <b>Webster</b>	2 County Number <b>91</b>	3 Date of Sale/Transfer Mo. <b>03</b> Day <b>20</b> Yr. <b>2025</b>	4 Date of Deed Mo. <b>03</b> Day <b>19</b> Yr. <b>2025</b>
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) <b>Scout Enterprises, LLC</b>		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) <b>Selena Staggs</b>	
Street or Other Mailing Address <b>411 S 13th St</b>		Street or Other Mailing Address <b>16 N Seward St</b>	
City <b>Lincoln</b>	State <b>NE</b>	Zip Code <b>68508</b>	City <b>Red Cloud</b>
State <b>NE</b>	Zip Code <b>68970</b>		
Phone Number <b>402-525-3482</b>		Phone Number <b>402-984-9605</b>	
Email Address <b>n/a</b>		Email Address <b>n/a</b>	

7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home.					
(A) Status		(B) Property Type			(C)
<input checked="" type="checkbox"/> Improved	<input checked="" type="checkbox"/> Single Family	<input type="checkbox"/> Industrial	<input type="checkbox"/> Mineral Interests-Nonproducing	<input type="checkbox"/> State Assessed	<input type="checkbox"/> Mobile Home
<input type="checkbox"/> Unimproved	<input type="checkbox"/> Multi-Family	<input type="checkbox"/> Agricultural	<input type="checkbox"/> Mineral Interests-Producing	<input type="checkbox"/> Exempt	
<input type="checkbox"/> IOLL	<input type="checkbox"/> Commercial	<input type="checkbox"/> Recreational			
8 Type of Deed <input type="checkbox"/> Conservator <input type="checkbox"/> Distribution <input type="checkbox"/> Land Contract/Memo <input type="checkbox"/> Partition <input type="checkbox"/> Sheriff <input type="checkbox"/> Other					
<input type="checkbox"/> Bill of Sale <input type="checkbox"/> Corrective <input type="checkbox"/> Easement <input type="checkbox"/> Lease <input type="checkbox"/> Personal Rep. <input type="checkbox"/> Trust/Trustee					
<input type="checkbox"/> Cemetery <input type="checkbox"/> Death Certificate - Transfer on Death <input type="checkbox"/> Executor <input type="checkbox"/> Mineral <input type="checkbox"/> Quit Claim <input checked="" type="checkbox"/> Warranty					
9 Was transfer part of an IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? <input type="checkbox"/> Buyer <input type="checkbox"/> Seller <input checked="" type="checkbox"/> No		10 Type of Transfer <input type="checkbox"/> Distribution <input type="checkbox"/> Foreclosure <input type="checkbox"/> Irrevocable Trust <input type="checkbox"/> Revocable Trust <input type="checkbox"/> Transfer on Death			
		<input type="checkbox"/> Auction <input type="checkbox"/> Easement <input type="checkbox"/> Gift <input type="checkbox"/> Life Estate <input checked="" type="checkbox"/> Sale <input type="checkbox"/> Trustee to Beneficiary			
		<input type="checkbox"/> Court Decree <input type="checkbox"/> Exchange <input type="checkbox"/> Grantor Trust <input type="checkbox"/> Partition <input type="checkbox"/> Satisfaction of Contract			
		<input type="checkbox"/> Other (Explain) _____			
11 Was ownership transferred in full? (If No, explain the division.) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			12 Was real estate purchased for same use? (If No, state the intended use.) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.)					
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Aunt or Uncle to Niece or Nephew <input type="checkbox"/> Family Corp., Partnership, or LLC <input type="checkbox"/> Self <input type="checkbox"/> Other					
<input type="checkbox"/> Brothers and Sisters <input type="checkbox"/> Grandparents and Grandchild <input type="checkbox"/> Spouse					
<input type="checkbox"/> Ex-spouse <input type="checkbox"/> Parents and Child <input type="checkbox"/> Step-parent and Step-child					
14 What is the current market value of the real property? <b>\$62,000.00</b>			15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No \$ _____ %		
16 Does this conveyance divide a current parcel of land? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) <input checked="" type="checkbox"/> Yes Tri-City Services <input type="checkbox"/> No		
18 Address of Property <b>16 N Seward St.</b> <b>Red Cloud, NE 68970</b>			19 Name and Address of Person to Whom Tax Statement Should be Sent <b>Same as Box 6</b>		
18a <input type="checkbox"/> No address assigned			18b <input type="checkbox"/> Vacant Land		

20 Legal Description  
**Lots Twenty-seven (27), Twenty-eight (28), Twenty-nine (29), Thirty (30), Thirty-one (31) and Thirty-two (32), Block Three (3), Garber's Second Addition to the City of Red Cloud, Webster County, Nebraska.**

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

22 Total purchase price, including any liabilities assumed	22	\$	62,000	00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	23	\$	0	00
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$	62,000	00

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

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

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

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

**Hope Graves**

Print or Type Name of Grantee or Authorized Representative

**308-708-7744**

Phone Number

Signature of Grantee or Authorized Representative

**Authorized Rep**

Title

**03/20/2025**

Date

sign  
here

Register of Deed's Use Only			For Dept. Use Only
28 Date Deed Recorded Mo. <b>3</b> Day <b>21</b> Yr. <b>25</b>	29 Value of Stamp or Exempt Number <b>\$ 139.50</b>	30 Recording Data <b>BK2025, Pg 694</b>	

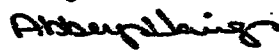
Index \_\_\_\_\_  
Computer \_\_\_\_\_  
Assessor \_\_\_\_\_  
Carded \_\_\_\_\_

NEBRASKA DOCUMENTARY  
STAMP TAX  
Date: 03/21/25  
\$ 139.50 By AS

**Bk 2025, Pg 694**

State of Nebraska } ss.  
County of Webster }

Entered on the  
numerical index and filed for record in the  
Clerk's office of said county this 21 day  
of March A.D., 2025, at 08:37  
o'clock AM. Recorded in Book 2025  
on Pages 694-695

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

**AFTER RECORDING RETURN TO:**

Tri-City Title Services, LLC  
5609 1st Ave, Ste C-1  
Kearney, NE 68847  
K-12124-

**WARRANTY DEED**

Scout Enterprises, LLC, a Nebraska Limited Liability Company, GRANTOR, in consideration of One Dollar (\$1.00) and other good and valuable consideration, conveys to GRANTEE, Selena Staggs, a single person, the following described real estate (as defined in Neb. Rev. Stat. § 76-201):

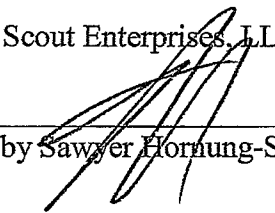
Lots Twenty-seven (27), Twenty-eight (28), Twenty-nine (29), Thirty (30), Thirty-one (31) and Thirty-two (32), Block Three (3), Garber's Second Addition to the City of Red Cloud, Webster County, Nebraska.

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

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

Executed: March 19th, 2025.

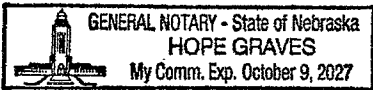
Scout Enterprises, LLC

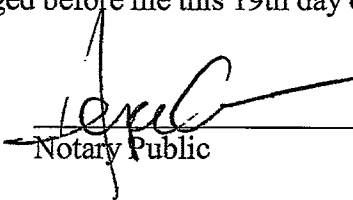
  
by Sawyer Hornung-Scherr, member

STATE OF NEBRASKA    )

COUNTY OF BUFFALO    )

The foregoing instrument was acknowledged before me this 19th day of March, 2025 by Scout Enterprises, LLC.



  
Notary Public

My Commission Expires: \_\_\_\_\_

File No. K-12124-

# Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code								
91	2025	712	3/21/2025	Base: 91-0002		Affiliated:		Unified:				
Location ID		Sale Number	Useability & Code #	Parcel Number								
001403000		63	1	GeoCde	Twn	Rng	Sect	Qrt	Subdty	Area	Blk	Parcel
Date of Sale Assessed Value				4489	1	10	6	4	00000	1	000	0000
Land	Improvements	Total	Date of Sale Property Classification Code									
154,945	23,245	178,190	Status	Property Type		Zoning	Location	City Size	Parcel Size			
Irrigation Type:			A) 1	B) 05		C) 5	D) 3	E) 0	F) 9			
LCG	ACRES:	VALUE:	LCG	ACRES:	VALUE:							
IRRIGATED 1A1			GRASSLAND 1G1	3.990	6,645							
1A			1G									
2A1			2G1	1.440	720							
2A			2G	16.020	10,315							
3A1			3G1									
3A			3G									
4A1			4G1	0.020	10							
4A			4G									
DRYLAND 1D1			Shelterbelt/Timber									
1D	16.440	54,335	Accretion	5.090								
2D1	21.600	67,715	Waste	1.010	505							
2D			Other									
3D1	0.290	860	AG LAND TOTAL	65.900	141,105							
3D			Roads	0.270								
4D1			Farm Sites	1.000	13,840							
4D			Home Sites									
			Recreation									
Dwellings			Other									
Outbuildings		23,245	Non-AG TOTAL	1.270	13,840							

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
WD	
Comments from	Comments:
001403000	
(Continue on back)	



# Real Estate Transfer Statement

FORM  
521

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

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

1 County Name <b>Webster</b>	2 County Number <b>91</b>	3 Date of Sale/Transfer Mo. <b>3</b> Day <b>21</b> Yr. <b>25</b>	4 Date of Deed Mo. <b>3</b> Day <b>19</b> Yr. <b>25</b>
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) <b>Chad Timm and Colleen Timm</b>		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) <b>Nancy A. Norwood, Trustee under the Nancy A. Norwood Revocable Trust dated October 14, 1999</b>	
Street or Other Mailing Address <b>10820 E. Turquoise Ave</b>		Street or Other Mailing Address <b>PO Box 1084</b>	
City <b>Scottsdale</b>	State <b>AZ</b>	Zip Code <b>85259</b>	City <b>Kearney</b>
Telephone Number <b>(402) 460-8218</b>	State <b>NE</b>	Zip Code <b>68848</b>	
Email Address <b>chad.timm9@gmail.com</b>	Phone Number <b>308-234-4275</b>	Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Email Address <b>n/a</b>			

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

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

8 Type of Deed

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

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

10 Type of Transfer

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

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

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

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

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

14 What is the current market value of the real property?  
**\$445,000.00**

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

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

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

18 Address of Property

19 Name and Address of Person to Whom Tax Statement Should be Sent  
**Nancy A. Norwood, Trustee**  
**P.O. Box 1084**  
**Kearney, NE 68848**

18a ☐ No address assigned 18b ☒ Vacant Land

20 Legal Description  
**See Attached Exhibit "A"**

21 If agricultural, list total number of acres \_\_\_\_\_

22 Total purchase price, including any liabilities assumed

22	\$	445,000	00
23	\$		
24	\$	445,000	00

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

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

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

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

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

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

► **Nancy A. Norwood, Trustee**  
Print or Type Name of Grantee or Authorized Representative

308-234-4275  
Phone Number

sign  
here

► *Nancy A. Norwood, Trustee*  
Signature of Grantee or Authorized Representative

GRANTEE  
Title

**03/19/25**  
Date

Register of Deeds' Use Only		For Dept. Use Only
28 Date Deed Recorded Mo. <b>3</b> Day <b>21</b> Yr. <b>25</b>	29 Value of Stamp or Exemption Number \$ <b>1001.25</b>	30 Recording Data <b>BK 2025 Pg 712</b>

## EXHIBIT "A"

Government Lot 2 and County Surveyor's Lot 2, all in the Southeast Quarter of Section 6, Township 1 North, Range 10 West of the 6th P.M., Webster County, Nebraska, also described as: Lot 2 and also Commencing 80 rods North of the Southeast corner of the Southwest Quarter of Section 6; thence North 8.5 rods; thence East 160 rods; thence South to the North Bank of the Republican River; thence in a Southwesterly direction to a point directly South of the Northeast corner of the Southwest Quarter of the Southeast Quarter of Section 6; thence North to the Northeast corner of the Southwest Quarter of the Southeast Quarter of Section 6; thence West to the Northwest corner of the Southwest Quarter of the Southeast Quarter of Section 6, all in Township 1 North, Range 10 West of the 6th P.M., Webster County, Nebraska.

Index \_\_\_\_\_  
Computer \_\_\_\_\_  
Assessor \_\_\_\_\_  
Carded \_\_\_\_\_

NEBRASKA DOCUMENTARY  
STAMP TAX  
Date: 03/21/25  
\$1001.25 By AS

Bk 2025, Pg 712

State of Nebraska } ss.  
County of Webster }

Entered on the  
numerical index and filed for record in the  
Clerk's office of said county this 21 day  
of March A.D., 2025, at 10:05  
o'clock AM. Recorded in Book 2025  
on Pages 712-713

*Abbey Laing*

County Clerk

Fee: \$16.00 By: AS Deputy  
Electronically Recorded

Please return recorded document to:  
Nebraska Title Company  
208 W. 29th Street, Suite B  
Kearney, NE 68845

### WARRANTY DEED

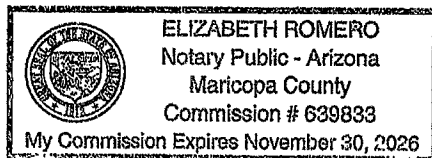
Chad Timm and Colleen Timm, a married couple, GRANTOR, in consideration of One Dollar and other good and valuable consideration received from Nancy A. Norwood, Trustee under the Nancy A. Norwood Revocable Trust dated October 14, 1999, GRANTEE, hereby conveys to GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. 76-201)

#### EXHIBIT "A"

GRANTOR covenant with GRANTEE that GRANTOR:

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

Dated 3-19-2025



*Chad Timm*  
Chad Timm

*Colleen Timm*  
Colleen Timm

STATE OF Arizona )  
COUNTY OF Maricopa ) s.s.

The foregoing instrument was acknowledged before me this 19<sup>th</sup> day of March, 2025 by Chad Timm and Colleen Timm, a married couple.

*Elizabeth Romero*  
Notary Public  
NK0012359



**EXHIBIT "A"**

Government Lot 2 and County Surveyor's Lot 2, all in the Southeast Quarter of Section 6, Township 1 North, Range 10 West of the 6th P.M., Webster County, Nebraska, also described as: Lot 2 and also Commencing 80 rods North of the Southeast corner of the Southwest Quarter of Section 6; thence North 8.5 rods; thence East 160 rods; thence South to the North Bank of the Republican River; thence in a Southwesterly direction to a point directly South of the Northeast corner of the Southwest Quarter of the Southeast Quarter of Section 6; thence North to the Northeast corner of the Southwest Quarter of the Southeast Quarter of Section 6; thence West to the Northwest corner of the Southwest Quarter of the Southeast Quarter of Section 6, all in Township 1 North, Range 10 West of the 6th P.M., Webster County, Nebraska.

# Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code									
91	2025	715	3/21/2025	Base: 91-0002		Affiliated:		Unified:					
Location ID		Sale Number	Useability & Code #		Parcel Number								
001917100		64	4	05	GeoCde	Twn	Rng	Sect	Qrt	Subdly	Area	Blk	Parcel
Date of Sale Assessed Value					4371	2	11	36	3	00000		000	9165
Land	Improvements		Total		Date of Sale Property Classification Code								
13,840	6,255		20,095		Status	Property Type		Zoning	Location	City Size	Parcel Size		
Irrigation Type:					A) 1	B) 01		C) 5	D) 3	E) 0	F) 3		
LCG	ACRES:		VALUE:		LCG	ACRES:		VALUE:					
IRRIGATED 1A1					GRASSLAND 1G1								
1A					1G								
2A1					2G1								
2A					2G								
3A1					3G1								
3A					3G								
4A1					4G1								
4A					4G								
DRYLAND 1D1					Shelterbelt/Timber								
1D					Accretion								
2D1					Waste								
2D					Other								
3D1					AG LAND TOTAL								
3D					Roads								
4D1					Farm Sites	0.890		13,840					
4D					Home Sites								
					Recreation								
Dwellings					Other								
Outbuildings			6,255		Non-AG TOTAL			0.890		13,840			

<b>Assessor's Adjustment to Sale Price (+ or -):</b>		<b>Total Recapture Value:</b>	
<b>Assessor Comments and Reason for Adjustment:</b>			
DEED OF DISTRIBUTION BY PR; BETWEEN PARENT & CHILD			
<b>Comments from</b>		<b>Comments:</b>	
001917100			
(Continue on back)			

69165  
NEBRASKA

Good Life. Great Service.

DEPARTMENT OF REVENUE

## Real Estate Transfer Statement

FORM

521

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

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

1 County Name <b>Webster - 91</b>		2 County Number	3 Date of Sale/Transfer Mo. <u>3</u> Day <u>21</u> Yr. <u>25</u>	4 Date of Deed Mo. <u>3</u> Day <u>21</u> Yr. <u>25</u>
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Irene S. Kohn and Joseph J. McDole, Co-Personal Representatives Of the Estate of Jessie E. McDole Street or Other Mailing Address 3064 Highway 136 City Superior State NE Zip Code 68978 Phone Number (402) 879-3156 Email Address N/A			6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Irene S. Kohn Street or Other Mailing Address 3064 Highway 136 City Superior State NE Zip Code 68978 Phone Number (402) 879-3156 Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address N/A	

7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home.				
(A) Status		(B) Property Type		(C)
<input checked="" type="checkbox"/> Improved	<input checked="" type="checkbox"/> Single Family	<input type="checkbox"/> Industrial	<input type="checkbox"/> Mineral Interests-Nonproducing	<input type="checkbox"/> Mobile Home
<input type="checkbox"/> Unimproved	<input type="checkbox"/> Multi-Family	<input type="checkbox"/> Agricultural	<input type="checkbox"/> Mineral Interests-Producing	
<input type="checkbox"/> IOLL	<input type="checkbox"/> Commercial	<input type="checkbox"/> Recreational	<input type="checkbox"/> State Assessed	
			<input type="checkbox"/> Exempt	
8 Type of Deed <input type="checkbox"/> Conservator <input checked="" type="checkbox"/> Distribution <input type="checkbox"/> Land Contract/Memo <input type="checkbox"/> Partition <input type="checkbox"/> Sheriff <input type="checkbox"/> Other _____				
<input type="checkbox"/> Bill of Sale <input type="checkbox"/> Corrective		<input type="checkbox"/> Easement	<input type="checkbox"/> Lease	<input type="checkbox"/> Personal Rep. <input type="checkbox"/> Trust/Trustee
<input type="checkbox"/> Cemetery <input type="checkbox"/> Death Certificate - Transfer on Death		<input type="checkbox"/> Executor	<input type="checkbox"/> Mineral	<input type="checkbox"/> Quit Claim <input type="checkbox"/> Warranty
9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? <input type="checkbox"/> Buyer <input type="checkbox"/> Seller <input checked="" type="checkbox"/> No				
10 Type of Transfer <input checked="" type="checkbox"/> Distribution <input type="checkbox"/> Foreclosure <input type="checkbox"/> Irrevocable Trust <input type="checkbox"/> Revocable Trust <input type="checkbox"/> Transfer on Death				
<input type="checkbox"/> Auction <input type="checkbox"/> Easement <input type="checkbox"/> Gift <input type="checkbox"/> Life Estate <input type="checkbox"/> Sale <input type="checkbox"/> Trustee to Beneficiary				
<input type="checkbox"/> Court Decree <input type="checkbox"/> Exchange <input type="checkbox"/> Grantor Trust <input type="checkbox"/> Partition <input type="checkbox"/> Satisfaction of Contract <input type="checkbox"/> Other (Explain) _____				
11 Was ownership transferred in full? (If No, explain the division.) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			12 Was real estate purchased for same use? (If No, state the intended use.) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Aunt or Uncle to Niece or Nephew <input type="checkbox"/> Family Corp., Partnership, or LLC <input type="checkbox"/> Self <input checked="" type="checkbox"/> Other <u>ESTATE</u>				
<input type="checkbox"/> Brothers and Sisters <input type="checkbox"/> Grandparents and Grandchild <input type="checkbox"/> Spouse				
<input type="checkbox"/> Ex-spouse <input checked="" type="checkbox"/> Parents and Child <input type="checkbox"/> Step-parent and Step-child				
14 What is the current market value of the real property? <u>150000</u>			15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No \$ _____ %	
16 Does this conveyance divide a current parcel of land? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
18 Address of Property 1242 HIGHWAY 136, Red Cloud, NE 68970			19 Name and Address of Person to Whom the Tax Statement Should be Sent Irene S. Kohn 3064 Highway 136 Superior, NE 68978	
18a <input type="checkbox"/> No address assigned 18b <input type="checkbox"/> Vacant land				
20 Legal Description (Attach additional pages, if needed.) <b>See Exhibit 1</b>				

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

22 Total purchase price, including any liabilities assumed. ....	22 \$	0'00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions) .....	23 \$	0'00
24 Adjusted purchase price paid for real estate (line 22 minus line 23) .....	24 \$	0'00
25 If this transfer is exempt from the documentary stamp tax, list the exemption number <u>15</u>		
26 Is an affidavit as described in Neb. Rev. Stat. § 76-2.141 required because the property is located within a county or other geographic area with an active air force ballistic missile field? (See Instructions) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
27 If yes, is the required affidavit attached to this filing? <input type="checkbox"/> Yes <input type="checkbox"/> No		

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

sign here  
Print or Type Name of Grantee or Authorized Representative  
David H. Fisher  
Signature of Grantee or Authorized RepresentativeClosing Attorney  
Title402-463-1383  
Phone Number  
3-21-2025  
Date

Register of Deed's Use Only			For Dept. Use Only
28 Date Deed Recorded Mo. <u>3</u> Day <u>21</u> Yr. <u>25</u>	29 Value of Stamp or Exempt Number \$ <u>Exempt # 15</u>	30 Recording Data <u>BK 2025, Pg 715</u>	

## EXHIBIT 1

A tract of land described as follows: Beginning at a point Three Hundred Seventy Feet (370'W) West and Forty Feet North (40'N) of the Southeast corner of the Southwest Quarter (SW/4) of Section Thirty-six (36), thence North One Hundred Forty-five feet (N145'), thence West Three Hundred Feet (E300'), thence South One Hundred Forty-five Feet (N145'), thence West Three Hundred Feet (W300'), thence South One Hundred Forty-five Feet (S145'), thence East Three Hundred Feet (E300') to the place of beginning, containing one (1) acre and situated in the East Half of the Southwest Quarter (E/2SW/4) of Section Thirty-six (36), Township Two (2N) North, Range Eleven (11) West of the 6<sup>th</sup> P.M., Webster County, Nebraska, LESS the tract deeded to the State of Nebraska, recorded in Book 29 at Page 485 of the real estate records of Webster County, Nebraska. Said tract is also known as County Surveyor's Lot No. Five (5) in the East Half of the Southwest Quarter (E/2 SW/4) of Section Thirty-six (36), Township Two (2N) North, Range Eleven (11) West of the 6<sup>th</sup> P.M., Webster County, Nebraska. Said County Surveyor's Lot No. Five (5) is a part of the original County Surveyor's Lot No. Three (3) in Section Thirty-six (36) (according to the re-survey of County Surveyor's Lot Three (3) filed for record in the Office of the County Clerk of Webster County, Nebraska on April 20, 1955), all in the East Half of the Southwest Quarter (E/2 SW/4) of Section Thirty-six (36), Township Two (2N) North, Range Eleven (11) West of the 6<sup>th</sup> P.M., Webster County, Nebraska

Index \_\_\_\_\_  
Computer \_\_\_\_\_  
Assessor \_\_\_\_\_  
Carded \_\_\_\_\_

NEBRASKA DOCUMENTARY  
STAMP TAX

Date: 03/21/25  
\$ Ex015 By AS

Bk 2025, Pg 715

State of Nebraska } ss.  
County of Webster }

Entered on the  
numerical index and filed for record in the  
Clerk's office of said county this 21 day  
of March A.D., 2025, at 03:32  
o'clock PM. Recorded in Book 2025  
on Pages 715-716

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

AFTER RECORDING RETURN TO: David H. Fisher, Fraser Stryker PC LLO, P.O. Box 1044, Hastings, NE 68902

DEED OF DISTRIBUTION  
BY  
PERSONAL REPRESENTATIVE

IRENE S. KOHN AND JOSEPH J. MCDOLE, Co-Personal Representatives of the  
Estate of JESSIE E. MCDOLE, Deceased. GRANTORS, convey and release to IRENE S.  
KOHN, GRANTEE, the following described real estate (as defined in NEB. REV. STAT. §76-201):

SEE EXHIBIT 1 attached hereto

GRANTORS have determined that the GRANTEE is the person entitled to  
distribution of the real estate from said estate.

GRANTORS covenant with GRANTEE that GRANTORS have legal power and  
lawful authority to convey and release the same.

EXECUTED: March 21, 2025.

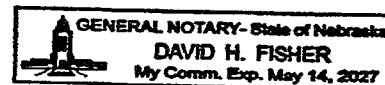
By: Irene S. Kohn  
Irene S. Kohn, Co-Personal Representative

By: Joseph J. McDole  
Joseph J. McDole, Co-Personal Representative

STATE OF NEBRASKA )  
 ) ss:  
COUNTY OF WEBSTER )

The foregoing instrument was acknowledged before me on March 21, 2025, by  
Irene S. Kohn and Joseph J. McDole, Co-Personal Representatives of the Estate of Jessie E. McDole.

David H. Fisher  
Notary Public





**EXHIBIT 1**

A tract of land described as follows: Beginning at a point Three Hundred Seventy Feet (370'W) West and Forty Feet North (40'N) of the Southeast corner of the Southwest Quarter (SW/4) of Section Thirty-six (36), thence North One Hundred Forty-five feet (N145'), thence West Three Hundred Feet (E300'), thence South One Hundred Forty-five Feet (N145'), thence West Three Hundred Feet (W300'), thence South One Hundred Forty-five Feet (S145'), thence East Three Hundred Feet (E300') to the place of beginning, containing one (1) acre and situated in the East Half of the Southwest Quarter (E/2SW/4) of Section Thirty-six (36), Township Two (2N) North, Range Eleven (11) West of the 6<sup>th</sup> P.M., Webster County, Nebraska, LESS the tract deeded to the State of Nebraska, recorded in Book 29 at Page 485 of the real estate records of Webster County, Nebraska. Said tract is also known as County Surveyor's Lot No. Five (5) in the East Half of the Southwest Quarter (E/2 SW/4) of Section Thirty-six (36), Township Two (2N) North, Range Eleven (11) West of the 6<sup>th</sup> P.M., Webster County, Nebraska. Said County Surveyor's Lot No. Five (5) is a part of the original County Surveyor's Lot No. Three (3) in Section Thirty-six (36) (according to the re-survey of County Surveyor's Lot Three (3) filed for record in the Office of the County Clerk of Webster County, Nebraska on April 20, 1955), all in the East Half of the Southwest Quarter (E/2 SW/4) of Section Thirty-six (36), Township Two (2N) North, Range Eleven (11) West of the 6<sup>th</sup> P.M., Webster County, Nebraska

# Agricultural Land Sales Worksheet

<b>Cnty No.</b>	<b>Book</b>	<b>Page</b>	<b>Sale Date</b>	<b>School District Code</b>										
91	2025	733	3/26/2025	Base: 91-0074		Affiliated:		Unified:						
<b>Location ID</b>		<b>Sale Number</b>		<b>Useability &amp; Code #</b>		<b>Parcel Number</b>								
001603000		65		1		GeoCde	Twn	Rng	Sect	Qrt	Subdlv	Area	Blk	Parcel
Date of Sale Assessed Value				4243	3	10	8	3	00000	1	000	0000		
<b>Land</b>		<b>Improvements</b>		<b>Total</b>		<b>Date of Sale Property Classification Code</b>								
247,720				247,720		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type:				A) 2	B) 05	C) 5	D) 3	E) 0	F) 9					
<b>LCG</b>		<b>ACRES:</b>		<b>VALUE:</b>		<b>LCG</b>		<b>ACRES:</b>		<b>VALUE:</b>				
IRRIGATED 1A1						GRASSLAND 1G1		92.360		153,780				
1A						1G		3.830		6,375				
2A1						2G1		57.990		87,565				
2A						2G								
3A1						3G1								
3A						3G								
4A1						4G1								
4A						4G								
DRYLAND 1D1						Shelterbelt/Timber								
1D						Accretion								
2D1						Waste								
2D						Other								
3D1						<b>AG LAND TOTAL</b>		<b>154.180</b>		<b>247,720</b>				
3D						Roads		3.950						
4D1						Farm Sites								
4D						Home Sites								
						Recreation								
Dwellings						Other								
Outbuildings						<b>Non-AG TOTAL</b>		<b>3.950</b>						

<b>Assessor's Adjustment to Sale Price (+ or -):</b>		<b>Total Recapture Value:</b>	
<b>Assessor Comments and Reason for Adjustment:</b>			
JTWD			
<b>Comments from</b>		<b>Comments:</b>	
001603000			

(Continue on back)

65405  
NEBRASKA

Good Life. Great Service.

DEPARTMENT OF REVENUE

## Real Estate Transfer Statement

FORM

521

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

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

1 County Name <b>Webster - 91</b>	2 County Number <input checked="" type="checkbox"/>	3 Date of Sale/Transfer Mo. <b>3</b> Day <b>26</b> Yr. <b>25</b>	4 Date of Deed Mo. <b>3</b> Day <b>26</b> Yr. <b>25</b>
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) <b>Larry R. Dygert and Heather Dygert</b> Street or Other Mailing Address <b>5625 N Highland Rd</b> City <b>Hastings</b> State <b>NE</b> Zip Code <b>68901</b> Phone Number <b>(402) 705-0617</b> Email Address <b>n/a</b>		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) <b>Robert M Wademan and Gayle L. Wademan</b> Street or Other Mailing Address <b>1437 Hwy 4</b> City <b>Blue Hill</b> State <b>NE</b> Zip Code <b>68930</b> Phone Number <b>(402) 984-8662</b> Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address <b>N.A</b>	

7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home.					
(A) Status		(B) Property Type			(C)
<input type="checkbox"/> Improved	<input type="checkbox"/> Single Family	<input type="checkbox"/> Industrial	<input type="checkbox"/> Mineral Interests-Nonproducing	<input type="checkbox"/> State Assessed	<input type="checkbox"/> Mobile Home
<input checked="" type="checkbox"/> Unimproved	<input type="checkbox"/> Multi-Family	<input checked="" type="checkbox"/> Agricultural	<input type="checkbox"/> Mineral Interests-Producing	<input type="checkbox"/> Exempt	
<input type="checkbox"/> IOLL	<input type="checkbox"/> Commercial	<input type="checkbox"/> Recreational			
8 Type of Deed <input type="checkbox"/> Conservator <input type="checkbox"/> Distribution <input type="checkbox"/> Land Contract/Memo <input type="checkbox"/> Partition <input type="checkbox"/> Sheriff <input type="checkbox"/> Other _____ <input type="checkbox"/> Bill of Sale <input type="checkbox"/> Corrective <input type="checkbox"/> Easement <input type="checkbox"/> Lease <input type="checkbox"/> Personal Rep. <input type="checkbox"/> Trust/Trustee _____ <input type="checkbox"/> Cemetery <input type="checkbox"/> Death Certificate – Transfer on Death <input type="checkbox"/> Executor <input type="checkbox"/> Mineral <input type="checkbox"/> Quit Claim <input checked="" type="checkbox"/> Warranty					
9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? <input type="checkbox"/> Buyer <input type="checkbox"/> Seller <input checked="" type="checkbox"/> No		10 Type of Transfer <input type="checkbox"/> Distribution <input type="checkbox"/> Foreclosure <input type="checkbox"/> Irrevocable Trust <input type="checkbox"/> Revocable Trust <input type="checkbox"/> Transfer on Death <input type="checkbox"/> Auction <input type="checkbox"/> Easement <input type="checkbox"/> Gift <input type="checkbox"/> Life Estate <input checked="" type="checkbox"/> Sale <input type="checkbox"/> Trustee to Beneficiary <input type="checkbox"/> Court Decree <input type="checkbox"/> Exchange <input type="checkbox"/> Grantor Trust <input type="checkbox"/> Partition <input type="checkbox"/> Satisfaction of Contract <input type="checkbox"/> Other (Explain) _____			
11 Was ownership transferred in full? (If No, explain the division.) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No _____			12 Was real estate purchased for same use? (If No, state the intended use.) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No _____		
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Aunt or Uncle to Niece or Nephew <input type="checkbox"/> Family Corp., Partnership, or LLC <input type="checkbox"/> Self <input type="checkbox"/> Other _____ <input type="checkbox"/> Brothers and Sisters <input type="checkbox"/> Grandparents and Grandchild <input type="checkbox"/> Spouse _____ <input type="checkbox"/> Ex-spouse <input type="checkbox"/> Parents and Child <input type="checkbox"/> Step-parent and Step-child					
14 What is the current market value of the real property? <b>184,000.00</b>			15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No \$ _____ %		
16 Does this conveyance divide a current parcel of land? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) <input checked="" type="checkbox"/> Yes <b>Southern Title, LLC</b> <input type="checkbox"/> No		
18 Address of Property <b>Ag Land</b>			19 Name and Address of Person to Whom the Tax Statement Should be Sent <b>Grantees</b>		
18a <input checked="" type="checkbox"/> No address assigned 18b <input checked="" type="checkbox"/> Vacant land					

20 Legal Description (Attach additional pages, if needed.) <b>One-half interest in The Southwest Quarter of Section Eight (8), Township Three (3) North, Range Ten (10) West of the 6th P.M., Webster County, Nebraska</b>	
21 If agricultural, list total number of acres transferred in this transaction <b>160+-</b>	
22 Total purchase price, including any liabilities assumed. ....	22 \$ <b>184,000.00</b>
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions) .....	23 \$ <b>184,000.00</b>
24 Adjusted purchase price paid for real estate (line 22 minus line 23) .....	24 \$ <b>184,000.00</b>
25 If this transfer is exempt from the documentary stamp tax, list the exemption number _____	
26 Is an affidavit as described in Neb. Rev. Stat. § 76-2,141 required because the property is located within a county or other geographic area with an active air force ballistic missile field? (See Instructions) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
27 If yes, is the required affidavit attached to this filing? <input type="checkbox"/> Yes <input type="checkbox"/> No	

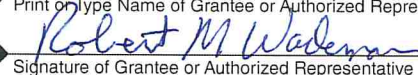
Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement.

**Robert M. Wademan**

Print or Type Name of Grantee or Authorized Representative

(402) 984-8662

Phone Number

sign  
here

Signature of Grantee or Authorized Representative

Grantee

Title

3/26/25

Date

## Register of Deed's Use Only

## For Dept. Use Only

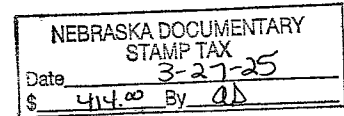
28 Date Deed Recorded Mo. <b>3</b> Day <b>27</b> Yr. <b>25</b>	29 Value of Stamp or Exempt Number \$ <b>414.00</b>	30 Recording Data <b>BK2025, Pg 733</b>
---	--	--

Nebraska Department of Revenue

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

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

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

State of Nebraska } ss.  
County of Webster }Entered on the  
numerical index and filed for record in the  
Clerk's office of said county this 27 day  
of Mar A.D., 2025, at 8:42  
o'clock AM. Recorded in Book 2025  
on Page 733Anthony Harris County Clerk  
10.00 AD Deputy  
Ind    Comp    Assessor    Carded   Return to:  
Southern Title, LLC  
P O Box 221  
Red Cloud, NE 68970

## JOINT TENANCY WARRANTY DEED

Larry R. Dygert and Heather Dygert, husband and wife, Grantors, in consideration of ONE DOLLAR (\$1.00) and other valuable consideration received from Grantees, Robert M. Wademan and Gayle L Wademan, 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):

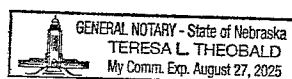
An undivided one-half interest in and to: The Southwest Quarter of Section Eight (8), Township Three (3) North, Range Ten (10) West of the 6<sup>th</sup> P.M., Webster County, Nebraska

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

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

Executed March 26, 2025.  
Larry R. Dygert  
Heather DygertSTATE OF NEBRASKA )  
 ) ss.  
COUNTY OF ADAMS )

The foregoing instrument was acknowledged before me on March 26, 2025 by  
Larry R. Dygert and Heather Dygert, husband and wife.

  
Notary PublicMy commission expires: 8/27/2025

# Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2025	745	2/27/2025	Base: 91-0002		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
001904300		66		4	05	GeoCde	Twn	Rng	Sect	Qtr	Subdly	Area	Blk	Parcel
Date of Sale Assessed Value						4371	2	11	2	0	00000	1	000	8260
Land		Improvements		Total		Date of Sale Property Classification Code								
2,128,300		141,220		2,269,520		Status	Property Type		Zoning	Location	City Size	Parcel Size		
Irrigation Type:						A) 2	B) 05		C) 5	D) 3	E) 0	F) 9		
LCG		ACRES:		VALUE:		LCG		ACRES:		VALUE:				
IRRIGATED 1A1		14.940		86,130		GRASSLAND 1G1		40.740		67,830				
1A		67.450		388,850		1G		20.570		34,250				
2A1		16.750		96,565		2G1		18.860		28,475				
2A		60.780		337,025		2G								
3A1		48.080		254,345		3G1		1.420		2,060				
3A						3G								
4A1		100.670		532,545		4G1		13.870		18,030				
4A		24.400		129,075		4G								
DRYLAND 1D1						Shelterbelt/Timber								
1D		33.720		111,445		Accretion								
2D1		0.070		220		Waste								
2D		1.370		4,295		Other								
3D1						AG LAND TOTAL		469.240		2,107,380				
3D						Roads		11.800						
4D1		4.160		12,170		Farm Sites		2.000		20,920				
4D		1.390		4,070		Home Sites								
						Recreation								
Dwellings						Other								
Outbuildings				141,220		Non-AG TOTAL		13.800		20,920				

Assessor's Adjustment to Sale Price (+ or -):		Total Recapture Value:	
Assessor Comments and Reason for Adjustment:			
WD; LIFE ESTATE, TRANSFER BETWEEN PARENT & CHILD			
Comments from		Comments:	
001904300 001904401			

(Continue on back)



## Real Estate Transfer Statement

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

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

1 County Name <b>Webster - 91</b>	2 County Number <input checked="" type="checkbox"/>	3 Date of Sale/Transfer Mo. <u>2</u> Day <u>27</u> Yr. <u>2025</u>	4 Date of Deed Mo. <u>2</u> Day <u>27</u> Yr. <u>2025</u>
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) <b>Richard L. Armstrong and Karen L. Armstrong</b> Street or Other Mailing Address <b>609 N. Jefferson St</b> City <b>Red Cloud</b> State <b>NE</b> Zip Code <b>68970</b> Phone Number <b>402 746 3963</b>		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) <b>SEE ATTACHED</b> Street or Other Mailing Address  City  State  Zip Code  Phone Number <b>402 746 3963</b> Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address <b>NA</b>	

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

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

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

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

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

14 What is the current market value of the real property? <b>\$2,219,295.00</b>	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No \$ _____ %
--	--

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

18 Address of Property  18a <input checked="" type="checkbox"/> No address assigned 18b <input type="checkbox"/> Vacant land	19 Name and Address of Person to Whom the Tax Statement Should be Sent <b>Richard L. Armstrong and Karen L. Armstrong</b> <b>609 N. Jefferson Street</b> <b>Red Cloud, NE 68970</b>
--	--

20 Legal Description (Attach additional pages, if needed.) <b>E 1/2 of Section 3, and the SW 1/4 of Section 2, ALL in Township 2 North, Range 11 West of the 5th P.M., Webster County, Nebraska, EXCEPT a tract legally described in the attached (SEE ATTACHED FOR EXCEPTION).</b>
--

21 If agricultural, list total number of acres transferred in this transaction <b>480.97 +/-</b>
--

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

25 If this transfer is exempt from the documentary stamp tax, list the exemption number <b>\$76-902(5)(a)</b>
26 Is an affidavit as described in Neb. Rev. Stat. § 76-2,141 required because the property is located within a county or other geographic area with an active air force ballistic missile field? (See Instructions) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

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

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

**Brad Moncrief**

Print or Type Name of Grantee or Authorized Representative

Signature of Grantee or Authorized Representative

Attorney

Title

(402) 462-5353

Phone Number

3/25/25

Date

## Register of Deed's Use Only

28 Date Deed Recorded Mo. <u>3</u> Day <u>27</u> Yr. <u>25</u>	29 Value of Stamp or Exempt Number \$ <b>Exempt # Sa</b>	30 Recording Data <b>BK 2025 Pg 745</b>
---	---	--

ATTACHMENT TO REAL ESTATE TRANSFER STATEMENT

2. GRANTEES:

**Jeffery J. Armstrong** (undivided one-half remainderman interest)

1111 Hwy 281

Red Cloud, NE 68970

Phone: 402 519 0158

Email: NA

**Justin L. Armstrong** (an undivided one-half remainderman interest)

1207 Road 1100

Red Cloud, NE 68970

Phone: 402 746 3963

Email: NA

20. LEGAL DESCRIPTION:

See the Exception to the legal description attached hereto as Exhibit "A."

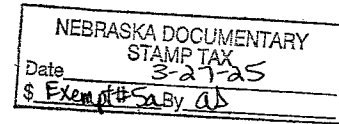
**EXHIBIT "A"**  
**Legal Description of Real Estate Excepted from Conveyance**

A tract of land located in the Southeast Quarter (SE1/4) of Section Three (3), Township Two (2) North, Range Eleven (11) West of the 6<sup>th</sup> P.M., Webster County, Nebraska, being described as follows: Commencing at the Southeast Corner of the Southeast Quarter (SE1/4) of said Section Three (3); thence N01°43'21"W (assumed bearing) on the East line of said Section Three (3), a distance of 750.00 feet to the point of beginning; thence continuing N01°43'21"W, on said East line, a distance of 283.00 feet; thence S88°16'39"W, perpendicular to said East line, a distance of 510.00 feet; thence S05°13'59"E, a distance of 283.55 feet; thence N88°16'39"E, perpendicular to said East line, a distance of 492.64 feet to the point of beginning containing 3.26 acres more or less, including 0.21 acres of county road right-of-way, more or less.

State of Nebraska } ss.  
County of Webster }

BOOK 2025 PAGE 745

Entered on the  
numerical index and filed for record in the  
Clerk's office of said county this 27 day  
of Mar A.D., 20 25, at 1:03  
o'clock P.M. Recorded in Book 2025  
on Page 745-746  
Robney Tania County Clerk  
16.00 AD Deputy  
Ind Comp Assessor Carded



Return recorded document to:  
Brad Moncrief, L.L.C.  
1239 N. Burlington Avenue, Suite 200  
Hastings, NE 68901

### WARRANTY DEED

RICHARD L. ARMSTRONG and KAREN L. ARMSTRONG, Husband and Wife, GRANTORS, in consideration of One and 00/100 (\$1.00) DOLLAR and other valuable consideration received from GRANTEEES, convey to GRANTEEES, JEFFERY J. ARMSTRONG, an undivided one-half (1/2) interest, and JUSTIN L. ARMSTRONG, an undivided one-half interest, of Grantor's interest in the following described real estate (as defined in Neb. Rev. Stat., § 76-201), subject to the life estate interest of Richard L. Armstrong and Karen L. Armstrong, Husband and Wife, as joint tenants with rights of survivorship:

The East Half (E ½) of Section 3, and the Southwest Quarter (SW ¼) of Section 2, ALL IN Township 2 North, Range Eleven (11) West of the 6<sup>th</sup> P.M., Webster County, Nebraska, **EXCEPT** the tract legally described in Exhibit "A" attached hereto and incorporated herein by reference.

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

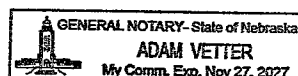
- (1) are lawfully seized of such real estate and that it is free from encumbrances;
- (2) have legal power and lawful authority to convey the same;
- (3) warrant and will defend title to the real estate against the lawful claims of all persons.

Executed February 27<sup>th</sup>, 2025, Richard L. Armstrong  
RICHARD L. ARMSTRONG

Karen Armstrong  
KAREN L. ARMSTRONG

STATE OF NEBRASKA )  
COUNTY OF Webster ) ss.

The foregoing instrument was acknowledged before me on  
February 27<sup>th</sup>, 2025, by Richard L. Armstrong and Karen L. Armstrong,  
Husband and Wife, as Grantors. 2025



AV

Adam Vetter  
Notary Public

**EXHIBIT "A"**  
**Legal Description of Real Estate Excepted from Conveyance**

A tract of land located in the Southeast Quarter (SE1/4) of Section Three (3), Township Two (2) North, Range Eleven (11) West of the 6<sup>th</sup> P.M., Webster County, Nebraska, being described as follows: Commencing at the Southeast Corner of the Southeast Quarter (SE1/4) of said Section Three (3); thence N01°43'21"W (assumed bearing) on the East line of said Section Three (3), a distance of 750.00 feet to the point of beginning; thence continuing N01°43'21"W, on said East line, a distance of 283.00 feet; thence S88°16'39"W, perpendicular to said East line, a distance of 510.00 feet; thence S05°13'59"E, a distance of 283.55 feet; thence N88°16'39"E, perpendicular to said East line, a distance of 492.64 feet to the point of beginning containing 3.25 acres more or less, including 0.21 acres of county road right-of-way, more or less.



# Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2025	747	2/27/2025	Base: 91-0002		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
001556600		67		4 05		GeoCde	Tw	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4373	2	10	17	0	00000	1	000	0000		
Land		Improvements		Total		Date of Sale Property Classification Code								
1,512,760		43,360		1,556,120		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type:				A) 1	B) 05	C) 5	D) 3	E) 0	F) 10					
LCG		ACRES:		VALUE:		LCG		ACRES:		VALUE:				
IRRIGATED 1A1		2.570		14,815		GRASSLAND 1G1		32.770		54,560				
1A		58.800		338,980		1G		2.440		4,060				
2A1		9.180		52,920		2G1		15.370		23,210				
2A		37.110		205,775		2G								
3A1						3G1								
3A						3G								
4A1		57.680		305,125		4G1								
4A		87.660		451,460		4G		1.990		2,585				
DRYLAND 1D1						Shelterbelt/Timber								
1D		1.040		3,435		Accretion								
2D1						Waste		0.150		75				
2D		1.050		3,290		Other								
3D1						AG LAND TOTAL		312.470		1,473,920				
3D						Roads		5.980						
4D1		0.570		1,665		Farm Sites		1.000		13,840				
4D		4.090		11,965		Home Sites		1.000		25,000				
						Recreation								
Dwellings				7,475		Other								
Outbuildings				35,885		Non-AG TOTAL		7.980		38,840				

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
WD; LIFE ESTATE, TRANSFER BETWEEN PARENT & CHILD	
Comments from	Comments:
001556600 001556601	

(Continue on back)

## Real Estate Transfer Statement

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

FORM  
521

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

1 County Name <b>Webster - 91</b>	2 County Number <input checked="" type="checkbox"/>	3 Date of Sale/Transfer Mo. <u>2</u> Day <u>27</u> Yr. <u>2025</u>	4 Date of Deed Mo. <u>2</u> Day <u>27</u> Yr. <u>2025</u>
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) <b>Richard L. Armstrong and Karen L. Armstrong</b> Street or Other Mailing Address <b>609 N. Jefferson St</b> City <b>Red Cloud</b> State <b>NE</b> Zip Code <b>68970</b> Phone Number <b>402 746 3963</b> Email Address <b>NA</b>		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) <b>Kimberly L. Armstrong</b> Street or Other Mailing Address <b>315 W. Washington St</b> City <b>Osborne</b> State <b>KS</b> Zip Code <b>67473</b> Phone Number <b>402.746.8077</b> Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address <b>NA</b>	

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

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

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

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

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

14 What is the current market value of the real property? <b>\$1,545,010.00</b>	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No \$ _____ %
--	--

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

18 Address of Property <b>18a</b> <input checked="" type="checkbox"/> No address assigned <b>18b</b> <input type="checkbox"/> Vacant land	19 Name and Address of Person to Whom the Tax Statement Should be Sent <b>Richard L. Armstrong and Karen L. Armstrong</b> <b>609 N. Jefferson Street</b> <b>Red Cloud, NE 68970</b>
--	--

20 Legal Description (Attach additional pages, if needed.) <b>North Half (N 1/2) of Section 17, Township 2 North, Range 10 West of the 6th P.M., Webster County, Nebraska</b>
--

21 If agricultural, list total number of acres transferred in this transaction <b>320.45 +/-</b>
--

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

25 If this transfer is exempt from the documentary stamp tax, list the exemption number <b>\$76-902(5)(a)</b> .
26 Is an affidavit as described in <a href="#">Neb. Rev. Stat. § 76-2,141</a> required because the property is located within a county or other geographic area with an active air force ballistic missile field? (See Instructions) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

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

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

Brad Moncrief

Print or Type Name of Grantee or Authorized Representative

Signature of Grantee or Authorized Representative

Attorney

Title

(402) 462-5353

Phone Number

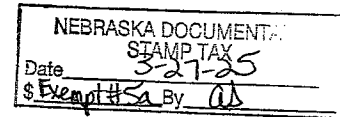
3/25/25

Date

## Register of Deed's Use Only

## For Dept. Use Only

28 Date Deed Recorded Mo. <u>3</u> Day <u>27</u> Yr. <u>25</u>	29 Value of Stamp or Exempt Number \$ <b>Exempt # Sa</b>	30 Recording Data <b>BK2025, Pg 747</b>
---	---	--

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 Mar A.D., 20 25, at 1:05  
o'clock P.M. Recorded in Book 2025  
on Page 747  
Abbey Thoma County Clerk  
10-00 Deputy  
Ind    Comp    Assessor    Carded   Return recorded document to:  
Brad Moncrief, L.L.C.  
1239 N. Burlington Avenue, Suite 200  
Hastings, NE 68901

## WARRANTY DEED

RICHARD L. ARMSTRONG and KAREN L. ARMSTRONG, Husband and Wife, GRANTORS, in consideration of One and 00/100 (\$1.00) DOLLAR and other valuable consideration received from GRANTEE, conveys to GRANTEE, KIMBERLY L. ARMSTRONG, a single person, Grantor's interest in the following described real estate (as defined in Neb. Rev. Stat., § 76-201), subject to the life estate interest of Richard L. Armstrong and Karen L. Armstrong, Husband and Wife, as joint tenants with rights of survivorship:

The North Half (N ½) of Section 17, Township 2 North, Range 10 West of the 6<sup>th</sup> P.M., Webster County, Nebraska.

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

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

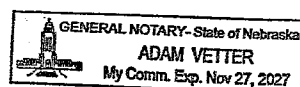
Executed February 27<sup>th</sup>, 2025.

Richard L. Armstrong  
RICHARD L. ARMSTRONG

Karen L. Armstrong  
KAREN L. ARMSTRONG

STATE OF NEBRASKA )  
COUNTY OF Webster ) ss.

The foregoing instrument was acknowledged before me on February 27<sup>th</sup>, 2026, by Richard L. Armstrong and Karen L. Armstrong, Husband and Wife, as Grantors.



Adam Vetter  
Notary Public

# Residential & Commercial Sales Worksheet

<b>Cnty No.</b>	<b>Book</b>	<b>Page</b>	<b>Sale Date</b>	<b>School District Code</b>								
91	2025	763	3/31/2025	Base: 91-0002		Affiliated:		Unified:				
<b>Location ID</b>		<b>Sale Number</b>	<b>Useability &amp; Code #</b>	<b>Parcel Number</b>								
000144900		68	1	GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
<b>Date of Sale Assessed Value</b>				4491			00	0	10030		006	0000
<b>Land</b>	<b>Improvements</b>	<b>Total</b>		<b>Date of Sale Property Classification Code</b>								
1,970	143,365	145,335		Status	Property Type		Zoning	Location	City Size	Parcel Size		
<b>Assessor Location: RED CLOUD (RC)</b>				A) 1	B) 01		C) 1	D) 1	E) 6	F) 2		
			<b>Residential</b>				<b>Commercial</b>					
<b>Multiple Improvements:</b>			Multiple. Improvements. :				Multiple. Improvements. :					
<b>Construction Date:</b>			Construction Date : 1987				Construction Date :					
<b>Floor:</b>			Floor Sq. Ft. : 1,456				Floor Sq. Ft. :					
<b>Building Cost New:</b>			Cost : 225,705				Cost :					
<b>Single Family Style: 101</b>			<b>Residential Condition: 35</b>				<b>Commercial Occupancy Code:</b>					
(100) <input type="checkbox"/> Mobile Home			(10) <input type="checkbox"/> Worn Out				Primary: Other1: Other2:					
(101) <input checked="" type="checkbox"/> One Story			(20) <input type="checkbox"/> Badly Worn				<b>Commercial Construction Class:</b>					
(102) <input type="checkbox"/> Two Story			(30) <input checked="" type="checkbox"/> Average				(1) <input type="checkbox"/> Fireproof Structural Steel Frame					
(103) <input type="checkbox"/> Split Level			(40) <input checked="" type="checkbox"/> Good				(2) <input type="checkbox"/> Reinforced Concrete Frame					
(104) <input type="checkbox"/> 1 1/2 Story			(50) <input type="checkbox"/> Very Good				(3) <input type="checkbox"/> Masonry Bearing Walls					
(111) <input type="checkbox"/> Bi-Level			(60) <input type="checkbox"/> Excellent				(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls					
(106) <input type="checkbox"/> Other							(5) <input type="checkbox"/> Metal Frame and Walls					
<b>Townhouse or Duplex Style:</b>			<b>Residential Quality: 30</b>				(6) <input type="checkbox"/> Pole Frame					
(301) <input type="checkbox"/> One Story			(10) <input type="checkbox"/> Low				<b>Cost Rank:</b>		<b>Condition:</b>			
(302) <input type="checkbox"/> Two Story			(20) <input type="checkbox"/> Fair				(10) <input type="checkbox"/> Low		(10) <input type="checkbox"/> Worn Out			
(307) <input type="checkbox"/> 1 1/2 Story			(30) <input checked="" type="checkbox"/> Average				(20) <input type="checkbox"/> Average		(20) <input type="checkbox"/> Badly Worn			
(308) <input type="checkbox"/> Split Level			(40) <input type="checkbox"/> Good				(30) <input type="checkbox"/> Above Average		(30) <input type="checkbox"/> Average			
(309) <input type="checkbox"/> 2 1/2 Story			(50) <input type="checkbox"/> Very Good				(40) <input type="checkbox"/> High		(40) <input type="checkbox"/> Good			
(304) <input type="checkbox"/> One Story Duplex			(60) <input type="checkbox"/> Excellent						(50) <input type="checkbox"/> Very Good			
(305) <input type="checkbox"/> Two Story Duplex									(60) <input type="checkbox"/> Excellent			
<b>Assessor's Adjustment to Sale Price (+ or -):</b>												
<b>Assessor Comments and Reason for Adjustment:</b>												
TRUSTEE'S DEED												
<b>Comments from</b>						<b>Comments:</b>						
000144900												

(Continue on back)



# Real Estate Transfer Statement

FORM  
521

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

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

1 County Name <b>Webster - 91</b>	2 County Number <input checked="" type="checkbox"/>	3 Date of Sale/Transfer Mo. <b>3</b> Day <b>31</b> Yr. <b>2025</b>	4 Date of Deed Mo. <b>3</b> Day <b>31</b> Yr. <b>2025</b>
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) <b>Loretta Frey, Trustee Merlin and Loretta Frey Family Trust</b> Street or Other Mailing Address <b>40 N Cherry St</b> City <b>Red Cloud</b> State <b>NE</b> Zip Code <b>68970</b> Phone Number <b>(214) 668-1836</b> Email Address <b>n/a</b>		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) <b>Ronda Petsch</b> Street or Other Mailing Address <b>210 West A Avenue</b> City <b>Red Cloud</b> State <b>NE</b> Zip Code <b>68970</b> Phone Number <b>(402) 257-7139</b> Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home.		
(A) Status <input checked="" type="checkbox"/> Improved <input type="checkbox"/> Unimproved <input type="checkbox"/> IOLL	(B) Property Type <input checked="" type="checkbox"/> Single Family <input type="checkbox"/> Multi-Family <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Agricultural <input type="checkbox"/> Recreational <input type="checkbox"/> Mineral Interests-Nonproducing <input type="checkbox"/> Mineral Interests-Producing <input type="checkbox"/> State Assessed <input type="checkbox"/> Exempt	(C) <input type="checkbox"/> Mobile Home
8 Type of Deed <input type="checkbox"/> Bill of Sale <input type="checkbox"/> Cemetery <input type="checkbox"/> Conservator <input type="checkbox"/> Corrective <input type="checkbox"/> Death Certificate - Transfer on Death <input type="checkbox"/> Distribution <input type="checkbox"/> Easement <input type="checkbox"/> Executor <input type="checkbox"/> Land Contract/Memo <input type="checkbox"/> Lease <input type="checkbox"/> Mineral <input type="checkbox"/> Partition <input type="checkbox"/> Personal Rep. <input type="checkbox"/> Quit Claim <input type="checkbox"/> Sheriff <input checked="" type="checkbox"/> Trust/Trustee <input type="checkbox"/> Warranty <input type="checkbox"/> Other		
9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? <input type="checkbox"/> Buyer <input type="checkbox"/> Seller <input checked="" type="checkbox"/> No		
10 Type of Transfer <input type="checkbox"/> Auction <input type="checkbox"/> Court Decree <input type="checkbox"/> Exchange <input type="checkbox"/> Distribution <input type="checkbox"/> Foreclosure <input type="checkbox"/> Grantor Trust <input type="checkbox"/> Irrevocable Trust <input type="checkbox"/> Life Estate <input type="checkbox"/> Partition <input type="checkbox"/> Revocable Trust <input checked="" type="checkbox"/> Sale <input type="checkbox"/> Satisfaction of Contract <input type="checkbox"/> Transfer on Death <input type="checkbox"/> Trustee to Beneficiary <input type="checkbox"/> Other (Explain)		
11 Was ownership transferred in full? (If No, explain the division.) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		12 Was real estate purchased for same use? (If No, state the intended use.) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Aunt or Uncle to Niece or Nephew <input type="checkbox"/> Brothers and Sisters <input type="checkbox"/> Ex-spouse <input type="checkbox"/> Family Corp., Partnership, or LLC <input type="checkbox"/> Grandparents and Grandchild <input type="checkbox"/> Parents and Child <input type="checkbox"/> Self <input type="checkbox"/> Spouse <input type="checkbox"/> Step-parent and Step-child <input type="checkbox"/> Other		
14 What is the current market value of the real property? <b>180,000.00</b>		15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No \$ %
16 Does this conveyance divide a current parcel of land? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) <input checked="" type="checkbox"/> Yes <b>Montgomery Auction</b> <input type="checkbox"/> No
18 Address of Property <b>210 West A Avenue</b> <b>Red Cloud, NE 68970</b>		19 Name and Address of Person to Whom the Tax Statement Should be Sent <b>Grantee</b>
18a <input type="checkbox"/> No address assigned 18b <input type="checkbox"/> Vacant land		

20 Legal Description (Attach additional pages, if needed.) <b>Lots One (1), Two (2) and Three (3), Block Six (6), Garber's Addition to Red Cloud, Webster County, Nebraska</b>	
21 If agricultural, list total number of acres transferred in this transaction	
22 Total purchase price, including any liabilities assumed.	22 \$ <b>180,000.00</b>
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	23 \$
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24 \$ <b>180,000.00</b>
25 If this transfer is exempt from the documentary stamp tax, list the exemption number	
26 Is an affidavit as described in Neb. Rev. Stat. § 76-2,141 required because the property is located within a county or other geographic area with an active air force ballistic missile field? (See Instructions) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
27 If yes, is the required affidavit attached to this filing? <input type="checkbox"/> Yes <input type="checkbox"/> No	

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

**Ronda Petsch**

Print or Type Name of Grantee or Authorized Representative

**(402) 257-7139**

Phone Number

sign  
here

*Ronda Petsch*  
Signature of Grantee or Authorized Representative

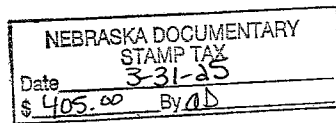
**Grantee**

Title

**3/31/2025**  
Date

Register of Deed's Use Only		For Dept. Use Only
28 Date Deed Recorded Mo. <b>3</b> Day <b>31</b> Yr. <b>25</b>	29 Value of Stamp or Exempt Number \$ <b>405.00</b>	30 Recording Data <b>BK2025, Pg 763</b>



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 31 day  
of Mar A.D., 2025, at 2:03  
o'clock PM. Recorded in Book 2025  
on Page 163  
Abbey Harg County Clerk  
lo oo Deputy  
Ind Comp Assessor CardedReturn to:  
Southern Title, LLC  
P O Box 221  
Red Cloud, NE 68970**TRUSTEE'S DEED**

Loretta Frey, Trustee of The Merlin and Loretta Frey Family Trust, u/a/d November 1, 2007,  
GRANTOR, in consideration of One Dollar (\$1.00) and other valuable consideration received  
from GRANTEE, Ronda Petsch, conveys to GRANTEE, the following described real estate, (as  
defined in Neb. Rev. Stat. 76-201):

Lots One (1), Two (2) and Three (3), Block Six (6), Garber's Addition to Red Cloud, Webster  
County, Nebraska

Subject to easements and restrictions of record

GRANTOR covenants with GRANTEE that GRANTOR:

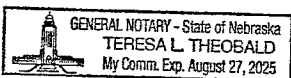
- (1) is lawfully seised of such real estate and that it is free from encumbrances;
- (2) has legal power and lawful authority to convey the same;
- (3) warrants and will defend title to the real estate against any acts of the  
GRANTOR.

Executed March 31, 2025.

Loretta Frey, Trustee  
Loretta Frey, Trustee

STATE OF NEBRASKA )  
 ) ss.  
COUNTY OF WEBSTER )

The foregoing instrument was acknowledged before me on March 31, 2025,  
by Loretta Frey, Trustee of The Merlin and Loretta Frey Family Trust, u/a/d November 1, 2007.



Teresa L. Theobald  
Notary Public

My Commission Expires: 8/27/2025

# Agricultural Land Sales Worksheet

<b>Cnty No.</b>	<b>Book</b>	<b>Page</b>	<b>Sale Date</b>	<b>School District Code</b>									
91	2025	766	2/25/2025	Base: 01-0123				Affiliated:		Unified:			
<b>Location ID</b>		<b>Sale Number</b>	<b>Useability &amp; Code #</b>		<b>Parcel Number</b>								
002405502		69	4	05	<b>GeoCde</b>	<b>Twn</b>	<b>Rng</b>	<b>Sect</b>	<b>Qrt</b>	<b>Subdiv</b>	<b>Area</b>	<b>Blk</b>	<b>Parcel</b>
Date of Sale Assessed Value					4247	3	12	4	4	00000	1	000	0000
<b>Land</b>	<b>Improvements</b>		<b>Total</b>		<b>Date of Sale Property Classification Code</b>								
937,780			937,780		<b>Status</b>	<b>Property Type</b>		<b>Zoning</b>	<b>Location</b>	<b>City Size</b>		<b>Parcel Size</b>	
Irrigation Type:					A) 2	B) 05		C) 5	D) 3	E) 0		F) 10	
<b>LCG</b>		<b>ACRES:</b>		<b>VALUE:</b>	<b>LCG</b>		<b>ACRES:</b>		<b>VALUE:</b>				
IRRIGATED	1A1				GRASSLAND	1G1	2.950		4,910				
	1A					1G	20.010		33,320				
	2A1					2G1							
	2A					2G							
	3A1					3G1							
	3A					3G							
	4A1					4G1							
	4A					4G							
DRYLAND	1D1	20.110		66,465	Shelterbelt/Timber								
	1D	202.590		669,565	Accretion								
	2D1				Waste		3.710		1,855				
	2D	13.750		43,110	Other								
	3D1	2.000		5,930	<b>AG LAND TOTAL</b>		302.570		934,695				
	3D				Roads		7.920						
	4D1	8.940		26,150	Farm Sites								
	4D	28.510		83,390	Home Sites								
					Recreation								
	Dwellings				Other		1.000		3,085				
	Outbuildings				<b>Non-AG TOTAL</b>		8.920		3,085				

<b>Assessor's Adjustment to Sale Price (+ or -):</b>	<b>Total Recapture Value:</b>
<b>Assessor Comments and Reason for Adjustment:</b>	
QCD; TRANSFER BETWEEN EX-SPOUSE	
<b>Comments from</b>	<b>Comments:</b>
002405502	

(Continue on back)

12504  
NEBRASKA

Good Life. Great Service.

DEPARTMENT OF REVENUE

## Real Estate Transfer Statement

FORM  
521

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

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

1 County Name <b>Webster - 91</b>	2 County Number	3 Date of Sale/Transfer Mo. <u>02</u> Day <u>25</u> Yr. <u>2025</u>	4 Date of Deed Mo. <u>02</u> Day <u>25</u> Yr. <u>2025</u>
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) <b>Catie L. Kosse</b> Street or Other Mailing Address <b>210 North Payne</b> City <b>Blue Hill</b> State <b>NE</b> Zip Code <b>68930</b> Phone Number Email Address		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) <b>Samuel J. Kosse</b> Street or Other Mailing Address <b>312 Broad Street</b> City <b>Campbell</b> State <b>NE</b> Zip Code <b>68932</b> Phone Number <b>759-5157</b> Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address	

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

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

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

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

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

14 What is the current market value of the real property? <b>798,935</b>	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No \$ _____ %
---	--

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

18 Address of Property	19 Name and Address of Person to Whom the Tax Statement Should be Sent <b>Samuel J. Kosse</b> <b>312 Broad Street</b> <b>Campbell, NE</b>
18a <input checked="" type="checkbox"/> No address assigned 18b <input type="checkbox"/> Vacant land	

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

See attached

21 If agricultural, list total number of acres transferred in this transaction <b>311.49</b>	22 Total purchase price, including any liabilities assumed. \$ <b>0'00</b>
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	23 \$ <b>0'00</b>
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24 \$ <b>0'00</b>
25 If this transfer is exempt from the documentary stamp tax, list the exemption number <b>5a</b>	
26 Is an affidavit as described in Neb. Rev. Stat. § 76-2,141 required because the property is located within a county or other geographic area with an active air force ballistic missile field? (See instructions) <input type="checkbox"/> Yes <input type="checkbox"/> No	
27 If yes, is the required affidavit attached to this filing? <input type="checkbox"/> Yes <input type="checkbox"/> No	

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

Samuel J. Kosse

Print or Type Name of Grantee or Authorized Representative

Phone Number

sign  
here

Signature of Grantee or Authorized Representative

Grantee

Title

Date

## Register of Deed's Use Only

## For Dept. Use Only

28 Date Deed Recorded Mo. <u>4</u> Day <u>2</u> Yr. <u>25</u>	29 Value of Stamp or Exempt Number \$ <b>Exempt # 5a</b>	30 Recording Data <b>BK 2025, Pg 766</b>	
--	---	---	--

The East Half (E1/2) of Section Four (4), Township Three (3), North, Range Twelve (12), West of the 6<sup>th</sup> P.M., Webster County, Nebraska, EXCEPT a tract of land located in the Southeast Quarter of said Section Four (4), described as follows: Commencing at the Northeast corner of the Southeast Quarter of said Section 4; thence S00°18'42" E (assumed bearing) on the East line of said Southeast Quarter, a distance of 1085.21 feet to the Northeast corner of an existing 20 foot wide access Easement previously described on a survey plat and recorded in Book 97, Page 1583; thence N87°54'25"W on the North line of said Easement, a distance of 791.63 feet to the point of beginning; thence N37°55'58", a distance of 49.96 feet; thence N00°18'42"W, a distance of 355.00 feet; thence S68°51'54"W, a distance of 345.37 feet; thence N87°44'09"W, a distance of 292.59 feet; thence S00°09'26"W, a distance of 275.60 feet; thence S10°02'02"E, a distance of 199.23 feet; thence N89°41'17"E, a distance of 199.00 feet; thence S72°59'32"E, a distance of 243.67 feet; thence N37°39'23"E, a distance of 296.79 feet; thence N00°18'41"W, a distance of 25.59 feet to the point of beginning; and subject to an EASEMENT described as follows: A tract of land located in the Southeast Quarter (SE1/4) of Section 4, Township 3 North, Range 12 West of the 6<sup>th</sup> P.M., Webster County, Nebraska, being more particularly described as follows: Commencing at the Southeast corner of said Section 4, thence N00°00'00"E (assumed bearing) along the east line of said Southeast Quarter (SE1/4) 1555.00 feet to the TRUE PLACE OF BEGINNING; thence N87°36'00"W 1058.00 feet; thence S01°16'00"E 20.04 feet; then S87°36'00"E 1057.56 feet to the east line of said Southeast Quarter (SE1/4); thence N00°00'00"E along said East line 20.02 feet to the place of beginning.

State of Nebraska } ss.  
County of Webster }

Entered on the  
numerical index and filed for record in the  
Clerk's office of said county this 2 day  
of April A.D., 2025, at 10:31  
o'clock A M. Recorded in Book 2025  
on Page 766-767  
Abbey Harig County Clerk  
16.00 10 Deputy  
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY STAMP TAX	
Date	<u>4-2-25</u>
\$ Exempt #5a	By <u>10</u>

RETURN TO: Samuel J. Kosse  
312 Broad Street  
Campbell, NE 68932

### QUITCLAIM DEED

CATIE L. KOSSE, former spouse of the grantee, GRANTOR, whether one or more, in consideration One Dollar (\$1.00) and pursuant to the Decree of Dissolution in Franklin County District Court, Case No. CI23-9 receipt of which is hereby acknowledged, quitclaims and conveys to, SAMUEL J. KOSSE, GRANTEE, the following described real estate (as defined in Neb. Rev. of Stat. 76-201) in Webster County, Nebraska:

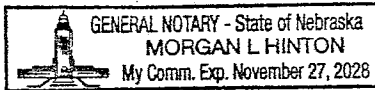
The East Half (E1/2) of Section Four (4), Township Three (3), North, Range Twelve (12), West of the 6<sup>th</sup> P.M., Webster County, Nebraska, EXCEPT a tract of land located in the Southeast Quarter of said Section Four (4), described as follows: Commencing at the Northeast corner of the Southeast Quarter of said Section 4; thence S00°18'42" E (assumed bearing) on the East line of said Southeast Quarter, a distance of 1085.21 feet to the Northeast corner of an existing 20 foot wide access Easement previously described on a survey plat and recorded in Book 97, Page 1583; thence N87°54'25"W on the North line of said Easement, a distance of 791.63 feet to the point of beginning; thence N37°55'58", a distance of 49.96 feet; thence N00°18'42"W, a distance of 355.00 feet; thence S68°51'54"W, a distance of 345.37 feet; thence N87°44'09"W, a distance of 292.59 feet; thence S00°09'26"W, a distance of 275.60 feet; thence S10°02'02"E, a distance of 199.23 feet; thence N89°41'17"E, a distance of 199.00 feet; thence S72°59'32"E, a distance of 243.67 feet; thence N37°39'23"E, a distance of 296.79 feet; thence N00°18'41"W, a distance of 25.59 feet to the point of beginning; and subject to an EASEMENT described as follows: A tract of land located in the Southeast Quarter (SE1/4) of Section 4, Township 3 North, Range 12 West of the 6<sup>th</sup> P.M., Webster County, Nebraska, being more particularly described as follows: Commencing at the Southeast corner of said Section 4, thence N00°00'00"E (assumed bearing) along the east line of said Southeast Quarter (SE1/4) 1555.00 feet to the TRUE PLACE OF BEGINNING; thence N87°36'00"W 1058.00 feet; thence S01°16'00"E 20.04 feet; then S87°36'00"E 1057.56 feet to the east line of said Southeast Quarter (SE1/4); thence N00°00'00"E along said East line 20.02 feet to the place of beginning.

Executed: February 25, 2025.

Catie L Kosse  
Catie L Kosse

STATE OF NEBRASKA )  
COUNTY OF Buffalo ) ss.

The foregoing instrument was acknowledged before me on the 25<sup>th</sup> day of February, 2025, by Catie L. Kosse, former spouse of Grantee.



Morgan Hinton  
Notary Public



# Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2025	793	7/1/2019	Base: 91-0002		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
000116900		70		4    06		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value						4491			00	0	10005		026	0000
Land		Improvements		Total		Date of Sale Property Classification Code								
575		87,660		88,235		Status	Property Type		Zoning	Location	City Size	Parcel Size		
Assessor Location: RED CLOUD (RC)						A) 1	B) 03		C) 7	D) 1	E) 6	F) 1		

	Residential	Commercial
<b>Multiple Improvements:</b>	Multiple Improvements. :	Multiple Improvements. :
<b>Construction Date:</b>	Construction Date :	Construction Date : 1900
<b>Floor:</b>	Floor Sq. Ft. :	Floor Sq. Ft. : 2,600
<b>Building Cost New:</b>	Cost :	Cost : 424,500
<b>Single Family Style:</b>	<b>Residential Condition:</b>	<b>Commercial Occupancy Code:</b>
(100) <input type="checkbox"/> Mobile Home	(10) <input type="checkbox"/> Worn Out	Primary: 341    Other1:    Other2:
(101) <input type="checkbox"/> One Story	(20) <input type="checkbox"/> Badly Worn	<b>Commercial Construction Class: 3</b>
(102) <input type="checkbox"/> Two Story	(30) <input type="checkbox"/> Average	(1) <input type="checkbox"/> Fireproof Structural Steel Frame
(103) <input type="checkbox"/> Split Level	(40) <input type="checkbox"/> Good	(2) <input type="checkbox"/> Reinforced Concrete Frame
(104) <input type="checkbox"/> 1 1/2 Story	(50) <input type="checkbox"/> Very Good	(3) <input checked="" type="checkbox"/> Masonry Bearing Walls
(111) <input type="checkbox"/> Bi-Level	(60) <input type="checkbox"/> Excellent	(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls
(106) <input type="checkbox"/> Other		(5) <input type="checkbox"/> Metal Frame and Walls
<b>Townhouse or Duplex Style:</b>	<b>Residential Quality:</b>	(6) <input type="checkbox"/> Pole Frame
(301) <input type="checkbox"/> One Story	(10) <input type="checkbox"/> Low	<b>Cost Rank: 20                      Condition: 20</b>
(302) <input type="checkbox"/> Two Story	(20) <input type="checkbox"/> Fair	(10) <input type="checkbox"/> Low                      (10) <input type="checkbox"/> Worn Out
(307) <input type="checkbox"/> 1 1/2 Story	(30) <input type="checkbox"/> Average	(20) <input checked="" type="checkbox"/> Average                      (20) <input checked="" type="checkbox"/> Badly Worn
(308) <input type="checkbox"/> Split Level	(40) <input type="checkbox"/> Good	(30) <input type="checkbox"/> Above Average                      (30) <input type="checkbox"/> Average
(309) <input type="checkbox"/> 2 1/2 Story	(50) <input type="checkbox"/> Very Good	(40) <input type="checkbox"/> High                      (40) <input type="checkbox"/> Good
(304) <input type="checkbox"/> One Story Duplex	(60) <input type="checkbox"/> Excellent	(50) <input type="checkbox"/> Very Good
(305) <input type="checkbox"/> Two Story Duplex		(60) <input type="checkbox"/> Excellent

<b>Assessor's Adjustment to Sale Price (+ or -):</b>	
<b>Assessor Comments and Reason for Adjustment:</b>	
WD; DISSOLUTION OF BUSINESS	
<b>Comments from</b>	<b>Comments:</b>
000116900	

(Continue on back)

31740

# 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 item.

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

1 County Name <b>WEBSTER - 91</b>		2 County Number		3 Date of Sale/Transfer Mo. <u>7</u> Day <u>1</u> Yr. <u>2019</u>		4 Date of Deed Mo. <u>7</u> Day <u>1</u> Yr. <u>2019</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) <b>County Medical Services Inc.</b> Street or Other Mailing Address <b>1406 Q ST, PO Box 315</b> City <b>Franklin</b> State <b>NE</b> Zip Code <b>68939</b> Phone Number <b>(308) 425-6221</b> Email Address				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) <b>Franklin County Memorial Hospital</b> Street or Other Mailing Address <b>1406 Q ST, PO Box 315</b> City <b>Franklin</b> State <b>NE</b> Zip Code <b>68939</b> Phone Number <b>(308) 425-6221</b> Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address			

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

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

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

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

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

14 What is the current market value of the real property? <b>\$41,695</b>	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No \$ _____ %
--	--

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

18 Address of Property <b>313 North Webster, Red Cloud, Nebraska</b>	19 Name and Address of Person to Whom the Tax Statement Should be Sent <b>Franklin County Memorial Hospital Attn: Theresa Rizzo, Administrator 1406 Q Street, PO Box 315 Franklin, NE 68939</b>
18a <input type="checkbox"/> No address assigned	18b <input type="checkbox"/> Vacant land

20 Legal Description  
Lot Nine (9) and a part of Lot Ten (10) described as the North Six inches (6") of the East 60 feet and the North One foot One inch (1'1") of the West 82 feet of said Lot 10 (10), ALL in Block Twenty-six (26), Original Town, now City, of Red Cloud, Webster County, Nebraska.

21 If agricultural, list total number of acres \_\_\_\_\_.

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

25 If this transfer is exempt from the documentary stamp tax, list the exemption number 9.

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

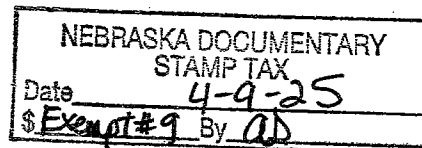
sign here  
Theresa Rizzo  
Print or Type Name of Grantee or Authorized Representative  
Theresa Rizzo  
Signature of Grantee or Authorized Representative  
308-425-6701  
Phone Number  
05/29/2019  
Date

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>4</u> Day <u>9</u> Yr. <u>2019</u>	27 Value of Stamp or Exempt Number \$ <u>Exempt # 9</u>	28 Recording Data <u>BK 2025, Pg 793</u>

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

State of Nebraska } ss.  
County of Webster }

Entered on the  
numerical index and filed for record in the  
Clerk's office of said county this 9 day  
of April A.D., 2025, at 10:16  
o'clock A.M. Recorded in Book 2025  
on Page 793-794  
Abbey Hargis County Clerk  
16.00 Deputy  
Ind Comp Assessor Carded



(The above space for use of Register of Deeds.)

WHEN RECORDED TO BE RETURNED TO:  
Baird Holm LLP | Attn: Barbara Person, Esq.  
1700 Farnam Street, Suite 1500  
Omaha, NE 68102  
Phone: 402-344-0500

### WARRANTY DEED

**COUNTY MEDICAL SERVICES, INC.**, a Nebraska nonprofit corporation (the "GRANTOR"), in consideration of One Dollar (\$1.00) and other valuable consideration, the receipt of which is hereby acknowledged, hereby conveys and confirms to **FRANKLIN COUNTY MEMORIAL HOSPITAL** (the "GRANTEE"), that certain real estate (as defined in Neb. Rev. Stat. § 76-201) located in Webster County, Nebraska and described in Exhibit A, attached hereto and incorporated by reference herein.

GRANTOR covenants with GRANTEE that GRANTOR:

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

To be effective July 1, 2019.

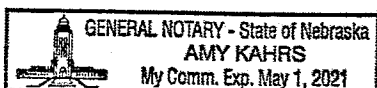
**COUNTY MEDICAL SERVICES, INC.**,  
a Nebraska nonprofit corporation

By: Theresa Rizzo  
Theresa Rizzo, Administrator

STATE OF NEBRASKA )  
 ) ss  
COUNTY OF FRANKLIN )

The foregoing instrument was acknowledged before me on the 29th day of May, 2019, by Theresa Rizzo, the Administrator and authorized signor of **COUNTY MEDICAL SERVICES, INC.**, a Nebraska nonprofit corporation, on behalf of the corporation.

Notary Public: Amy Kahrs  
My Commission Expires: May 1, 2021



**EXHIBIT A**

**Legal Description of Real Estate**

Lot Nine (9) and a part of Lot Ten (10) described as the North Six inches (6") of the East 60 feet and the North One foot One inch (1'1") of the West 82 feet of said Lot 10 (10), ALL in Block Twenty-six (26), Original Town, now City, of Red Cloud, Webster County, Nebraska.

# Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code								
91	2025	808	2/19/2025	Base: 01-0123		Affiliated:		Unified:				
Location ID	Sale Number	Useability & Code #		Parcel Number								
002503800	71	4	05	GeoCde	Twn	Rng	Sect	Qrt	Subdlv	Area	Blk	Parcel
Date of Sale Assessed Value				4129	4	12	27	0	00000	1	000	0000
Land	Improvements	Total		Date of Sale Property Classification Code								
1,307,925		1,307,925		Status	Property Type		Zoning	Location	City Size	Parcel Size		
Irrigation Type:				A) 2	B) 05		C) 5	D) 3	E) 0	F) 10		
LCG	ACRES:	VALUE:		LCG	ACRES:	VALUE:						
IRRIGATED 1A1	35.500	204,660		GRASSLAND 1G1	0.100	165						
1A	20.400	117,605		1G	1.600	2,665						
2A1				2G1	0.800	1,210						
2A	1.500	8,320		2G								
3A1				3G1								
3A				3G								
4A1				4G1	1.700	2,210						
4A	75.600	399,925		4G								
DRYLAND 1D1	86.300	285,220		Shelterbelt/Timber								
1D	36.200	119,645		Accretion								
2D1				Waste								
2D	13.300	41,695		Other								
3D1				AG LAND TOTAL	315.600	1,307,925						
3D				Roads	7.000							
4D1	20.800	60,840		Farm Sites								
4D	21.800	63,765		Home Sites								
				Recreation								
Dwellings				Other								
Outbuildings				Non-AG TOTAL	7.000							

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
CORRECTIVE WD; CORRECTED FULL NAME OF THE NON-PROFIT OF THE GRANTEE	
Comments from	Comments:
002503800	

(Continue on back)

7355

NEBRASKA

Good Life. Greater Love.

DEPARTMENT OF REVENUE

## Real Estate Transfer Statement

FORM

521

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

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

1 County Name <b>Webster - 91</b>		2 County Number		3 Date of Sale/Transfer Mo. <b>02</b> Day <b>19</b> Yr. <b>2025</b>		4 Date of Deed Mo. <b>04</b> Day <b>11</b> Yr. <b>2025</b>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) <b>L'HEUREUX CHARITABLE LIMITED PARTNERSHIP</b> Street or Other Mailing Address <b>PO BOX 336</b> City <b>CAMPBELL</b> State <b>NE</b> Zip Code <b>68932</b> Phone Number Email Address				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) <b>LARUE COFFEE CHARITABLE FOUNDATION</b> Street or Other Mailing Address <b>2900 S 79TH STREET</b> City <b>LINCOLN</b> State <b>NE</b> Zip Code Phone Number <b>(402) 610-0012</b> is the grantee a 501(c)(3) organization? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Email Address <b>kenkuhlman1@gmail.com</b>			

7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home.					
(A) Status		(B) Property Type			(C)
<input type="checkbox"/> Improved	<input type="checkbox"/> Single Family	<input type="checkbox"/> Industrial	<input type="checkbox"/> Mineral Interests-Nonproducing	<input type="checkbox"/> State Assessed	<input type="checkbox"/> Mobile Home
<input checked="" type="checkbox"/> Unimproved	<input type="checkbox"/> Multi-Family	<input checked="" type="checkbox"/> Agricultural	<input type="checkbox"/> Mineral Interests-Producing	<input type="checkbox"/> Exempt	
<input type="checkbox"/> IOLL	<input type="checkbox"/> Commercial	<input type="checkbox"/> Recreational			
8 Type of Deed <input type="checkbox"/> Conservator <input type="checkbox"/> Distribution <input type="checkbox"/> Land Contract/Memo <input type="checkbox"/> Partition <input type="checkbox"/> Sheriff <input type="checkbox"/> Other _____					
<input type="checkbox"/> Bill of Sale <input checked="" type="checkbox"/> Corrective Warranty Deed <input type="checkbox"/> Easement <input type="checkbox"/> Lease <input type="checkbox"/> Personal Rep. <input type="checkbox"/> Trust/Trustee					
<input type="checkbox"/> Cemetery <input type="checkbox"/> Death Certificate - Transfer on Death <input type="checkbox"/> Executor <input type="checkbox"/> Mineral <input type="checkbox"/> Quit Claim <input type="checkbox"/> Warranty					
9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? <input type="checkbox"/> Buyer <input type="checkbox"/> Seller <input checked="" type="checkbox"/> No		10 Type of Transfer <input type="checkbox"/> Distribution <input type="checkbox"/> Foreclosure <input type="checkbox"/> Irrevocable Trust <input type="checkbox"/> Revocable Trust <input type="checkbox"/> Transfer on Death			
		<input type="checkbox"/> Auction <input type="checkbox"/> Easement <input type="checkbox"/> Gift <input type="checkbox"/> Life Estate <input type="checkbox"/> Sale <input type="checkbox"/> Trustee to Beneficiary			
		<input type="checkbox"/> Court Decree <input type="checkbox"/> Exchange <input type="checkbox"/> Grantor Trust <input type="checkbox"/> Partition <input type="checkbox"/> Satisfaction of Contract <input type="checkbox"/> Other (Explain) see attached			
11 Was ownership transferred in full? (If No, explain the division.) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			12 Was real estate purchased for same use? (If No, state the intended use.) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.)					
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Aunt or Uncle to Niece or Nephew <input checked="" type="checkbox"/> Family Corp., Partnership, or LLC <input type="checkbox"/> Sell <input type="checkbox"/> Other _____					
<input type="checkbox"/> Brothers and Sisters <input type="checkbox"/> Grandparents and Grandchild <input type="checkbox"/> Spouse					
<input type="checkbox"/> Ex-spouse <input type="checkbox"/> Parents and Child <input type="checkbox"/> Step-parent and Step-child					
14 What is the current market value of the real property? <b>2,455,000.00</b>			15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No \$ _____ %		
16 Does this conveyance divide a current parcel of land? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
18 Address of Property			19 Name and Address of Person to Whom the Tax Statement Should be Sent <b>CLEO GENEREUX</b> <b>PO BOX 336</b> <b>CAMPBELL, NE 68932</b>		
18a <input checked="" type="checkbox"/> No address assigned 18b <input type="checkbox"/> Vacant land					

20 Legal Description (Attach additional pages, if needed.)  
**The East Half of Section Twenty-Seven (27), Township Four (4) North, Range Twelve (12) West of the 6th Principal Meridian, Webster County, Nebraska.**

21 If agricultural, list total number of acres transferred in this transaction <b>322.6</b>	
22 Total purchase price, including any liabilities assumed.	22 \$ <b>0.00</b>
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	23 \$ <b>0.00</b>
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24 \$ <b>0.00</b>
25 If this transfer is exempt from the documentary stamp tax, list the exemption number <b>21</b>	
26 Is an affidavit as described in Neb. Rev. Stat. § 76-2,141 required because the property is located within a county or other geographic area with an active air force ballistic missile field? (See Instructions) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
27 If yes, is the required affidavit attached to this filing? <input type="checkbox"/> Yes <input type="checkbox"/> No	

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

Joel Bacon #22388

Print or Type Name of Grantee or Authorized Representative

(402) 475-8230

Phone Number

sign  
here

Signature of Grantee or Authorized Representative

ATTORNEY

Title

04.11.25

Date

## Register of Deed's Use Only

For Dept. Use Only

28 Date Deed Recorded Mo. <b>4</b> Day <b>11</b> Yr. <b>25</b>	29 Value of Stamp or Exempt Number \$ <b>Exempt #21</b>	30 Recording Data <b>BK 2025, Pg 808</b>
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Nebraska Department of Revenue

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

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

Grantee—Retain a copy of this document for your records

2025 Apr 11 11:15 AM Ex021 Book 2025 Page 808



**#10. Type of Transfer:** Deed given to limited partner in connection with plan of liquidation for limited partnership.

Index \_\_\_\_\_  
Computer \_\_\_\_\_  
Assessor \_\_\_\_\_  
Carded \_\_\_\_\_

NEBRASKA DOCUMENTARY  
STAMP TAX  
Date: 04/11/25  
\$ Ex021 By AS

Bk 2025, Pg 808

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 April A.D., 2025, at 11:15  
o'clock AM. Recorded in Book 2025  
on Page 808

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

PLEASE RETURN TO: JOEL BACON, ESQ., PO BOX 82248, LINCOLN, NE 68501-2248.

### CORRECTIVE WARRANTY DEED

L'HEUREUX CHARITABLE LIMITED PARTNERSHIP (A/K/A THE L'HEUREUX CHARITABLE LIMITED PARTNERSHIP), a Nebraska limited partnership, GRANTOR, in consideration of ONE AND 00/100TH DOLLAR had and received from GRANTEE, LARUE COFFEE CHARITABLE FOUNDATION, a Nebraska Non-Profit Corporation, conveys to GRANTEE, the following described real estate (as defined by Neb. Rev. Stat. § 76-201):

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

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

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

This Corrective Warranty Deed corrects the full name of the Non-Profit of the Grantee recorded in the State of Nebraska, Webster County Register of Deeds, book 2025 and page 337 on February 19, 2025.

Executed: April 11, 2025.

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

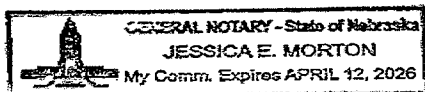
By: *Gary Genereux*  
Name: Gary Genereux, General Partner  
Title: General Partner

### NOTARY ACKNOWLEDGMENT

STATE OF NEBRASKA )

COUNTY OF LANCASTER )

On this 11<sup>th</sup> day of April, 2025, before me 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.



*J. E. Morton*  
Notary Public