Residential & Commercial Sales Worksheet

Cnty No.	Bo	ok .	Page	Sale Date					School District Cod						e .					
91	20	25	694		3/2	0/2025	Base: 9	91-0	002	Α	ffilia	ted:		Unified:						
Location	\mathbf{D}	Sale	Number	Us	eabilit	& Code#					P	arcel l	Vumber							
0001573	300	t was a special contract of the	62	- 0011 10-95 0-0	1		GeoCde	Two	Rn	2	Sect	Qrt	Subdiv	Are	a	Blk	Parcel -			
		ate of S	ale Assessed	Valu	1e		4491	A Share Section	14 Acres		00	0	10070	- Section of the second of the	77.000	003	0000			
Land		Imp	orovements			otal	(1,5)3-46		Date o	f Sa	le Pr	operty	Classifi	catio	n C	ode				
3	,940	Control of the Control	29,050)	e graphital a commence out the	32,990	Status	P	operty	Туре		Zoning	Locatio	n .	City Size		Parcel Size			
Assessor Lo	cation:	RED	CLOUD (F	C)			A) 1	B)	0:	L	(c)	1	D) 1	E)	6	F) 3			
		i Ma			1.86	Residential			180	1.00			Comme	rcial			100			
	Mul	tiple Im	provements:	Multi	ple. Impro	vements.:		200,000,000	Multip	le. In	nprove	ments.:		27,000.07,00.07.00						
	na tauja ne-	Const	ruction Date:	Const	ruction D	ate: 19	46		Multiple. Improvements. : Construction Date :											
			Floor:	Floor	Sq. Ft. :	7	64		Floor Sq. Ft. :											
		Buildir	ığ Cost New:	Cost :		75,9	25		Cost:											
Single Family	Style:	101		Resi	dential (Condition: 2	5		Com	nerc	ial O	ccupan	cy Code:		7					
(100) □ Mo	bile Hon	ne		(10)	(10) □ Worn Out								her1:			ther2:				
(101) 🗷 One	e Story			(20)	₩ B	adly Worn			Primary: Other1: Other2: Commercial Construction Class:											
(102) 🗆 Two	o Story			(30)	B A	verage			(1) ☐ Fireproof Structural Steel Frame											
(103) 🗆 Spl	it Level			(40)		ood	*		(2)		Reinf	orced C	oncrete F	ame						
(104) 🗆 11/	2 Story			(50)	□ V	ery Good			(3)		Maso	nry Bea	ring Walls	5						
(111) 🗆 Bi-l	Level			(60)	□ E	xcellent			(4)		Wood	d or Ste	el Framed	Ext. V	Vall	s				
(106) 🗆 Oth	er								(5)		Metal	Frame	and Walls							
Townhouse of	r Duplex	Style:		Resi	dential (Quality: 20			(6)		Pole I	Frame					•			
(301) 🗆 One	e Story			(10)		ow			Cost	Ran	k:	delder Station		Cond	litio	n:				
(302) □ Two	o Story			(20)	⋇ F	air			(10)	☐ Low (10) ☐ Worn Out										
(307) 🗆 1 1/	2 Story			(30)	□ A	verage			(20)		Avera	ige		(20)		Badly	Worn			
(308) 🗆 Spl	it Level			(40)		ood			(30)	(30) Above Average						Averag	ge			
(309) 🗆 21/	2 Story			(50)		ery Good			(40)		High			(40)		Good				
(304) 🗆 One	Story D	ouplex		(60)	□ E	xcellent				29 SIX	June 1	endill.	11.36	(50)		Very (Good			
(305) 🗆 Two	o Story I	Duplex						4.4			100			(60)		Excelle	ent			
August 1			t to Sale P			·):														
Assessor Co	mment	s and F	Reason for A	djust	ment:															
WD																				
					-															
					- 111															
Comments f	from			-		······································		Om	nents:						•••					
000157								COMI	ichts:											
												110								
																(Conti	nue on back)			

NEBRASKA-Good Life Great Service DEPARTMENT OF REVENUE

Real Estate Transfer Statement

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

If additional space is needed, add an attachment and identify the item number.

FORM 521

Th	ne deed will not be recorded unles	ss this statement	is signed a	nd items 1-27	are accurately co	mpleted	l.		
1 County Name Webster	2 County Number 91		1	Sale/Transfer 03 Day 20	Yr2025	4 Date o	of Deed 03_ Day	19 Yr.	2025
5 Grantor's Name, Address, a	nd Telephone (Please Print)	* VIII	6 Grantee	's Name, Add	iress, and Telepho				
Grantor's Name (Seller) Scout Enterprises, LLC				Name (Buyer)			•		
Street or Other Mailing Address 411 S 13th St			Street or O 16 N Sew	ther Mailing Add	dress				
City Lincoln	State NE	Zip Code 68508	City Red Cloud	d		State NE	е		ip Code 8970
Phone Number 402-525-3482			Phone Num 402-984-96		Is the grantee a 501 If Yes, is the grante				
Email Address n/a			Email Addr	ess					
7 Property Classification Numbe	r. Check one box in categories A an	d B. Check C if pro	operty is als	o a mobile hon	ne.				
(A) Status		(B	B) Property					((C)
Unimproved	Single Family	ural ional	Mineral	Interests-Nonpro	cing	Exemp			ile Home
8 Type of Deed Conserv		=	Contract/Me	=	=		U Other		
lone.		ement Lease	-	Quit	1				
9 Was transfer part of an IRS like-lexchange (I.R.C. § 1031 Exchand by buyer or seller?	kind 10 Type of Transfer	asement Gift	closure ntor Trust	Irrevocable Tr Life Estate Partition	The state of the s	rust	Trust	sfer on Dea	
11 Was ownership transferred in ful Yes No	? (If No, explain the division.)	1.13 (2.15)		12 Was real es	state purchased for sa	ame use?	(If No, state	the intende	ed use.)
13 Was the transfer between relative	es, or if to a trustee, are the trustor and	d beneficiary relative	s? (If Yes, c	heck the approp	oriate box.)				
	Aunt or Uncle to Niece or Nephew	Family Corp., Par	3.1	=			Other		
=	Brothers and Sisters L Ex-spouse	☐ Grandparents and Parents and Child		= :	use p-parent and Step-chi	IA			
14 What is the current market value \$62,000.00		T arents and Office		mortgage assu	umed? (If Yes, state the		nt and interes	t rate.)	
16 Does this conveyance divide a cu ☐ Yes ☐ No	irrent parcel of land?		17 Was tra	ansfer through a of the agent or the s Tri-City Services	real estate agent or itle company contact. ces No	a title cor	mpany? (If Ye	s, include	the
18 Address of Property 16 N Seward St. Red Cloud, NE 68970 18a ☐ No address assigned	18b ☐ Vacant Land			nd Address of F	Person to Whom Tax				
20 Legal Description Lots Twenty-seven (27), Twen Addition to the City of Red Cla	nty-eight (28), Twenty-nine (29), oud, Webster County, Nebrask	Thirty (30), Thirt a.	ty-one (31)	and Thirty-tv	wo (32), Block Th	ree (3),	Garber's S	econd	
21 If agricultural, list total number of	acres transferred in this transaction								
22 Total purchase price, including						22	5	62,00	0 00
	led in the purchase? ☐ Yes ☒ d for real estate (line 22 minus lin					23 3		62,00	0 00
25 If this transfer is exempt from	n the documentary stamp tax, list	the exemption nu	umber			parameter			
26 Is an affidavit as described in force ballistic missile field? (See ☐ Yes ☒ No	Neb. Rev. Stat § 76-2.141 requi	ired because the p	property is	located within	a county or other	geogra	phic area w	ith an act	tive air
27 If yes, is the required affid: Under penalties of	avit to this filing? Yes I Yes I Yes I Yes I Yes I Yes I Yes I Yes I Yes I Yes I Yes I Yes I Yes I Yes I Yes	No is statement and tha	t it is, to the	best of my know	vledge and belief, true	e, comple	ete, and correc	ot,	
▶ Hope Graves	ne of Grantee or Authorized Represent	ative					308-708-77 Phone Number		
sign 10/9		Auth	horized Re	ep	i .		03/20/2025		
here Signature of Grant	tee or Authorized Representative	Title		×			Date		
28 Date Deed Recorded .		ister of Deed's L		- D-4			For De	pt. Use C	Only
Mo. 3 Day 2 Yr. 2	29 Value of Stamp or Ex \$ 139.50		30 Recordin	025 F	9 694				
Nebraska Department of Revenue Form No. 96-269-2008 7-2024 Rev, Superse	edes 96-269-2008 10-2020			,	Authoria	zed by Nel	b. Rev. Stat. §§	76-214, 77-	-1327 (2)

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 Saw fer Hornung-Scherr, member
	s, sangely of the solid
STATE OF NEBRASKA)	
COUNTY OF BUFFALO)	
The foregoing instrument was acknowledged Enterprises, LLC.	before me this 19th day of March, 2025 by Scout
GENERAL NOTARY - State of Nebraska HOPE GRAVES My Comm. Exp. October 9, 2027	Votary Public
My Commission Expires:	J
File No. K-12124-	

Agricultural Land Sales Worksheet

Cnty No. B	ook	Page	Sale	e Date	School District Code											
91 20)25	712	3/21	/2025	Base: 9	91-00	02	Aff	iliate	:d:		Unified:				
Location ID	Sale	Number	Useability	& Code#				umber								
001403000		63	1		GeoCde	Twn	Rng	Se	ect	Qrt	Subdiv	Area	Area Blk		Parcel	
1	ate of S	ale Assessed	Value		4489	1	10	6	5	4 00000			1 000		0000	
Land	Im	provements	' T	otal		" D	ate of	Sale	e Pro	perty	Classific	ation (Code			
154,945		23,245		178,190	Status	Pro	perty Ty	рe	Zo	oning	Location	Ci	y Size	Parcel	Size	
	Irriga	tion Type:			A) 1	B)	05		C)	5	D) 3	E)	0	F) !	9	
LCG ACRES: VALUE:						LCG				ACR	ES:		VAL	J E:		
IRRIGATED 1A	- 4				GRASSLAND 1G1						3.990		6,6	45		
L	4					IG										
2A	1					2G1					1.440				20	
2.	+							2G	16.020					10,3	15	
3A	- 					3 G1										
3.	1							3G			0 000				10	
4A 4.	+							GI 4G			0.020				10	
DRYLAND 1D		- U				Shelterbe		-								
DRILAND ID	+	16.440		54,335	,		Accreti	-			5.090					
	+	21.600		67,715			Wa	-			1.010	50			05	
21							Otl	-								
3D	1	0.290		860	AG L	AND '	ГОТА	L		6	5.900		1	41,1	.05	
31						•	Roa	ıds			0.270					
4D	1					F	arm Si	tes			1.000	13,8			40	
4)						Н	ome Si	tes								
						F	Lecreati	on								
Dwelling				00.645		. ~ -	Otl						W			
Outbuilding	S			23,245	No	n-AG	IOTA	山			1.270			13,8	40	

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

NEBRASKA **FORM** Real Estate Transfer Statement Good Life Guat Service To be filed with the Register of Deeds. • Read instructions on reverse side. If additional space is needed, add an attachment and identify the applicable item number. The deed will not be recorded unless this statement is signed and items 1-27 are accurately completed. 1 County Name 2 County Number 3 Date of Sale/Transfer 4 Date of Deed Webster Day of d Yr. Mo. 5 Grantor's Name, Address, and Telephone (Please Print) 6 Grantee's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Grantee's Name (Buyer) Chad Timm and Colleen Timm Nancy A. Norwood, Trustee under the Nancy A. Norwood Revocable Trust dated October 14, 1999 Street or Other Mailing Address Street or Other Mailing Address 10820 E. Turquoise Ave PO Box 1084 City State Zip Code City State Zip Code Scottsdale 85259 AZ Kearney NE 68848 Telephone Number Phone Number Is the grantee a 501(c)(3) organization? Yes ⊠ No (402) 460-8218 308-234-4275 If Yes, is the grantee a 509(a) foundation? Yes ⊠ No **Email Address Email Address** chad.timm9@gmail.com 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) Single Family Industrial Mineral Interests-Nonproducing Mobile Home State Assessed Improved Multi-Family Agricultural Mineral Interests-Producing Exempt Unimproved Commercial Recreational IOLL 8 Type of Deed Conservator Distribution ☐ Land Contract/Memo Partition ☐ Sherriff Other Bill of Sale Corrective Fasement Personal Rep. Lease ☐ Trust/Trustee Cemetery Death Certificate - Transfer on Death Executor Mineral Quit Claim 9 Was transfer part of IRS like-kind 10 Type of Transfer Distribution Foreclosure ☐ Irrevocable Trust ☐ Revocable Trust Transfer on Death exchange (IRC § 1031 Exchange) Auction Gift Easement Life Estate X Sale Trustee to Beneficiary by buyer or seller? Court Decree Exchange ☐ Grantor Trust ☐ Partition Satisfaction of Contract Other (Explain) Buyer ☐ Seller 🛛 No 11 Was ownership transferred in full? (If No, explain the division.) 12 Was real estate purchased for same use? (If No, state the intended use.) X Yes ☐ No X Yes ΠNo 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC Self Yes X No Other ☐ Brothers and Sisters Grandparents and Grandchild Spouse Ex-spouse Parents and Child Step-parent and Step-child 14 What is the current market value of the real property? 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) \$445,000.00 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 X Vacant Land 20 Legal Description See Attached Exhibit "A" 21 If agricultural, list total number of acres 445.000 00 22 Total purchase price, including any liabilities assumed 22 23 Was non-real property included in the purchase? \square Yes \boxtimes No (If Yes, enter dollar amount and attach itemized list.) 23 24 Adjusted purchase price paid for real estate (line 22 minus line 23) ... 445,000 00 24 25 If this transfer is exempt from the documentary stamp tax, list the exemption number 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

here

| Manuage Communication | Manuage Communication

Register of Deeds' Use Only

28 Date Deed Recorded

Mo. 3 Day 21 Yr. 25 \$ 1001. 25 BK 2025 R 712

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 Northwest 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.

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Assessor	
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NEBRASKA DOCUMENTARY STAMP TAX

\$1001.25

Date: 03/21/25

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

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

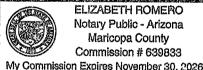
WARRANTY DEED

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.



My Commission Expires November 30, 2026

STATE OF HYIZCAG) s.s COUNTY OF MGYICONS

The foregoing instrument was acknowledged before me this 19th day of Ma 2005 by Chad Timm and Colleen Timm, a married couple.

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 Northwest 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			15 (A) (1 15 (A) (1)	S	School District Code									
91 2	025	715	3/21	/2025	Base:	91-00	02	Affi	liate	d:		Unified:						
Location ID	Sal	e Number	Useability	& Code#	1994 E. E.		n e		Pa	Parcel Number								
001917100	001917100 64		4	05	GeoCde.	Twn	Rng	Se	ct	Qrt	Subdiy	Area	Blk	Pa	rcel 🗢			
	Date of	Sale Assessed N	⁷ alue		4371	2	11	3	6	3	00000		000	91	.65			
Land	Im	provements	T	otal		D	ate of	Sale	Pro	perty	Classific	ation (Code					
13,840		6,255		20,095	Status	Pro	perty Ty	ре	. Z o	oning	Location	n City Size		Parcel Siz				
81 F	Irriga	tion Type:	,		A) 1	B)	01		C)	5	D) 3	E)	0	F)	3			
LCG		ACRES:	VAI	UE:		LCG				ACR	ES:		VAL	JE:				
IRRIGATED 1.	AI					RASSLA												
	.А							1G			-							
2.	AI				2G1													
:	.A							2G										
3.	A1						31	G1										
	SA							3G										
4.	A1						4	Gl										
	IA						•	4G										
DRYLAND 1	01				;	Shelterbe	elt/Timl	ber					<u>.</u>					
	.D						Accreti	on						,				
2	01						Wa	ste										
	D						Otl						. 1441 - 2 111 - 1112					
	D1				AG I	AND		_				1 Security Pales						
	D						Roa	-										
	D1					F	arm Si	tes			0.890			13,	840			
	D						ome Si	_										
	040 04 000	San and San and San and San and San				F	Lecreati	on										
Dwellin			***				Otl		-									
Outbuildir	gs			6,255	No	n-AG	ГОТА	L			0.890			13,	840			

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
DEED OF DISTRIBUTION BY PR; BETWEEN PARENT & CH	ILD
Comments from Con	aments:
001917100	
	(Continue on back)

balles

NEBRASKA

Real Estate Transfer Statement

64

FORM **521**

Good Life, Great Service,

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

•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 statemen										
1 County Name 2 County Number Webster - 91	3 Date of Sale/Transfer Mo. 3 Day 21 Yr. 25 4 Date of Deed Mo. 3 Day 21 Yr. 25									
5 Grantor's Name, Address, and Telephone (Please Print)	6 Grantee'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	Grantee's Name (Buyer) Irene S. Kohn									
Street or Other Mailing Address 3064 Highway 136	Street or Other Mailing Address 3064 Highway 136									
City State Zip Code Superior NE 68978	CityStateZip CodeSuperiorNE68978									
Phone Number (402) 879-3156	Phone Number Is the grantee a 501(c)(3) organization? Yes 1/2 No 1/2									
Email Address N/A	N/A									
7 Property Classification Number. Check one box in categories A and B. Check C if										
(A) Status (B)	Property Type (C)									
✓ Improved ✓ Single Family Industrial	Mineral Interests-Nonproducing State Assessed Mobile Home									
☐ Unimproved ☐ Multi-Family ☐ Agricultural ☐ IOLL ☐ Commercial ☐ Recreational	Mineral Interests-Producing Exempt									
8 Type of Deed Conservator	nd Contract/Memo Partition Sheriff Other									
Bill of Sale Corrective Easement Lea										
	eral Quit Claim Warranty									
9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller?	osure Irrevocable Trust Revocable Trust Transfer on Death Life Estate Sale Trustee to Beneficiary									
	or Trust Partition Satisfaction of Contract Other (Explain)									
11 Was ownership transferred in full? (If No, explain the division.)	12 Was real estate purchased for same use? (If No, state the intended use.)									
✓ Yes										
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives.										
☐ Brothers and Sisters ☐ Grandparents and Ci	_									
	nild Step-parent and Step-child 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)									
14 What is the current market value of the real property?	Yes No \$%									
16 Does this conveyance divide a current parcel of land?	17 Was transfer through a real estate agent or a title company? (If Yes, include the name									
Yes Z No	of the agent or title company contact.) Yes									
18 Address of Property	19 Name and Address of Person to Whom the Tax Statement Should be Sent									
1242 HIGHWAY 136,	Irene S. Kohn									
Red Cloud, NE 68970	3064 Highway 136									
18a No address assigned 18b Vacant land	Superior, NE 68978									
20 Legal Description (Attach additional pages, if needed.)										
See Exhibit 1										
21 If agricultural, list total number of acres transferred in this transaction N/A										
22 Total purchase price, including any liabilities assumed.										
23 Was non-real property included in the purchase?	0,00									
Yes No (If Yes, enter dollar amount and attach itemized list.) (see instru	ictions)									
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24 \$ 0,00 15									
26 Is an affidavit as described in Neb Rev. Stat. § 76-2.141 required because the property is located. Yes V No	within a county or other geographic area with an active air force ballistic missile field? (See Instructions)									
27 If yes, is the required affidavit attached to this filing? Yes No										
Under penalties of law, I declare that I have examined this statement and I and thet I am duly authorized to sign this statement.	hat it is, to the best of my knowledge and belief, true, complete, and correct, 402 - 963									
David H. risher	1383									
sign Frint or Type Name of Grantee or Authorized Representative	Phone Number									
The same	Closing AHOLNEY 3-21-2026									
nere Signature of Grantee of Authorized Representative	nue , Date									
Register of Deed's Use Or										
28 Date Deed Recorded 29 Value of Stamp or Exempt Number	30 Recording Data Duana () 115									
Mo. 3 Day 21 Yr. 23 \$ Exempt 15 Nebraska Department of Revenue	Authorized by Neb. Rev. Slat. §§ 76-214, 77-1327(2)									

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 6th 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 6th 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 6th P.M., Webster County, Nebraska

Index	
Computer	
Assessor	
Carded	

NEBRASKA DOCUMENTARY STAMP TAX

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

310

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

Bk 2025, Pg 715

Birollynder

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.

By: Sterl Show Trene S. Kohn, Co-Personal Representative

By: Joseph J. McDole, Co-Personal Representative

STATE OF NEBRASKA)

SS:

COUNTY OF WEBSTER)

The foregoing instrument was acknowledged before me on March 2 (, 2025, by Irene S. Kohn and Joseph J. McDole, Co-Personal Representatives of the Estate of Jessie E. McDole.

Notary Public

GENERAL NOTARY-State of Nebraska
DAVID H. FISHER
My Comm. Exp. May 14, 2027

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 Ouarter (E/2SW/4) of Section Thirty-six (36), Township Two (2N) North, Range Eleven (11) West of the 6th 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 6th 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 Ouarter (E/2 SW/4) of Section Thirty-six (36), Township Two (2N) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska

Agricultural Land Sales Worksheet

Cnty No.	Во	ok	Page	Sale Date 1						School District Code						
91	20	25	733	3/26/2025	Base:			- 1	Affil	iated:		Unit				
Location	\mathbf{D}	Sale	Number	Useability & Code #						Parcel l	Number					
0016030	000		65	1	GeoCde	Twn	R	ng	Sec	Qrt	Subdiv	Area	Blk	Parcel		
	D	ate of S	ale Assessed	/alue	4243	3	1	-0	8	3	00000	1	000	0000		
Land		Imp	provements	Total			Date	of S	ale	Propert	Classific	ation (Code			
247	,720			247,720	Status	Pi	opert	у Тур	æ	Zoning	Locatio	i Cii	y Size	Parcel Size		
		Irrigat	ion Type:		A) 2	B)	C)5		c) 5	D) 3	E)	0	F) 9		
LCG			ACRES:	VALUE:	1.7	LCG				ACI	ES:		VAL	J E :		
IRRIGATE	D 1A1				G	RASSI	AND) 1G	1	2	2.360		53,780			
	lA							10	G		3.830			6,375		
	2A1				2G1				1	5	7.990			87,565		
	2A							29	G							
	3A1							3G	1							
	3A							30	G							
	4A1					4G1			1							
	4A		<u>-</u>					40	G							
DRYLANI) 1D1					Shelter	belt/I	limbe	er 📗							
	1D			· · · · · · · · · · · · · · · · · · ·			Acc	retio	ո							
	2D1	 						Wast	_							
	2D							Othe								
<u></u>	3D1				AG1	AND			+	15	4.180		2	47,720		
· · · · · · · · · · · · · · · · · · ·	3D							Road	+		3.950					
	4D1							n Site								
	4D					-	Home		_							
	11:	300 23 305	lara, i projection	<u> </u>			Recr									
	wellings ouildings				No	n-AG		Othe TAI			3.950					
		- Alleranding	THE PERSON NAMED AND PARTY OF THE PE	· · · · · · · · · · · · · · · · · · ·								<u> </u>				

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
JTWD	
Comments from Co	mments:
001603000	
	(Continue on back)



NEBRASKA Good Life. Great Service.

Real Estate Transfer Statement



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. DEPARTMENT OF REVENUE The deed will not be recorded unless this statement is signed and items 1-27 are accurately completed. 2 County Number 3 Date of Sale/Transfer 1 County Name 4 Date of Deed Webster - 91 <u>∕</u> _{Yr.} 25 Mo. 3 5 Grantor's Name, Address, and Telephone (Please Print) 6 Grantee's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Grantee's Name (Buyer) Larry R. Dygert and Heather Dygert Robert M Wademan and Gayle L. Wademan Street or Other Mailing Address Street or Other Mailing Address 5625 N Highland Rd 1437 Hwy 4 City State Zin Code City State Zin Code Hastings Blue Hill NE 68930 NF 68901 Phone Number (402) 705-0617 Phone Number Is the grantee a 501(c)(3) organization? Yes ✓ No (402) 984-8662 If Yes, is the grantee a 509(a) foundation? Yes Email Address **Email Address** Ñ.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) Improved Single Family Industrial Mineral Interests-Nonproducing State Assessed Mobile Home Unimproved Multi-Family ✓ Agricultural Mineral Interests-Producing Exempt | IOLL Commercial Recreational 8 Type of Deed Conservator Distribution Land Contract/Memo Partition Sheriff Other Bill of Sale Corrective Easement Personal Rep Lease Trust/Trustee Cemetery Death Certificate - Transfer on Death Executor Mineral Quit Claim ✓ Warranty Was transfer part of IRS like-10 Type of Transfer Distribution Irrevocable Trust Revocable Trust Foreclosure Transfer on Death kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? Auction Easement Gift Life Estate ✓ Sale Trustee to Beneficiary Buyer Seller V No Court Decree Exchange **Grantor Trust** Partition Satisfaction of Contract Other (Explain) 12 Was real estate purchased for same use? (If No, state the intended use. 11 Was ownership transferred in full? (If No, explain the division.) ✓ Yes No 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) Yes Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC Other Brothers and Sisters Grandparents and Grandchild Spouse Ex-spouse Parents and Child Step-parent and Step-child 14 What is the current market value of the real property? 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) 184.000.00 ✓ No 16 Does this conveyance divide a current parcel of land? Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) ✓ Yes SouthernTitle, LLC V No Yes 18 Address of Property 19 Name and Address of Person to Whom the Tax Statement Should be Sent Ag Land Grantees 18a V No address assigned 18b Vacant land 20 Legal Description (Attach additional pages, if needed.) 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 21 If agricultural, list total number of acres transferred in this transaction 160+-22 Total purchase price, including any liabilities assumed..... 184,000,00 22 \$ 23 Was non-real property included in the purchase? 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 \$ 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 V No 27 If yes, is the required affidavit attached to this filing? Yes 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 (402) 984-8662 Print on Type Name of Grantee or Authorized Representative Phone Number Grantee Signature of Grantee or Authorized Representative Register of Deed's Use Only For Dept. Use Only 28 Date Deed Recorded 29 Value of Stamp or Exempt Number Day 🗻 414 00 25

Nebraska Department of Revenue

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

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

State of Nebraska 3ss.
County of Webster J
Entered on the numerical index and filed for record in the
Clerk's office of said county this 21 day of Man A.D., 2025, at 6:42
o'clock A.M. Recorded in Book 2025
on Page 733
10.00 Clerk NEBRASKA DOCUMENTARY
IndCompAssessorCarded STAMP TAX
Date S 2 1 S S Y 4 1 S S S S S S S S S S S S S S S S S S
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 6th 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.
$\mathcal{M}_{\sim} \sim 1/2$
Executed March 26, 2025.
hugh begget Hewen in Degut
Larry R. Dygert / Heather Dygert
CTATE OF NEDDACKA
STATE OF NEBRASKA)) ss.
COUNTY OF ADAMS)
The foregoing instrument was acknowledged before me on March $\mathcal{Q} \mathcal{L}$, 2025 by
Larry R. Dygert and Heather Dygert, husband and wife.
GENERAL NOTARY - State of Nebraska
TERESA L THEOBALD My Comm. Exp. August 27, 2025 Notary Public

My commission expires:

Agricultural Land Sales Worksheet

Cnty No. Bo	ok Page	Sale	Sale Date			School District Code													
91 20	25 745	2/27	2/27/2025			Base: 91-0002 Affiliated:								Unified:					
Location ID	Sale Number	Useability																	
001904300	GeoCde	Twn	Rng	Se	ct	Qrt	Subdiv	Area	Blk	P	arcel								
D	4371	2	11	2		0	00000	1	000	8:	260								
Land	Improvements	Te	otal		D	ate of	Sale	Pro	perty	Classific	ation (ode							
2,128,300	141,220	2,2	269,520	Status	Proj	perty Ty	pe	Z	oning	Location	Cit	y Size	Par	cel Size					
	Irrigation Type:			A) 2	B)	05	- 100,000	C)	5	D) 3	E)	0	F)	9					
LCG	ACRES:	. VAI	UE:		LCG				ACR	ES:		VAL	JE:	(E) 5					
IRRIGATED 1A1	14.940		86,130	GR	ASSLA		-			0.740				830					
1A	67.450	3	88,850]	ιG		2	0.570			34,	250					
2A1	16.750		96,565		2Gl 18.860							28,475							
2A	60.780	3	37,025	2G															
3A1	48.080	2	54,345		3G1 1.420						2,060								
3A						3G													
4A1	100.670	5	32,545		40	Gl		1.	3.870	18			030						
4A	24.400	1	29,075			2	1G												
DRYLAND 1D1				Shelterbelt/Timbe															
1D		1	11,445			Accretion	on												
2D1	0.070		220			Was	ste												
2D	1.370		4,295		****	Oth													
3D1				AG L	AND T		-			9.240		2,1		380					
3D									1.800										
4D1	4.160		12,170			arm Sit	_			2.000			20,	920					
4D	1.390	T. A. C.	4,070			ome Sit	-												
etiose				<u> </u>	R	ecreation	on												
Dwellings Outbuildings	The second secon	-	41 220	N T		Oth	_												
Outoundilgs	State Andrews		41,220	Nor	i-AG T	UTA	L		1:	3.800			20,	920					

Assessor's Adjust	ment to Sale Price (+	or -):	Total Recapture Value:
Assessor Comments :	and Reason for Adjustme	nt:	
WD; LIFE EST	ATE, TRANSFER BE	TWEEN PARENT & CHI	LD
		· · · · · · · · · · · · · · · · · · ·	
Comments from	. = 4.4	Co	mments:
001904300 00	1904401		
			(Continue on back)

Pareo

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.

I he deed will not be recorded unless this statemen	it is signed and items 1-27 are accurately completed.									
1 County Name Webster - 91 2 County Number	3 Date of Sale/Transfer Mo. 2 Day 27 Yr. 2025 4 Date of Deed Mo. 2 Day 27 Yr. 2025									
5 Grantor's Name, Address, and Telephone (Please Print)	6 Grantee's Name, Address, and Telephone (Please Print)									
Grantor's Name (Seller) Richard L. Armstrong and Karen L. Armstrong	Grantee's Name (Buyer) SEE ATTACHED									
Street or Other Mailing Address 609 N. Jefferson St	Street or Other Mailing Address									
City State Zip Code	City State Zip Code									
Red Cloud NE 68970 Phone Number 740 3943	Phone Number 3943 Is the grantee a 501(c)(3) organization? Yes No Yes No									
Email Address NA	Email Address NA									
7 Property Classification Number. Check one box in categories A and B. Check C if	The state of the s									
) Property Type (C)									
☐ Improved ☐ Single Family ☐ Industrial ☑ Unimproved ☐ Multi-Family ☑ Agricultural ☐ IOLL ☐ Commercial ☐ Recreational	Mineral Interests-Nonproducing State Assessed Mobile Home Mineral Interests-Producing Exempt									
Bill of Sale Corrective Easement Lea	Partition									
9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? Buyer Seller No Court Decree Exchange Granton 11 Was ownership transferred in full? (If No, explain the division.)	osure									
Yes No	Yes No									
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives.										
Yes No Aunt or Uncle to Niece or Nephew Family Corp., F	Partnership, or LLC Self Other									
Brothers and Sisters Grandparents a	and Grandchild Spouse									
Ex-spouse Parents and Ch										
14 What is the current market value of the real property?	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)									
\$ a, a19, a45.50 16 Does this conveyance divide a current parcel of land?	Yes V No \$ % 17 Was transfer through a real estate agent or a title company? (If Yes, include the name									
Yes No	of the agent or title company contact.)									
18 Address of Property	19 Name and Address of Person to Whom the Tax Statement Should be Sent Richard L. Armstrong and Karen L. Armstrong 609 N. Jefferson Street									
18a 🗹 No address assigned 18b 🔲 Vacant land	Red Cloud, NE 68970									
20 Legal Description (Attach additional pages, if needed.) E 1/2 of Section 3, and the SW 1/4 of Section 2, ALL in Town County, Nebraska, EXCEPT a tract legally described in the a	ship 2 North, Range 11 West of the 5th P.M., Webster ttached (SEE ATTACHED FOR EXCEPTION).									
21 If agricultural, list total number of acres transferred in this transaction $480.97 + -$	<u>*</u>									
22 Total purchase price, including any liabilities assumed										
23 Was non-real property included in the purchase? Yes No (If Yes, enter dollar amount and attach itemized list.) (see instru	0,00									
Yes No (If Yes, enter dollar amount and attach itemized list.) (see instruction and Adjusted purchase price paid for real estate (line 22 minus line 23)	ictions)									
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 via the property of the state										
☐ 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 I am duly authorized to sign this statement.	nat it is, to the best of my knowledge and belief, true, complete, and correct,									
▶ Brad Moncrief	(402) 462-5353									
Print or Type Name of Grantee of Authorized Representative	Phone Number									
	Attorney Title Title									
Register of Deed's Use On	Ear Don't Has Only									
28 Date Deed Recorded 29 Value of Stamp or Exempt Number	30 Recording Data									
Mo. 3 Day 27 yr. 25 \$ Exempt # 50	BR 2025 Pg 745									
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)									

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 (SEI/4) of Section Three (3), Township Two (2) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska, being described as follows: Commencing at the Southeast Corner of the Southeast Quarter (SEI/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.

		7115
BOOK 2025	PAGE_	<u> 140</u>

State of Nebraska Sss.

County of Webster Sss.

Entered on the numerical index and filed for record in the Clerk's office of said county this alday of Man A.D., 20 25, at 1:03 o'clock DM. Recorded in Book ab 2 on Page 145-146 County Clerk

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 GRANTEES, convey to GRANTEES, 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 $\frac{1}{2}$) of Section 3, and the Southwest Quarter (SW $\frac{1}{2}$) of Section 2, ALL IN Township 2 North, Rane Eleven (11) West of the 6th 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 GRANTEES that GRANTORS:

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

all persons.

Executed February 27th

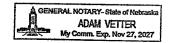
RICHARD L. ARMSTRONG

RATE F NEBRASKA

STATE F NEBRASKA

COUNTY OF WILLSHIP)SS

The foregoing instrument was acknowledged before me on Library 2026, by Richard L. Armstrong and Karen L. Armstrong, Husband and Wife, as Grantors.



AV

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 6th 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.

Agricultural Land Sales Worksheet

Cuty No. B	ook	Page	Sale	School District Code														
91 20	25	747	2/27	Base: 9	91-00	02	iliate		Unified:									
Location ID	Sale	Number	Useability	& Code#				er j										
001556600	001556600 67 4 05							Se	ct	Qrt .	Subc	liv	Area	Blk	P	arcel		
, I		4373	2	10	1	7	0	000	00	1 000 000								
Land	Imp	provements	Te	otal	70.70	· D	ate of	Sale	Pre	operty	Clas	sifica	tion (Code				
1,512,760		43,360	1,5	556,120	Status	Pro	perty Ty	ре	Ž	oning	Loc	ation	Cit	y Size	Parc	cel Size		
	Irrigat	tion Type:			A) 1	B)	05	STRAINE.	C)	5	D)	3	E)	0	F)	10		
LCG		ACRES:	VAI	UE:		LCG				ACR	ES:			VAL	U E:			
IRRIGATED 1A		2.570	Constitution of Constitution (Constitution of Constitution of	14,815		ASSLA			engles jel		2.77	70				560		
1.	A	58.800	3	38,980				1G			2.44	10	4,060					
2A	1	9.180		52,920			2	G1		1	5.37	70	23,210					
2.	A	37.110	2	205,775		2G												
3A	1						3	G1										
3,	A		-				:	3G										
4A	1	57.680		305,125			4	G1										
4,	A	87.660	4	51,460				4G			1.99	90	2,58			585		
DRYLAND 1D	1				\$	Shelterbelt/Timber												
11		1.040		3,435	Accretion			on										
2D			1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1				Wa	-	e 0.150			50	7					
21		1.050	·	3,290		Ot												
3D	<u> </u>				AG L	AND T					2.47		1,473,920			920		
31		0 570		1 665		-	Roa	_			5.98	-						
4D 4I		0.570 4.090		1,665 11,965			Farm Si	\dashv			1.00	_						
41		4.030		11,300			ome Si Recreati	-			1.00	ייי			∠5,	000		
Dwelling				7,475		**						\dashv						
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Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
WD; LIFE ESTATE, TRANSFER BETWEEN PARENT & CHILI)
Comments from Com	ments:
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.

FOR
52 ⁻

The deed will not be recorded unless this statement	nt is signed and items 1-27 are accurately completed.
1 County Name Webster - 91 2 County Number	3 Date of Sale/Transfer Mo. 2 Day 27 Yr. 2025 4 Date of Deed Mo. 2 Day 27 Yr. 2025
5 Grantor's Name, Address, and Telephone (Please Print)	6 Grantee's Name, Address, and Telephone (Please Print)
Grantor's Name (Seller)	Grantee's Name (Buyer)
Richard L. Armstrong and Karen L. Armstrong Street or Other Mailing Address	Kimberly L. Armstrong Street or Other Mailing Address
609 N. Jefferson St	315 W. Washington St
City State Zip Code Red Cloud NE 68970	Osborne State Zip Code KS 67473
Phone Number	Phone Number. Is the grantee a 501(c)(3) organization? Yes No
## 200 740 39 03 Email Address	402.140.8077 If Yes, is the grantee a 509(a) foundation? Yes No Email Address
NA NA	NA NA
7 Property Classification Number. Check one box in categories A and B. Check C i	property is also a mobile home.
	Property Type (C)
Improved Single Family Industrial	Mineral Interests-Nonproducing State Assessed Mobile Home
Unimproved Multi-Family Agricultural	Mineral Interests-Producing Exempt
OLL Commercial Recreational	
	nd Contract/Memo Partition Sheriff Other
	ase Personal Rep. Trust/Trustee Personal Rep. Warranty
	osure Irrevocable Trust Revocable Trust Transfer on Death
9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? 10 Type of Transfer Distribution Forect Auction Easement Gift	✓ Life Estate Sale Trustee to Beneficiary
	or Trust Partition Satisfaction of Contract Other (Explain)
11 Was ownership transferred in full? (If No, explain the division.)	12 Was real estate purchased for same use? (If No, state the intended use.)
✓ Yes	V Yes No
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives.	
Yes No Aunt or Uncle to Niece or Nephew Family Corp., I	Partnership, or LLC Self Other
☐ Brothers and Sisters ☐ Grandparents	and Grandchild Spouse
☐ Ex-spouse ✓ Parents and C	Step-parent and Step-child
14 What is the current market value of the real property?	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)
#1 E16 (11 A 1)()	
\$1,545,010.00	☐ Yes
16 Does this conveyance divide a current parcel of land?	17 Was transfer through a real estate agent or a title company? (If Yes, include the name
16 Does this conveyance divide a current parcel of land? Yes No	17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) Yes No
16 Does this conveyance divide a current parcel of land?	17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) Yes No No No Yes Yes
16 Does this conveyance divide a current parcel of land? Yes No	17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) Yes No 19 Name and Address of Person to Whom the Tax Statement Should be Sent Richard L. Armstrong and Karen L. Armstrong
16 Does this conveyance divide a current parcel of land? Yes No 18 Address of Property	17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) Yes No 19 Name and Address of Person to Whom the Tax Statement Should be Sent Richard L. Armstrong and Karen L. Armstrong 609 N. Jefferson Street
16 Does this conveyance divide a current parcel of land? Yes No 18 Address of Property 18a No address assigned 18b Vacant land	17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) Yes No 19 Name and Address of Person to Whom the Tax Statement Should be Sent Richard L. Armstrong and Karen L. Armstrong
16 Does this conveyance divide a current parcel of land? Yes V No 18 Address of Property 18a No address assigned 18b Vacant land 20 Legal Description (Attach additional pages, if needed.)	17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) Yes No 19 Name and Address of Person to Whom the Tax Statement Should be Sent Richard L. Armstrong and Karen L. Armstrong 609 N. Jefferson Street Red Cloud, NE 68970
16 Does this conveyance divide a current parcel of land? Yes No 18 Address of Property 18a No address assigned 18b Vacant land	17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) Yes No 19 Name and Address of Person to Whom the Tax Statement Should be Sent Richard L. Armstrong and Karen L. Armstrong 609 N. Jefferson Street Red Cloud, NE 68970
16 Does this conveyance divide a current parcel of land? Yes No 18 Address of Property 18a No address assigned 18b Vacant land 20 Legal Description (Attach additional pages, if needed.) North Half (N 1/2) of Section 17, Township 2 North, Range 1	17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) Yes No 19 Name and Address of Person to Whom the Tax Statement Should be Sent Richard L. Armstrong and Karen L. Armstrong 609 N. Jefferson Street Red Cloud, NE 68970
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16 Does this conveyance divide a current parcel of land? Yes No 18 Address of Property 18a No address assigned 18b Vacant land 20 Legal Description (Attach additional pages, if needed.) North Half (N 1/2) of Section 17, Township 2 North, Range 1	17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) Yes No 19 Name and Address of Person to Whom the Tax Statement Should be Sent Richard L. Armstrong and Karen L. Armstrong 609 N. Jefferson Street Red Cloud, NE 68970 O West of the 6th P.M., Webster County, Nebraska
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16 Does this conveyance divide a current parcel of land? Yes No 18 Address of Property 18a No address assigned 18b Vacant land 20 Legal Description (Attach additional pages, if needed.) North Half (N 1/2) of Section 17, Township 2 North, Range 1 21 If agricultural, list total number of acres transferred in this transaction 320.45 +/- 22 Total purchase price, including any liabilities assumed. 23 Was non-real property included in the purchase? Yes No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) Yes No 19 Name and Address of Person to Whom the Tax Statement Should be Sent Richard L. Armstrong and Karen L. Armstrong 609 N. Jefferson Street Red Cloud, NE 68970 22 \$ 0',00 15 West of the 6th P.M., Webster County, Nebraska
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18a No address assigned 18b Vacant land 20 Legal Description (Attach additional pages, if needed.) North Half (N 1/2) of Section 17, Township 2 North, Range 1 21 If agricultural, list total number of acres transferred in this transaction 320.45 +/- 22 Total purchase price, including any liabilities assumed. 23 Was non-real property included in the purchase? Yes No (If Yes, enter dollar amount and attach itemized list.) (see instructed sea an affidavit as described in Neb. Rev. Stat. § 76-2,141 required because the property is located Yes No Under penalties of law, I declare that I have examined this statement and that I am duly authorized to sign this statement.	17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) Yes No 19 Name and Address of Person to Whom the Tax Statement Should be Sent Richard L. Armstrong and Karen L. Armstrong 609 N. Jefferson Street Red Cloud, NE 68970 O West of the 6th P.M., Webster County, Nebraska 22 \$ 0'_t00 23 \$ 0'_r00 266-902(5)(a). within a county or other geographic area with an active air force ballistic missile field? (See Instructions)
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18a No address assigned 18b Vacant land 20 Legal Description (Attach additional pages, if needed.) North Half (N 1/2) of Section 17, Township 2 North, Range 1 21 If agricultural, list total number of acres transferred in this transaction 320.45 +/- 22 Total purchase price, including any liabilities assumed. 23 Was non-real property included in the purchase? Yes No (If Yes, enter dollar amount and attach itemized list.) (see instruction see in 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 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 I am duly authorized to sign this statement. Brad Moncrief Print or Type Name of Grantee or Authorized Representative	17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) Yes No 19 Name and Address of Person to Whom the Tax Statement Should be Sent Richard L. Armstrong and Karen L. Armstrong 609 N. Jefferson Street Red Cloud, NE 68970 20 West of the 6th P.M., Webster County, Nebraska 22 \$ 0',00 23 \$ 0',00 24 \$ 0',00 2676-902(5)(a'). Within a county or other geographic area with an active air force ballistic missile field? (See Instructions) hat it is, to the best of my knowledge and belief, true, complete, and correct, (402) 462-5353 Phone Number Attorney
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State of Nebraska County of Webster Entered on the numerical index and filed for record in the Clerk's office of said county this 2 day of Wan A.D., 20 2 at 1 . 8 o'clock Q.M. Recorded in Book 202 on Page 147

on Page 14 County Clerk
10.00 Assessor Carded

NEBRASKA DOCUMENTA STAMP TAX Date 3-21-35 \$ Exempt#5a by 03

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 $\frac{1}{2}$) of Section 17, Township 2 North, Range 10 West of the 6^{th} P.M., Webster County, Nebraska.

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

- 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 FRANCEY 27th, 2025.

Richard & Aunting
RICHARD L. ARMSTRONG

Karen L. Armstrong

STATE F NEBRASKA)

COUNTY OF U STATE)

The foregoing instrument was acknowledged before me on 12 July 27th, 2026, by Richard L. Armstrong and Karen L. Armstrong,

Husband and Wife, as Grantors. 2025

ADAM VETTER
My Comm. Exp. Nov 27, 2027

Notary Public

Residential & Commercial Sales Worksheet

Cnty No.	В	ook -	Page	Sale Date			dis vers		School District Code								100 m	e e e e e e e e e e e e e e e e e e e	e tegele il, san		
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Location	D .	Sale	Number	Us	eabili	ty &	c Code#						Par	cel N	umber						
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Land		Imp	rovements			Tot	al		7.51	Da	te of S	Sale	Pro	perty	Classifi	catio	n (Code			
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Single Family	y Style:	101		Resid	lential	Cor	idition: 3	5		C	omme	rcial	l Occi	upanc	y Code:			atriciti		No.	
(100) 🗆 Mo	bile Hor	ne		(10)	п .	Wor	n Out			Pı	rimary:	:		Otl	herl:			Other2:			
(101) 🗷 On	e Story			(20)		Badl	y Wom			C	omme	rcial	l Con	struct	ion Clas	s:	ßE,		, "110 15, 247		
(102) 🗆 Tw	o Story			(30)	*	Aver	age			((1)	Fi	repro	of Stru	ictural St	eel Fra	me				
(103) 🗆 Spl	lit Level			(40)	₩ (Goo	d.			((2)	Rε	infor	ced C	oncrete F	rame					
(104) 🗆 11	/2 Story			(50)	<u> </u>	Very	Good			(3) Masonry Bearing Walls											
(111) 🗆 Bi-	Level			(60)		Exce	llent			(4) Uwood or Steel Framed Ext. Walls											
(106) □ Otl	ner		333	14. B			3. 11 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	(5) Metal Frame and Walls													
Townhouse o	r Duple:	x Style:	10.77	Resid	lential	Qua	ality: 30	(6) Dele Frame													
(301) 🗆 On	e Story			(10)		Low			Cost Rank: Condition:									1.0			
(302) 🗆 Tw	o Story			(20)		Fair			(10)												
(307) 🗆 1 1.				(30)		Aver	age		(20) ☐ Average							(20)		l Badly Worn			
(308) 🗆 Spl						Good			(30) Above Average (30) Average						ge						
(309) 🗆 21.	<u>-</u>			(50)		Very	Good			(4	40) 🗆	Hi	gh	week a bay to	Junea alterna de l		Good				
(304) 🗆 On				(60)		Exce	llent		e Port of March	300	(400)			100		(50)		Very C	ood		
(305) 🗆 Tw	o Story l	Duplex														(60)		Excelle	ent		
Assessor's	s Adju	stmen	t to Sale Pı	ice ((+ or	-):															
Assessor Co	ommen	ts and F	leason for A	ljust	ment:							****	' - *								
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700144	000144900																				
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															-			(Conti	nue oi	n back)	

NEBRASKA Good Life. Great Service. DEPARTMENT OF REVENUE

Real Estate Transfer Statement

FORM 521

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

The deed will not be recorded unless this statement										
1 County Name Webster - 91 2 County Number	3 Date of Sale/Transfer Mo. 3 Day 31 Yr. 2025 4 Date of Deed Mo. 3 Day 7r. 2025									
5 Grantor's Name, Address, and Telephone (Please Print)	6 Grantee's Name, Address, and Telephone (Please Print)									
Grantor's Name (Seller) Loretta Frey, Trustee Merlin and Loretta Frey Family Trust	Grantee's Name (Buyer) Ronda Petsch									
Street or Other Mailing Address 40 N Cherry St	Street or Other Mailing Address 210 West A Avenue									
City State Zip Code Red Cloud NE 68970	City State Zip Code Red Cloud NE 68970									
Phone Number (214) 668-1836	Phone Number Is the grantee a 501(c)(3) organization? Yes V No (402) 257-7139 If Yes, is the grantee a 509(a) foundation? Yes No									
Email Address n/a	Email Address n/a									
7 Property Classification Number. Check one box in categories A and B. Check C if	property is also a mobile home.									
(A) Status (B)	Property Type (C)									
✓ Improved ✓ Single Family Industrial ☐ Unimproved Multi-Family Agricultural ☐ IOLL Commercial Recreational	Mineral Interests-Nonproducing State Assessed Mobile Home Mineral Interests-Producing Exempt									
8 Type of Deed Conservator Distribution Lan Bill of Sale Corrective Easement Lea Cemetery Death Certificate – Transfer on Death Executor Min										
9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? Buyer Seller No Court Decree Exchange Granto 11 Was ownership transferred in full? (If No, explain the division.)	Life Estate Sale Trustee to Beneficiary									
Yes No	Yes No									
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives.										
	artnership, or LLC Self Other Other									
Brothers and Sisters Grandparents a Ex-spouse Parents and Ch										
14 What is the current market value of the real property?	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)									
180,000.00	%									
16 Does this conveyance divide a current parcel of land? ☐ Yes ✓ No	17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) Yes Montgomery Auction No									
18 Address of Property 210 West A Avenue Red Cloud, NE 68970	19 Name and Address of Person to Whom the Tax Statement Should be Sent Grantee									
18a No address assigned 18b Vacant land										
20 Legal Description (Attach additional pages, if needed.) Lots One (1), Two (2) and Three (3), Block Six (6), Garber's A	Addition to Red Cloud, Webster County, Nebraska									
21 If agricultural, list total number of acres transferred in this transaction	190 000 ¹ 00									
22 Total purchase price, including any liabilities assumed	1									
Yes No (If Yes, enter dollar amount and attach itemized list.) (see instru 4 Adjusted purchase price paid for real estate (line 22 minus line 23)										
24 Adjusted purchase pince paid to feel 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 v										
Yes No 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 the and that I am duly authorized to sign this statement. Ronda Petsch	(402) 257-7139									
Sign Print or Type Name of Grantee or Authorized Representative	Grantee Phone Number									
A made herseld	Title Date									
Register of Deed's Use On	ly For Dept. Use Only									
28 Date Deed Recorded 29 Value of Stamp or Exempt Number	30 Recording Data									
Mo. 3 Day 3 1 Yr. 25 \$ 405.00	BK 2025, Pg 763 Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2)									
Nebraska Department of Hevenue Form No. 96-269-2008 7-2024 Rev. Supersedes 96-269-2008 10-2020	Q Aumonzeu by Neb. Hev. Stat. 99 76-214, 77-1327(2)									

o'clock PM. Reco on Page 162 Abbey tan	Entered on the filed for record in the county this 3 day 20 3 5, at 3:03 rded in Book 303	NEBRASKA DOCUMENTARY STAMP TAX Date 3-31-45 \$ 405.∞ By a D
Return to: Southern Title, LLC P O Box 221 Red Cloud, NE 68970		
	TRUSTEE'S D	EED
Loretta Frey, Truste	e of The Merlin and Loretta Frey F	amily Trust, u/a/d November 1, 2007,
GRANTOR, in cons	ideration of One Dollar (\$1.00) an	d other valuable consideration received
from GRANTEE, R	onda Petsch, conveys to GRANTE	E, the following described real estate, (as
defined in Neb. Rev	. Stat. 76-201):	
Lots One (1), Two (County, Nebraska	2) and Three (3), Block Six (6), Ga	arber's Addition to Red Cloud, Webster
Subject to easement	s and restrictions of record	
GRANTOR covenar	nts with GRANTEE that GRANTC	DR:
(1) is la	wfully seised of such real estate ar	nd that it is free from encumbrances;
(2) has	legal power and lawful authority to	o convey the same;
(3) war	rants and will defend title to the rea	al estate against any acts of the
GR.	ANTOR.	•
Executed	uch 31, 202	5.
Loretta Frey, Trust	ey, Trustee	
STATE OF NEBRA	SKA)	

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

COUNTY OF WEBSTER

My Commission Expires: __

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

Agricultural Land Sales Worksheet

Cnty No.	School District Code																
91	202	5	766	2/2	25/2025	Base: 0	01-01	.23	Aff	iliated:		Unified:					
Location II)	Sale	Number	Useabili	ty & Code#	Parcel Number											
002405502 69 4 05						GeoCde	Twn	Rng	Se	ect Qrt	Subdiv	Area	Blk	Parcel			
Date of Sale Assessed Value						4247	3	12	4	1 4	00000	1	000	0000			
Land Improvements Total					Date of Sale Property Classification Code												
937,7	780	- 1- NE (1/1-7)/8			937,780	Status	Pro	perty Ty	тре	Zoning	Location	Cit	Parcel Size				
		Irrigat	ion Type:			A) 2	B)	05	e nejšii Sationej	c) 5	D) 3	E)	0	F) 10			
LCG	F. Alexander	114	CRES:	\mathbf{v}	ALITE:		LCG	o esta Alceja		ACR	ES:		VAL	∪ E:			
IRRIGATED		entrar Sensit				GRASSLAND 1G1					2.950	4,910					
	1A					1G				2	0.010	33,32					
	2A1					2G1											
	2A					2											
	3A1							3	G1								
	3A								3G	r l							
	4A1							4	G1								
	4A								4G								
DRYLAND	1D1		20.110		66,465	;	Shelterb		-+								
	1D		202.590		669,565			Accreti	on								
	2D1		10 550	1	42 110			Wa	_		3.710			1,855			
	2D 3D1		2.000		43,110 5,930	ACT	AND	Otl		20	2.570			34,695			
	3D1		2.000	1	5,330	AGL	AND	Roa	-		7.920		9	34,033			
	عاد 4D1		8.940		26,150			Farm Si			7.520	Showing.	MANUAL NA				
	4D		28.510		83,390			Iome Si									
					, ,			Recreati	_								
Dw	ellings							Otl	\dashv		1.000			3,085			
Outbui						No	n-AG				8.920			3,085			
								nn 4 31			T 7 3						

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

12504

NEBRASKA

Good Life. Great Service. DEPARTMENT OF REVENUE

Real Estate Transfer Statement

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

L	t is signed and items 1-27 are accurately completed.									
1 County Name Webster - 91	3 Date of Sale/Transfer Mo. 02 Day 25 Yr. 2025 4 Date of Deed Mo. 02 Day 25 Yr. 2025									
5 Grantor's Name, Address, and Telephone (Please Print)	6 Grantee's Name, Address, and Telephone (Please Print)									
Grantor's Name (Seller) Catie L. Kosse	Grantee's Name (Buyer) Samuel J. Kosse									
Street or Other Mailing Address 210 North Payne	Street or Other Mailing Address 312 Broad Street City State Zip Code									
City State Zip Code Blue Hill NE 68930	City State Zip Code Campbell NE 68932									
Phone Number	Phone Number Is the grantee a 501(c)(3) organization? Yes V No 759-5157 If Yes, is the grantee a 509(a) foundation? Yes V No									
Email Address	Email Address									
7 Property Classification Number. Check one box in categories A and B. Check C if										
(A) Status (B)	Property Type (C)									
Improved Single Family Industrial ✓ Unimproved Multi-Family Agricultural IOLL Commercial Recreational	Mineral Interests-Nonproducing State Assessed Mobile Home Mineral Interests-Producing Exempt .									
Bill of Sale Corrective Easement Lea										
	eral Quit Claim Warranty									
9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller?	osure Irrevocable Trust Revocable Trust Transfer on Death Life Estate Sale Trustee to Beneficiary									
	or Trust Partition Satisfaction of Contract Other (Explain)									
11 Was ownership transferred in full? (If No, explain the division.) Yes No	12 Was real estate purchased for same use? (If No, state the intended use.) V Yes No									
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary rela										
	Partnership, or LLC									
☐ Brothers and Sisters ☐ Grandparents at ☐ Ex-spouse ☐ Parents and Cit	-									
14 What is the current market value of the real property?	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)									
798,935	☐ Yes 🔽 No \$%									
16 Does this conveyance dvide a current parcel of land? Yes ✓ No	17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) Yes No									
18 Address of Property	19 Name and Address of Person to Whom the Tax Statement Should be Sent									
	Samuel J. Kosse									
40. Z No oddowy wytował 40. Z No od V	312 Broad Street									
18a V No address assigned 18b Vacant land 20 Legal Description (Attach additional pages, if needed.)	Campbell, NE									
See attached										
21 If agricultural, list total number of acres transferred in this transaction 311.49	·									
22 Total purchase price, including any liabilities assumed.	22 \$ 0,00									
23 Was non-real property included in the purchase? Yes No (If Yes, enter dollar amount and attach itemized list.) (see instru	ortions) 23 \$ 0,00									
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24. \$ 0' ₁ 00									
 25 If this transfer is exempt from the documentary stamp tax, list the exemption number . 26 Is an affidavit as described in Neb. Rev. Stat. § 76-2,141 required because the property is located	oda									
27 If yes, is the required affidavit attached to this filing?										
Under penalties of law, I declare that I have examined this statement and tand that I am duly authorized to sign this statement. Samuel J. Kosse	nat it is, to the best of my knowledge and belief, true, complete, and correct,									
Print or Type Name of Grantee or Authorized Representative	Phone Number									
Domith of James	Grantee Title Date									
Register of Deed's Use Or	nly For Dept. Use Only									
28 Date Deed Recorded 29 Value of Stamp or Exempt Number	30 Recording Data									
Mo. 4 Day 2 Yr. 25 \$ Exempt # 50	BL 2625 Pg 766									

The East Half (E1/2) of Section Four (4), Township Three (3), North, Range Twelve (12), West of the 6th 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 Ouarter 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 6th 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 Ouarter (SE1/4) 1555.00 feet to the TRUE PLACE OF BEGINNNG: 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.

NEBRASKA DOCUMENTARY STAMP TAX Date 4-2-35 \$FREND #50. By 140

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 6th 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 6th 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 BEGINNNG; 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

STATE OF NEBRASKA

COUNTY OF BUTOU

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

GENERAL NOTARY - State of Nebraska MORGAN L HINTON My Comm. Exp. November 27, 2028

Notary Public

Residential & Commercial Sales Worksheet

Cnty No.	Во	ok	Page			Sale Date				School District Code											
91	20	25	793		7,	/1/2019	Base:	91	. – 0	002		Affi	iliate	:d:		τ	Unified:				
Location	D	Sale	Number	1	U seabi l	ity & Code#		Parc						rcel N	el Number					3.1	
0001169	900		70		4	06	GeoCde		rwn	Ri	ng	Sec	ct	Qrt ·	Subdiv	Aı	rea	Blk	Pa	ırcel	
	ji D	ate of S	ale Assessed	lVε	Value			e pusor	*9.5942*	42/02/17/09/03	E-7-20-	00	0	0	10005	1 1 1 1	V210/10 51	026	00	00	
Land	Ĺ	Imp	provements			Total 📆	No.			Date of Sale Property Classifica							ation Code				
	575	PARTICIPATE CORP.	87,660	0		88,235	Status	540.00 1000.00	P	roperty	, Ty	Type Zoning			Location , City			Size Parcel Siz		el Size	
Assessor Lo	cation:	RED	CLOUD (I	RC)	,		A) 1		В)	0	3		C)	7	D) 1		E)	6	F)	1	
						Residentia			7 to 1	10072		* 9			Comme	rcia	1 💸				
10.00	Mul	tiple Im	provements:	Mu	ltiple. Im	provements.:				Commercial Multiple. Improvements.:											
		Contract Contract to the Contract of the Contr	ruction Date:	Cor	nstruction	Date:				Cons	truct	ion D	Date:		1900						
			Floor:	Flo	or Sq. Ft	.:				Floor	Sq.	Ft.:		2	,600						
	g gyrtabyn T	Calmare Manager Lands	ig Cost New:	Cos						Cost: 424,500											
Single Family	y Style:	That of the	1420 / 244	Re	sidentia	ıl Condition:				Com	me	rcial	Occ	upano	y Code:						
(100) 🗆 Mo		ne		(1	0) 🗆	Worn Out				Prim					herl:			Other2:			
(101) 🗆 On	e Story			(20) □ Badly Worn							Commercial Construction Class: 3										
(102) 🗆 Tw	o Story			(30) ☐ Average							(1) ☐ Fireproof Structural Steel Frame										
(103) 🗆 Spl	lit Level			(40) □ Good							(2) Reinforced Concrete Frame										
(104) 🗆 11	/2 Story	·		(5	0) 🏻	Very Good				(3) Masonry Bearing Walls											
(111) 🗆 Bi-	Level			(6	0) 🗆	Excellent				(4) Wood or Steel Framed Ext. Walls											
(106) 🗆 Ott	ner					Service Control				(5)		Me	etal F	rame	and Walls	<u> </u>					
Townhouse o	r Duplez	x Style:		Re	Residential Quality:							Po	le Fra	ame							
(301) 🗆 On	e Story			(10) □ Low						Cost Rank: 20 Condition: 20											
(302) 🗆 Tw	o Story			(20) □ Fair						(10) □ Low (10) □ Worn Out											
(307) □ 11				(30) Average						(20)			verage			(20)	æ	Badly	Wom		
(308) 🗆 Spi				(40) □ Good						(30) Above Average (30) Average							ge				
(309) 🗆 21				(5	0) 🗆	Very Good				(40) □ High (40) □							Good				
(304) 🗆 On				(6	0) 🏻	Excellent	on Children Line	2000.00	Open son	100		0.4				(50)		Very (Good		
(305) 🗆 Tw	o Story I	Duplex		es.						1,39			100			(60)		Excell	ent		
Assessor'	s Adju	stmen	t to Sale P	ric	e (+ o	r -):			COLLEGE												
Assessor Co	omment	ts and F	Reason for A	dju	stment	:															
WD; DI	SSOLU	TION	OF BUSI	NE;	SS																
		<u>.</u>																			
Comments	fuor			 .				<u>C.</u>		4									•		
000116								C0	mn	nents	•										
300770					·											****					
									-												
			per unit															(Conti	inue on	back)	

31740

NEBRASKA
Good Life. Great Service.

DEPARTMENT OF REVENUE

Real Estate Transfer Statement

70

FORM **521**

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

AND ALLERS OF THE PARTY OF THE		
 If addition 	nal space is needed, add an attachment and identify	the item.
	a with the negleter of becase Thead mondenene	

	is signed and items 1-25 are accurately completed.
1 County Name 2 County Number	3 Date of Sale/Transfer 4 Date of Deed
WEBSTER - 91	Mo. 7 Day 1 Yr. 2019 Mo. 7 Day 1 Yr. 2019
5 Grantor's Name, Address, and Telephone (Please Print)	6 Grantee's Name, Address, and Telephone (Please Print)
Grantor's Name (Seller) County Medical Services Inc.	Grantee's Name (Buyer) Franklin County Memorial Hospital
Street or Other Mailing Address	Street or Other Mailing Address
1406 Q ST, PO Box 315	1406 Q ST, PO Box 315 City State Zip Code
City State Zip Code Franklin NE 68939	City State Zip Code Franklin NE 68939
Phone Number	Phone Number Is the grantee a 501(c)(3) organization? Yes (308) 425-6221 If Yes, is the grantee a 509(a) foundation? Yes
(308) 425-6221 Email Address	(308) 425-6221 If Yes, is the grantee a 509(a) foundation? Yes Final Address
Email Address	Emailytedisse
7 Property Classification Number. Check one box in categories A and B. Check C if	
(A) Status (B)	Property Type (C)
✓ Improved Single Family Industrial	Mineral Interests-Nonproducing State Assessed Mobile Home
Unimproved Multi-Family Agricultural	Mineral Interests-Producing ✓ Exempt
IOLL Commercial Recreational	
o type of been desired.	d Contract/Memo Partition Sheriff Other
Bill of Sale Corrective Easement Lea	
Cemetery Death Certificate – Transfer on Death Executor Min	
9 Was the property purchased as part of an IRS like-kind exchange? Distribution Forecle	
(I.R.C. § 1031 Exchange)	Life Estate Sale Trustee to Beneficiary
Yes / No Court Decree Exchange Granto 11 Was ownership transferred in full? (If No, explain the division.)	r Trust ☐ Partition ☐ Satisfaction of Contract ✓ Other (Explain) Dissolution 12 Was real estate purchased for same use? (If No, state the intended use.)
Yes No	Yes No
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary rela	
	artnership, or LLC Self Other
Brothers and Sisters Grandparents a	and the destination of the company o
Ex-spouse Parents and Ch	- 100 Maria - 100
14 What is the current market value of the real property?	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)
	Yes V No \$
\$41,695 16 Does this conveyance divide a current parcel of land?	17 Was transfer through a real estate agent or a title company? (If Yes, include the name
Yes V No	of the agent or title company contact.)
18 Address of Property	19 Name and Address of Person to Whom the Tax Statement Should be Sent
313 North Wohstor Pod Cloud Nobraska	Franklin County Memorial Hospital
313 North Webster, Red Cloud, Nebraska	Attn: Theresa Rizzo, Administrator
313 North Webster, Red Cloud, Nebraska 18a No address assigned 18b Vacant land	
18a No address assigned 18b Vacant land	Attn: Theresa Rizzo, Administrator 1406 Q Street, PO Box 315
18a No address assigned 18b Vacant land 20 Legal Description	Attn: Theresa Rizzo, Administrator 1406 Q Street, PO Box 315 Franklin, NE 68939
18a No address assigned 18b Vacant land	Attn: Theresa Řizzo, Administrator 1406 Q Street, PO Box 315 Franklin, NE 68939 hes (6") of the East 60 feet and the North One foot One inch (1'1") of
18a No address assigned 18b Vacant land 20 Legal Description Lot Nine (9) and a part of Lot Ten (10) described as the North Six inc	Attn: Theresa Řizzo, Administrator 1406 Q Street, PO Box 315 Franklin, NE 68939 hes (6") of the East 60 feet and the North One foot One inch (1'1") of
18a No address assigned 18b Vacant land 20 Legal Description Lot Nine (9) and a part of Lot Ten (10) described as the North Six inc the West 82 feet of said Lot 10 (10), ALL in Block Twenty-six (26), Or	Attn: Theresa Řizzo, Administrator 1406 Q Street, PO Box 315 Franklin, NE 68939 hes (6") of the East 60 feet and the North One foot One inch (1'1") of
18a No address assigned 18b Vacant land 20 Legal Description Lot Nine (9) and a part of Lot Ten (10) described as the North Six inc the West 82 feet of said Lot 10 (10), ALL in Block Twenty-six (26), Or	Attn: Theresa Řizzo, Administrator 1406 Q Street, PO Box 315 Franklin, NE 68939 hes (6") of the East 60 feet and the North One foot One inch (1'1") of
18a No address assigned 18b Vacant land 20 Legal Description Lot Nine (9) and a part of Lot Ten (10) described as the North Six inc the West 82 feet of said Lot 10 (10), ALL in Block Twenty-six (26), Or	Attn: Theresa Rizzo, Administrator 1406 Q Street, PO Box 315 Franklin, NE 68939 hes (6") of the East 60 feet and the North One foot One inch (1'1") of iginal Town, now City, of Red Cloud, Webster County, Nebraska.
18a No address assigned 18b Vacant land 20 Legal Description Lot Nine (9) and a part of Lot Ten (10) described as the North Six inc the West 82 feet of said Lot 10 (10), ALL in Block Twenty-six (26), Or 21 If agricultural, list total number of acres 22 Total purchase price, including any liabilities assumed	Attn: Theresa Rizzo, Administrator 1406 Q Street, PO Box 315 Franklin, NE 68939 thes (6") of the East 60 feet and the North One foot One inch (1'1") of iginal Town, now City, of Red Cloud, Webster County, Nebraska.
18a No address assigned 18b Vacant land 20 Legal Description Lot Nine (9) and a part of Lot Ten (10) described as the North Six inc the West 82 feet of said Lot 10 (10), ALL in Block Twenty-six (26), Or 21 If agricultural, list total number of acres	Attn: Theresa Rizzo, Administrator 1406 Q Street, PO Box 315 Franklin, NE 68939 thes (6") of the East 60 feet and the North One foot One inch (1'1") of iginal Town, now City, of Red Cloud, Webster County, Nebraska.
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BOOK <u>2025</u> PAGE 793

	DOUNGOS PAGE 1-15
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 day	
of Pori A.D., 2025, at 10:16 o'clock AM. Recorded in Book 2025	NEBRASKA DOCUMENTARY
on Page 793-794 Ohhou Havia County Clerk	Date 4-9-25
16.00 0 0 Deputy	SEXEMPT#9 By ab
IndCompAssessorCarded	
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	o of Powiatov of Doods)
(The above space for using the space for using	e di Registei di Deeds.)
Which RECORDED TO BE RETURNED TO. Baird Holm LLP Attn: Barbara Person, Esq. 1700 Farnam Street, Suite 1500 Omaha, NE 68102	
Phone: 402-344-0500 WARRAN	TY DEED
consideration of One Dollar (\$1.00) and other valu acknowledged, hereby conveys and confirms to FI "GRANTEE"), that certain real estate (as defined in N Nebraska and described in <u>Exhibit A</u> , attached hereto	RANKLIN COUNTY MEMORIAL HOSPITAL (the leb. Rev. Stat. § 76-201) located in Webster County,
GRANTOR covenants with GRANTEE that GR	RANTOR:
(1) is lawfully seized of such real estate and easements, reservations, covenants and restrictions of	that it is free and clear from encumbrances, except record;
(2) has legal power and lawful authority to con-	vey the same; and
(3) warrants and will defend title to the real es the same or any part thereof.	state against the lawful claims of all persons claiming
To be effective July 1, 2019.	
	a Nebraska nonprofit corporation
	By: Cheresa Rizzo, Administrator
STATE OF NEBRASKA)	r control a same in grant and secondary
)ss COUNTY OF FRANKLIN)	Anth .
The foregoing instrument was acknowledged by Theresa Rizzo, the Administrator and authorized	signor of COUNTY MEDICAL SERVICES, INC., a
Nebraska nonprofit corporation, on behalf of the corpo	pration.

Notary Public: WWW
My Commission Expires:

BOOK 2025 PAGE 794

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

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Cuty No.	B	ook	Page	Salo	Date				S	cho	ol Dis	trict Cod	e			
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Assessor's Adjustment to Sale Price (+ or -):										Total Recapture Value:						
Assessor Commen	ts and	Reason for Adj	ustment	:												
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Form No. 96-269-2008 7-2024 Rev. Supersedes 96-269-2008 10-2020

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 stateme	nt is signed and items 1-27 are accurately completed.								
1 County Name 2 County Number Webster - 91	3 Date of Sale/Transfer Mo. 02 Day 19 Yr. 2025								
5 Grantor's Name, Address, and Telephone (Please Print)	6 Grantee's Name, Address, and Telephone (Please Print)								
Grantor's Name (Seller) L'HEUREUX CHARITABLE LIMITED PARTNERSHIP	Grantee's Name (Buyer) LARUE COFFEE CHARITABLE FOUNDATION								
Street or Other Mailing Address PO BOX 336	Street or Other Mailing Address 2900 S 79TH STREET								
City State Zip Code CAMPBELL NE 68932	City State LINCOLN NE	Zip Code							
Phone Number	Phone Number is the grantee a 501(c)(3) organization (402) 610-0012 if Yes, is the grantee a 509(a) four								
Email Address	Email Address kenkuhlman1@gmail.com								
7 Property Classification Number. Check one box in categories A and B. Check C I	f property is also a mobile home.	The state of the s							
(A) Status (E) Property Type	(C)							
Improved Single Family Industrial ✓ Unimproved Multi-Family Agricultural IOLL Commercial Recreational	Mineral Interests-Producing State Assessed Mineral Interests-Producing Exempt	Mobile Home							
	and Contract/Memo Partition Sheriff C	Other							
	ineral Quit Claim Warranty								
9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031		Transfer on Death							
Exchange) by buyer or seller?		ustee to Beneficiary her (Explain) see attache							
Buyer Seller V No Court Decree Exchange Gran 11 Was ownership transferred in full? (If No, explain the division.)	for Trust Partition Satisfaction of Contract Of 12 Was real estate purchased for same use? (If N								
Yes No.	✓ Yes No								
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary rei	<u> </u>								
	and Grandchild Spouse								
Ex-spause Parents and C	thild Step-parent and Step-child 15 Was the mortgage assumed? (If Yes, state the amount and it	ntarget rate)							
14 What is the current market value of the real property? 2,455,000.00	Yes No \$	meresi raie.j							
16 Does this conveyance divide a current parcel of land?	17 Was transfer through a real estate agent or a title company?	(If Yes, include the name							
Yes No	of the agent or title company contact.) Yes	Vo							
18 Address of Property	19 Name and Address of Person to Whom the Tax Statement S	hould be Sent							
	CLEO GENEREUX								
18a V No address assigned 18b Vacant land	PO BOX 336 CAMPBELL, NE 68932								
20 Legal Description (Attach additional pages, if needed.)	CAMPBELL, NL 00932	decrease and the second							
The East Half of Section Twenty-Seven (27), Township Formatte Meridian, Webster County, Nebraska.	our (4) North, Range Twelve (12) West of the	e 6th Principal							
21 If agricultural, list total number of acres transferred in this transaction 322.6	·								
22 Total purchase price, including any liabilities assumed		0,00							
23 Was non-real property included in the purchase?	22 5	I.							
Yes No (if Yes, enter dollar amount and attach itemized ilst.) (see Insta 24 Adjusted purchase price paid for real estate (line 22 minus line 23)		0,'00							
25 if this transfer is exempt from the documentary stamp tax, list the exemption number 26 is an afficiavit as described in Neb Rev. Stat. § 76-2,141 required because the property is located Yes V No	21	ssile field? (See Instructions)							
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 and that I am duly authorized to sign this statement.	that it is, to the best of my knowledge and belief, true, complete, a	nd correct,							
Joel Bacon #22388		(402) 475-8230							
sign Print or Type Name of Grantee or Authorized Representative	ATTORNEY	Phone Number							
here Signature of Grantee or Authorized Representative	ATTORNEY Title	Date Date							
Register of Deed's Use O	nly	For Dept. Use Only							
28 Date Deed Recorded 29 Value of Stamp or Exempt Number	30 Recording Data								
Mo. 4 Day 11 Yr. 25 \$ Exempt #21	BK2025, 14 808	Par Chai ES 70 015 77 200720							
Vehraska Cenariment of Revenue	Authorized by Neb. H	lev. Stat. §§ 76-214, 77-1327(2)							

#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

gistegredeth

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

LIMITED L'HEUREUX CHARITABLE 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:

, 2025.

)

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

By: Name: Gary General Partner

Title: General Partner

NOTARY ACKNOWLEDGMENT

STATE OF NEBRASKA

COUNTY OF LANCASTER

On this W day of _, 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.

CEVERAL NOTARY - State of Nebraska JESSICA E. MORTON My Comm. Expires APRIL 12, 2026