| Cnty No. | Bo | ok Page | Sale Date | | | | School District Code | | | | | | | | | |
|---------------|-------------------------|--|-----------------------------|-------------------|-------------|---|--|-----------------------------------|--------|-----------|-------------|-------------|---------|---------|---------------|--|
| 91 | 20 | 25 815 | | 3/31/2025 | | Base: 9 | 91-(| 0002 Affiliated: Unified: | | | | | | | | |
| Location | ID | Sale Number | Use | eabili | ty & Code# | | 100 | 100 | | | Parcel I | Number | | | | |
| 0001169 | 00 | 72 | | 1 | | GeoCde | Tw | n R | ing | Sec | t Qrt | Subdiv | Area | Blk | Parcel | |
| | D | ate of Sale Assessed | l Valu | e | | 4491 | | | | 00 | 0 | 10005 | | 026 | 0000 | |
| Land | | Improvements | | | Total | Date of Sale Property Classification Code | | | | | | | | | | |
| | 575 | 87,66 | ,660 88,235 | | | | F | ropert | у Туј | ре | Zoning | Location | ı Cit | y Size | Parcel Size | |
| Assessor Lo | cation: | ion: RED CLOUD (RC) | | | | | В |) (| 03 | | C) 7 | D) 1 | E) | 6 | F) 1 | |
| | 71 | | | | Residential | | | | | | | Comme | cial | W. W. | 77 | |
| | Mul | tiple Improvements: | Multip | le. Imp | rovements.: | | | Mult | tiple. | Impro | vements.: | | | | | |
| | 174 | Construction Date: | Constr | uction | Date: | | | Cons | struct | ion Da | ate: | 1900 | | | | |
| | | Floor: | Floor S | Sq. Ft. | : | | | Floo | r Sq. | Ft. : | 2 | 2,600 | | | | |
| | | Building Cost New: | Cost: | | | | | Cost | : | | 424 | 4,500 | | | | |
| Single Family | Style: | | Resid | lential | Condition: | | | Con | nme | rcial | Occupan | cy Code: | | | and a | |
| (100) □ Mo | bile Hon | ne | (10) | | Worn Out | | | Prin | nary: | 34 | 1 O | ther1: | | Other2: | | |
| (101) 🗆 One | e Story | | (20) | | Badly Worn | | | Con | nme | rcial | Construc | tion Class | 3 | | | |
| (102) 🗆 Two | (30) Average | | | | | | (1) ☐ Fireproof Structural Steel Frame | | | | | | | | | |
| (103) 🗆 Spl | it Level | | (40) | | Good | | | (2) | | Rei | nforced C | Concrete Fr | ame | | | |
| (104) 🗆 11/ | | (50) | | Very Good | | | (3) | * | Ma | sonry Bea | aring Walls | | | | | |
| (111) 🗆 Bi-l | Level | | (60) | | Excellent | | | (4) | | Wo | ood or Ste | el Framed l | Ext. Wa | lls | | |
| (106) 🗆 Oth | ner | | (5) ☐ Metal Frame and Walls | | | | | | | | | | | | | |
| Townhouse or | r Duplex | Style: | Resid | lential | Quality: | | | (6) | | Pol | e Frame | | | | | |
| (301) 🗆 One | e Story | | (10) | | Low | Cost Rank: 20 Condition: 20 | | | | | |) | | | | |
| (302) 🗆 Two | o Story | | (20) | | Fair | | | (10) |) 🗆 | Lov | W | | (10) | Wom | Out | |
| (307) 🗆 11/ | 2 Story | | (30) Average | | | | | (20) Average (20) Badly Wor | | | | | | Worn | | |
| (308) 🗆 Spli | it Level | | (40) Good | | | | | (30) Above Average (30) Average | | | | | | ge | | |
| (309) 🗆 21/ | 2 Story | | (50) Ury Good | | | | | (40) ☐ High (40) ☐ Good | | | | | | | | |
| (304) 🗆 One | e Story I | Ouplex | (60) | | Excellent | | | (50) U Very Good | | | | | | Good | | |
| (305) 🗆 Two | o Story I | Duplex | | | | | | | | | | | (60) | Excell | ent | |
| Assessor's | Adju | stment to Sale P | rice (| (+ or | · -): | | | | | | | | | | | |
| Assessor Co | mment | s and Reason for A | djusti | ment: | | | | | | 1-1 | | | | | | |
| CORPOR | ATION | MD | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | |
| | • | | | CONTRACTOR NOTICE | | | ~ | | | | | | | | | |
| | Comments from Comments: | | | | | | | | | | | | | | | |
| 000110 | 500 | | | - | | | | | | | | | | | | |
| | | THE STATE OF THE S | | | | | | | | | | | | | | |
| | | | | | | | | | | | | III. | | | | |
| | | | | | | | | | | | | | | (Cont | inue on back) | |



Real Estate Transfer Statement

FORM

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

| • To be filed with the Register of Deeds. • | Read instructions on reverse side. chment and identify the applicable item number. | 521 |
|---|---|--|
| · | cnment and identity the applicable item number. nent is signed and items 1-27 are accurately completed. | I |
| 1 County Name Vebster - 91 | 3 Date of Sale/Transfer 4 Date of Deed | _y 16 _{Yr.} 2025 |
| 5 Grantor's Name, Address, and Telephone (Please Print) | 6 Grantee's Name, Address, and Telephone (Please Print) | y ri |
| Grantor's Name (Seller) Franklin County Memorial Hospital | Grantee's Name (Buyer) Michael Dahle | |
| Street or Other Mailing Address 1406 Q Street | Street or Other Mailing Address 3217 80th Ave SE | |
| City State Zip Code Franklin NE 68939 | City State Olympia WA | Zip Code 98501 |
| Phone Number (308) 425-6221 | Phone Number (360) 420-0840 Is the grantee a 501(c)(3) organity from the grantee a 509(a) for the grantee a 501(c)(3) organity for the grantee a 501(c)(3) | zation? Yes V No |
| Email Address n/a | Email Address michael@comsrvc.com | ridation: Tes Vivo |
| 7 Property Classification Number. Check one box in categories A and B. Check (| | |
| | (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 Distribution | Land Contract/Memo Partition Sheriff | Other |
| | Lease Personal Rep. Trust/Trustee | |
| | Mineral Quit Claim Warranty | |
| kind exchange (I.R.C. § 1031 | | ransfer on Death rustee to Beneficiary |
| Excitatige) by buyer of senior: | | ther (Explain) |
| 11 Was ownership transferred in full? (If No, explain the division.) | 12 Was real estate purchased for same use? (If | <u> </u> |
| ✓ Yes No | Yes 🔽 No Art Studio | |
| 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary | | |
| | o., Partnership, or LLC Self Oth | er |
| ☐ Brothers and Sisters ☐ Grandparen ☐ Ex-spouse ☐ Parents and | nts and Grandchild Spouse G Child Step-parent and Step-child | |
| 14 What is the current market value of the real property? | 15 Was the mortgage assumed? (If Yes, state the amount and | interest rate.) |
| | | % |
| 16 Does this conveyance divide a current parcel of land? Yes No | 17 Was transfer through a real estate agent or a title company of the agent or title company contact.) Ves Country | ? (If Yes, include the name Road Realty No |
| 18 Address of Property 313 N Webster St | 19 Name and Address of Person to Whom the Tax Statement (Same as Grantee) | Should be Sent |
| Red Cloud, NE 68970 | (Same as Grantee) | |
| 18a No address assigned 18b Vacant land | | , |
| 20 Legal Description (Attach additional pages, if needed.) See description attached. | | |
| | | |
| 21 If agricultural, list total number of acres transferred in this transaction | | 45.000100 |
| 22 Total purchase price, including any liabilities assumed | | 45,000¦00 |
| Yes No (If Yes, enter dollar amount and attach itemized list.) (see ins | structions)23 S | 0;00 |
| 24 Adjusted purchase price paid for real estate (line 22 minus line 23) | | 45,000¦00 |
| 25 If this transfer is exempt from the documentary stamp tax, list the exemption numbe 26 Is an affidavit as described in Neb. Rev. Stat. § 76-2.141 required because the property is locat | | nissile field? (See Instructions) |
| Yes V 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 are and that I am duly authorized to sign this statement. | nd that it is, to the best of my knowledge and belief, true, complete, | |
| Dayle B. Garwood . Print or Type Name of Gartes of Authorized Representative | | (402) 746-3613 Phone Number |
| sign / // // sign / // // sign // // // // // // // // // // // // // | Attorney | 4-17-30 |
| here Signature of Grantee of Authorized Representative | Title | Date |
| Pogistor of Dood's Hoo | Only | For Dept. Use Only |
| 28 Date Deed Recorded 29 Value of Stamp or Exempt Number | 30 Recording Data | |
| | ・ メンつれつく ど カコー | 1 |

Lot Nine (9) in Block Twenty-six (26), in the Original Town of Red Cloud, Webster County, Nebraska; and also a piece or parcel of land off the North side of Lot Ten (10), Block Twenty-six (26), beginning at the Northeast corner of said lot 6-inches wide running West to a place 60 feet west of the place of beginning and from the point 60 feet west of the place of beginning a piece or parcel of land 1 foot 1 inch off the North side of said lot to the Northwest corner of said Lot Ten (10) in Block Twenty-six (26).

| | DOOK DID TAGE DID |
|---|--|
| Entered on the numerical index and filed for record in the Clerk's office of said county this | NEBRASKA DOCUMENTARY STAMP TAX Date 4-11-25 \$ 101.25 By 01 |
| CORPORATION | N WARRANTY DEED |
| GRANTOR, in consideration of FORTY-FIVE (\$45,000.00) received from GRANTEE, Mich described real estate (as defined in Neb. Rev. 5). Lot Nine (9) in Block Twenty-six (26), in Nebraska; and also a piece or parcel of lat Twenty-six (26), beginning at the Northes a place 60 feet west of the place of beginn | nael Dahle, conveys to GRANTEE, the following Stat. §76-201): The Original Town of Red Cloud, Webster County, and off the North side of Lot Ten (10), Block ast corner of said lot 6-inches wide running West to be an and from the point 60 feet west of the place of 1 inch off the North side of said lot to the |
| GRANTOR covenants (jointly and severally, in GRANTOR: (1) is lawfully seized of such reasonable except roads and highways, easements and research approved the conveyance (3) has legal power at (4) warrants and will defend title to the real establishment. | al estate and that it is free from encumbrances strictions of record; (2) the board of trustees has and lawful authority to convey the same; |
| Executed April, 2025. FR | RANKLIN COUNTY MEMORIAL HOSPITAL |
| Ву | y: Left Fine Le Board of Trustons |
| Jei | ff Loschen, Chairman of the Board of Trustees |
| STATE OF NEBRASKA, COUNTY OF FRA | ANKLIN) ss. |
| The foregoing instrument was acknowledged become county Hospital on behalf of the Hospital | before me on April, 2025, by Jeff of Franklin County Memorial Hospital, a Nebraska |

Comm. expires

THERESA RIZZO My Comm. Exp. May 1, 2025

Notary Public

| Cnty No. | , Be | ook | Page | Sale Date | | | | | Scl | nool Dis | strict Cod | e . | | | | | |
|-----------------------------------|-----------------------------------|---|--------------------------------|-----------------------|---|----------------|----------------------------------|----------------------|-------------|-------------------|----------------------------|------------------------------------|-----------------------|--------------------|----------------------|-----------------|--|
| 91 | 20 | 25 | 816 | | 4/ | 18/2025 | Base: 9 | 1-0 | 002 | Affiliated: | | | | Unified: | | | |
| Location | ID. | Sale | Number | τ | Jseabil | ity & Code # | | | Server Car | | Parcel I | Number | | | | | |
| 0001725 | 500 | | 73 | | 1 | | GeoCde | Twn | Rng | Sect | Qrt | Subdiv | Area | Blk | Pa | rcel | |
| | D | ate of S | ale Assessed | Va | lue | | 4371 | | | 00 | 0 | 10130 | | 000 | 00 | 00 | |
| Land | | Imp | rovements | | | Total | | | Date of | Sale I | ropert | y Classifi | cation | Code | | | |
| 3 | ,415 | () () () () () () () () () () | 139,720 |) | 900 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 | 143,135 | Status | P | roperty Ty | pe | Zoning | Locatio | n Ci | ty Size | Parce | el Size | |
| Assessor Location: RED CLOUD (RC) | | | | A) 1 | B) | 01 | - (| C) 1 | D) 1 | E) | 6 | F) | 2 | | | | |
| | | | | Residential | | | | | Commercial | | | | | | | | |
| | Mu | ltiple Im | provements: | Mul | tiple. Im | provements.: | | | | | rements.: | | | | | | |
| 2 | | Constr | uction Date: | | | | | Construc | tion Da | te: | | | | | | | |
| | | | | Floor Sq. Ft. : 1,344 | | | | Floor Sq | . Ft. : | | | | | | | | |
| | | Buildir | ig Cost New: | | | | | | Cost: | | | | | | | | |
| Single Family | Style: | 101 | enge strengelige. | Res | sidentia | I Condition: 3 | 5 | | Comme | rcial (| Occupan | cy Code: | | | | falls. | |
| (100) □ Mo | bile Hor | ne | | (10) U Worn Out | | | | | Primary | . In I was he was | Decision State Pains | ther1: | | Other2: | nga ngazi kakawa kak | angga ja nama a | |
| (101) 🗷 One | e Story | | | (20 |)) 🗆 | Badly Worn | | | Comme | rcial (| Construc | ction Class | • | | | | |
| (102) □ Two Story | | | | (30 |)) 🗷 | Average | | | (1) |] Fire | proof Str | ructural Ste | el Fram | e | | | |
| (103) □ Split Level | | | | (40 |)) 🖼 | Good | | : | | | | Concrete Fr | | | | | |
| (104) □ 1 1/2 Story | | | | (50 |)) 🗆 | Very Good | | | (3) [| Mas | onry Be | aring Walls | | | | | |
| (111) □ Bi-Level | | | | (60 |)) 🗆 | Excellent | haland so i vocantero io marka i | a Vermena bar | (4) E |] Wo | od or Ste | el Framed | Ext. Wa | lls | | | |
| (106) □ Oth | h in a life de la metale e país : | I in a various first that a six | and which with the Stranders (| | | | | | | | | and Walls | | | | | |
| Townhouse of | | x Style: | - 2 - 44.5 | | | l Quality: 30 | | | _ , , | | Frame | Maria (Cara e Considerata e de 180 | an a substitution was | Sension States (S. | o foreign and | ALTERNISMS | |
| (301) 🗆 One | | | | |)) 🗆 | Low | | _ | | | | | | ion: | | 9 7 X | |
| (302) □ Tw | | | | (20 | · | Fair | | - | <u> </u> | Low | | | <u> </u> | Worn | | | |
| (307) 🗆 1 1/ | | | | (30 | | Average | | | (20) | | | | | l Badly | | | |
| (308) 🗆 Spl | | | | (40 | · | Good | | | | | ve Avera | age | | l Avera | ge | | |
| (309) 🗆 21/ | | | | (50 | | Very Good | | | (40) E | l Hig | h Angles and the second | ira Crestonaci | ` | l Good | | | |
| (304) □ One | - | _ | | (60 |)) 🛮 | Excellent | | erio de la constanta | | | Appeter | State Production of the | ` - | l Very | | | |
| (305) 🗆 Two | | | | | S. 38-517. | | | | | - F. P. C. | | 100 S (2.40) | (60) □ | l Excell | ent | | |
| | | | t to Sale P | | _ ` | | | | | | | | | | | | |
| | mmen | ts and R | Reason for A | dju | stment | • | | | | | | | | | | | |
| WD | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | <u> </u> | |
| Comments 1 | from | | | | | | | Comr | nents: | | | -A | | | | | |
| 000172 | 500 | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | <u> </u> | | | |
| | | | | | | | | | | | | | | (Cont | inue on | back) | |

49640

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.

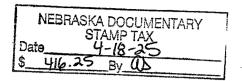
FORM 521

| re se mes man me megrener er a come | | |
|---|----------------------------|---------------------------|
| If additional space is needed, add an | attachment and identify th | e applicable item number. |

| The deed will not be recorded unless this statemen | is signed and items 1-27 are accurately completed. |
|---|--|
| 1 County Name 2 County Number | 3 Date of Sale/Transfer 4 Date of Deed |
| Webster - 91 | Mo. 04 Day 18 Yr. 2025 Mo. 04 Day 16 Yr. 2025 |
| 5 Grantor's Name, Address, and Telephone (Please Print) | 6 Grantee's Name, Address, and Telephone (Please Print) |
| Grantor's Name (Seller) Donna Marie Wilson | Grantee's Name (Buyer) Dalton L. Long |
| Street or Other Mailing Address | Street or Other Mailing Address |
| 1040 N Franklin St | 1040 N Franklin St City State Zip Code |
| City State Zip Code Red Cloud NE 68970 | City State Zip Code Red Cloud NE 68970 |
| Phone Number | Phone Number Is the grantee a 501(c)(3) organization? Yes V No (402) 746-0229 If Yes, is the grantee a 509(a) foundation? Yes No |
| (402) 879-9063 Email Address | (402) 746-0229 If Yes, is the grantee a 509(a) foundation? Yes No Email Address |
| n/a | n/a |
| 7 Property Classification Number. Check one box in categories A and B. Check C if | property is also a mobile home. |
| (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 | |
| | d Contract/Memo Partition Sheriff Other |
| Bill of Sale Corrective Easement Lea | |
| Cemetery Death Certificate – Transfer on Death Executor Min | the data of the state of the st |
| 9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 | |
| Exchange) by buyer or seller? | Life Estate ✓ Sale Trustee to Beneficiary r Trust Partition Satisfaction of Contract Other (Explain) |
| Buyer Seller V No Court Decree Exchange Granto 11 Was ownership transferred in full? (If No, explain the division.) | r Trust Partition Satisfaction of Contract Other (Explain) 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 | |
| Ex-spouse Parents and Ch | ild 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.) |
| | |
| 145.430.00 | |
| 145,430.00 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 |
| o in way to an entitle one. | ☐ Yes ☑ No \$ % |
| 16 Does this conveyance divide a current parcel of land? Yes No 18 Address of Property | Yes No \$ % 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 18 Address of Property 1040 N Franklin St | Yes V No \$ % Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) Yes Pridget Daehling No |
| 16 Does this conveyance divide a current parcel of land? Yes No 18 Address of Property 1040 N Franklin St Red Cloud, NE 68970 | Yes V No \$ |
| 16 Does this conveyance divide a current parcel of land? Yes No 18 Address of Property 1040 N Franklin St Red Cloud, NE 68970 18a No address assigned 18b Vacant land | Yes V 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.) V Yes Bridget Daehling No 19 Name and Address of Person to Whom the Tax Statement Should be Sent |
| 16 Does this conveyance divide a current parcel of land? Yes V No 18 Address of Property 1040 N Franklin St Red Cloud, NE 68970 18a No address assigned 18b Vacant land 20 Legal Description (Attach additional pages, if needed.) | Yes V No \$ |
| 16 Does this conveyance divide a current parcel of land? Yes No 18 Address of Property 1040 N Franklin St Red Cloud, NE 68970 18a No address assigned 18b Vacant land | Yes V No \$ |
| 16 Does this conveyance divide a current parcel of land? Yes No 18 Address of Property 1040 N Franklin St Red Cloud, NE 68970 18a No address assigned 18b Vacant land 20 Legal Description (Attach additional pages, if needed.) | Yes V No \$ |
| 16 Does this conveyance divide a current parcel of land? Yes No 18 Address of Property 1040 N Franklin St Red Cloud, NE 68970 18a No address assigned 18b Vacant land 20 Legal Description (Attach additional pages, if needed.) | Yes V No \$ |
| 16 Does this conveyance divide a current parcel of land? Yes No 18 Address of Property 1040 N Franklin St Red Cloud, NE 68970 18a No address assigned 18b Vacant land 20 Legal Description (Attach additional pages, if needed.) See attached | Yes V No \$ |
| 16 Does this conveyance divide a current parcel of land? Yes No 18 Address of Property 1040 N Franklin St Red Cloud, NE 68970 18a No address assigned 18b Vacant land 20 Legal Description (Attach additional pages, if needed.) See attached 21 If agricultural, list total number of acres transferred in this transaction 22 Total purchase price, including any liabilities assumed. 23 Was non-real property included in the purchase? | Yes V No \$ |
| 16 Does this conveyance divide a current parcel of land? Yes No 18 Address of Property 1040 N Franklin St Red Cloud, NE 68970 18a No address assigned 18b Vacant land 20 Legal Description (Attach additional pages, if needed.) See attached 21 If agricultural, list total number of acres transferred in this transaction 22 Total purchase price, including any liabilities assumed. 23 Was non-real property included in the purchase? Yes No (If Yes, enter dollar amount and attach itemized list.) (see instru | Yes |
| 16 Does this conveyance divide a current parcel of land? Yes No 18 Address of Property 1040 N Franklin St Red Cloud, NE 68970 18a No address assigned 18b Vacant land 20 Legal Description (Attach additional pages, if needed.) See attached 21 If agricultural, list total number of acres transferred in this transaction 22 Total purchase price, including any liabilities assumed. 23 Was non-real property included in the purchase? Yes No (If Yes, enter dollar amount and attach itemized list.) (see instruction 24 Adjusted purchase price paid for real estate (line 22 minus line 23) | Yes V No \$ |
| 16 Does this conveyance divide a current parcel of land? Yes No 18 Address of Property 1040 N Franklin St Red Cloud, NE 68970 18a No address assigned 18b Vacant land 20 Legal Description (Attach additional pages, if needed.) See attached 21 If agricultural, list total number of acres transferred in this transaction 22 Total purchase price, including any liabilities assumed. 23 Was non-real property included in the purchase? Yes No (If Yes, enter dollar amount and attach itemized list.) (see instructions of the search of | Yes V No \$ |
| 16 Does this conveyance divide a current parcel of land? Yes No 18 Address of Property 1040 N Franklin St Red Cloud, NE 68970 18a No address assigned 18b Vacant land 20 Legal Description (Attach additional pages, if needed.) See attached 21 If agricultural, list total number of acres transferred in this transaction 22 Total purchase price, including any liabilities assumed. 23 Was non-real property included in the purchase? Yes No (If Yes, enter dollar amount and attach itemized list.) (see instruction in this transfer is exempt from the documentary stamp tax, list the exemption number 16 Is an affidavit as described in Neb. Rev. Stat. § 76-2,141 required because the property is located to 19 Yes No | Yes V No \$ |
| 16 Does this conveyance divide a current parcel of land? Yes No 18 Address of Property 1040 N Franklin St Red Cloud, NE 68970 18a No address assigned 18b Vacant land 20 Legal Description (Attach additional pages, if needed.) See attached 21 If agricultural, list total number of acres transferred in this transaction 22 Total purchase price, including any liabilities assumed. 23 Was non-real property included in the purchase? Yes No (If Yes, enter dollar amount and attach itemized list.) (see instructions of the search of | Yes V No \$ |
| 16 Does this conveyance divide a current parcel of land? | Yes No \$ |
| 16 Does this conveyance divide a current parcel of land? | Yes V No \$ |
| 16 Does this conveyance divide a current parcel of land? Yes No 18 Address of Property 1040 N Franklin St Red Cloud, NE 68970 18a No address assigned 18b Vacant land 20 Legal Description (Attach additional pages, if needed.) See attached 21 If agricultural, list total number of acres transferred in this transaction 22 Total purchase price, including any liabilities assumed. 23 Was non-real property included in the purchase? Yes No (If Yes, enter dollar amount and attach itemized list.) (see instruce 124 Adjusted purchase price paid for real estate (line 22 minus line 23) 25 If this transfer is exempt from the documentary stamp tax, list the exemption number 126 Is an affidavit as described in Neb. Rev. Stat. § 76-2,141 required because the property is located of 14 Neb. 15 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. Kory McCracken | Yes V No \$ |
| 16 Does this conveyance divide a current parcel of land? | Yes V No \$ |
| 16 Does this conveyance divide a current parcel of land? | Yes No \$ |
| 16 Does this conveyance divide a current parcel of land? Yes No 18 Address of Property 1040 N Franklin St Red Cloud, NE 68970 18a No address assigned 18b Vacant land 20 Legal Description (Attach additional pages, if needed.) See attached 21 If agricultural, list total number of acres transferred in this transaction 22 Total purchase price, including any liabilities assumed. 23 Was non-real property included in the purchase? Yes No (If Yes, enter dollar amount and attach itemized list.) (see instruction in this transfer is exempt from the documentary stamp tax, list the exemption number 12 If 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. Kory McCracken Print or Type Name of Grantee or Authorized Representative | yes No \$ |
| 16 Does this conveyance divide a current parcel of land? Yes V No 18 Address of Property 1040 N Franklin St Red Cloud, NE 68970 18a No address assigned 18b Vacant land 20 Legal Description (Attach additional pages, if needed.) See attached 21 If agricultural, list total number of acres transferred in this transaction 22 Total purchase price, including any liabilities assumed. 23 Was non-real property included in the purchase? Yes No (If Yes, enter dollar amount and attach itemized list.) (see instruction in this transfer is exempt from the documentary stamp tax, list the exemption number 12 If 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. Kory McCracken Print or Type Name of Grantee or Authorized Representative Register of Deed's Use On | yes v No \$ |
| 16 Does this conveyance divide a current parcel of land? | Yes No |
| 16 Does this conveyance divide a current parcel of land? Yes No 18 Address of Property 1040 N Franklin St Red Cloud, NE 68970 18a No address assigned 18b Vacant land 20 Legal Description (Attach additional pages, if needed.) See attached 21 If agricultural, list total number of acres transferred in this transaction 22 Total purchase price, including any liabilities assumed. 23 Was non-real property included in the purchase? Yes No (If Yes, enter dollar amount and attach itemized list.) (see instruction in this transfer is exempt from the documentary stamp tax, list the exemption number 12 If 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. Kory McCracken Print or Type Name of Grantee or Authorized Representative Register of Deed's Use On | Yes No % % % % % % % % % |

Lots Twenty-two (22), Twenty-three (23), Twenty-four (24), Twenty-five (25), Twenty-six (26) and Twenty-seven (27), Stokes Subdivision of Annex Lot Five (5) to Red Cloud, Webster County, Nebraska.

| State of Nebraska 7 _{ss} |
|---|
| County of Webster 3. |
| Entered on the |
| numerical index and filed for record in the |
| Clerk's office of said county this 18 day |
| of April A.D., 20 25, at 1:06 |
| o'clock D.M. Recorded in Book 2025 |
| on Page 816 |
| abhou fania County Clerk |
| 10.00 0 (I) Deputy |
| IndCompAssessorCarded |



WARRANTY DEED

Donna Marie Wilson, a single person, GRANTOR, in consideration of ONE AND NO/100 DOLLARS (\$1.00) receipt of which is hereby acknowledged, conveys to Dalton L. Long, a single person, GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Lots Twenty-two (22), Twenty-three (23), Twenty-four (24), Twenty-five (25), Twenty-six (26) and Twenty-seven (27), Stokes Subdivision of Annex Lot Five (5) to Red Cloud, Webster County, Nebraska.

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

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

Executed April /6, 2025.

STATE OF FLORIDA, COUNTY OF Class

The foregoing instrument was acknowledged before me on April 16, 2025, by Donna

Marie Wilson, a single person.

Comm. expires \\ \lambda \lamb

Notary Public

| Cnty No. B | ook | Page | | Sale Date | an Established | | School District Code | | | | | | | | | |
|----------------------|---------------------------------------|----------------|------------------|------------------|---------------------------------|----------------------|----------------------|---------------|--------------|-----------------|------------|------|-------------------|-------------|---------------|--|
| 91 20 | 025 | 838 | 2, | /25/2025 | Base: | 91-0 | 0002 | Af | filia | ted: | | Ţ | Unified: | | | |
| Location ID | Sale | Number | Useab | ility & Code# | | | | Parcel Number | | | | | | | | |
| 000108200 | | 74 | 4 | 09 | GeoCde | Twi | n Rng | s | ect : | Qrt | Subdiv | Ai | rea | Blk | Parcel | |
| I | Date of S | ale Assessed | Value | | 4371 | | | (| 00 | 0 | 10005 | | | 015 | 0000 | |
| Land | Imp | provements | | Total | 7 | | Date o | Sal | e Pr | operty | .Classifi | cati | on C | Code | | |
| 1,315 19,460 20,775 | | | | Status | P | roperty | Гуре | Z | Zoning | Locatio | m | City | y Size | Parcel Size | | |
| Assessor Location | : RED | CLOUD (R | .C) | ,, | A) 1 | B) | 01 | | (C) | 1 | D) 1 | | E) | 6 | F) 1 | |
| | | | | Residentia | 1 | ottoders 17 Aug | 100 | | ili e a | il gert i de | Comme | rcia | I . | 10 mg/m | | |
| Mu | ıltiple Im | provements: | Multiple. I | mprovements.: | | | Multip | e. Im | provei | ments.: | | | | | | |
| | Consti | ruction Date: | Construction | on Date: 19 | 00 | | Constru | ction | Date | : | | | | | | |
| | No 178 (1) 1-1- 74 (1) 27 | Floor: | Floor Sq. I | it.: 9 | 50 | | Floor S | q. Ft. | : | | | | | | | |
| | Buildir | ig Cost New: | Cost: | 91,8 | 320 | | Cost: | | | | | | | | | |
| Single Family Style: | 101 | | Resident | ial Condition: 2 | 0 🐺 🚟 | | Comn | ierci | al Oc | cupan | cy Code: | | 33 | | | |
| (100) ☐ Mobile Ho | me | | (10) 🗆 | Worn Out | | | Prima | y: | | 01 | ther1: | | (| Other2: | | |
| (101) ☑ One Story | | | (20) 🗷 | Badly Worn | | | Comn | ierci | al Co | nstruc | tion Clas: | : | and and Annual | | | |
| (102) ☐ Two Story | | (30) ☐ Average | | | | | □ F | repr | oof Str | uctural St | eel Fr | rame | ! | | | |
| (103) □ Split Level | L | | (40) 🛘 | Good | | | (2) | □ F | Reinf | orced C | Concrete F | гате | | | | |
| (104) 🗆 1 1/2 Story | 7 | | (50) 🛘 | Very Good | | | (3) | | vIaso1 | nry Bea | ring Wall | 3 | | | | |
| (111) □ Bi-Level | | | (60) 🗆 Excellent | | | | | □ <i>1</i> | Wood | l or Ste | el Framed | Ext. | Wal | ls | | |
| (106) □ Other | | | | | | | (5) | | ⁄Ietal | Frame | and Walls | ; | | | | |
| Townhouse or Duple | ex Style: | | Resident | ial Quality: 30 | to 1947/06 : 1957 - 1954 - 2 | 15 7 68 145, F. A | (6) | | Pole F | rame | | | | | | |
| (301) ☐ One Story | | | (10) | Low | | | Cost I | tank | | | s bat | Соп | ditic | on: | A Maria | |
| (302) ☐ Two Story | | | (20) | Fair | | | (10) | | Jow | | | (10) | | Worn | Out | |
| (307) 🛘 1 1/2 Story | 7 | | (30) 🗷 | Average | | | (20) | | Avera | ge | | (20) | | Badly | Worn | |
| (308) □ Split Level | | | (40) □ | Good | | | (30) | | Abov | e Avera | ge | (30) | | Avera | ge | |
| (309) 🗆 2 1/2 Story | r | | (50) | Very Good | | | (40) | | ligh | | | (40) | | Good | | |
| (304) ☐ One Story | Duplex | | (60) 🛘 | Excellent | | | | | 1000 1000 | | 754 E A | (50) | | Very (| Good | |
| (305) ☐ Two Story | Duplex | | | | | | | | | | | (60) | | Excell | ent | |
| Assessor's Adji | ustmen | t to Sale Pi | rice (+ c | or -): | | | | | | | | | | | | |
| Assessor Commen | ts and F | Reason for A | djustmer | nt: | | | | | | | | | | | | |
| QCD; TERMI | NATING | G OBLIGAT | CIONS | IN DEED OF | TRUST | ı | | | | | | | | | | |
| | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | |
| | | | | | | | | , | | | | | | | | |
| | | | | | | ~ | | | ···· | ····· | | | | | | |
| Comments from | | | | | - | Comi | ments: | | | | | | | | | |
| 000108200 | | | | | | | | | | | | | | | <u>.</u> . | |
| | | | | | | | | | | | | | | | | |
| | · · · · · · · · · · · · · · · · · · · | | | | . | | | | | | | | | | | |
| - | | | | | | | | | | | | | | (Cont | inue on back) | |

30810

NEBRASKA
Good Life, Great Service.

DEPARTMENT OF REVENUE

Real Estate Transfer Statement

74

FORM **521**

• To be filed with the Begister of Deeds • Bead instructions on reverse side.

| To be med with the negleter o | | Tiona monacione on reverse ciae. |
|---------------------------------|-------------|--|
| . If additional enace is needed | add an atta | chment 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 Mo. 02 Day 25 Yr. 2025 Yr. 2025 Mo. <u>02</u> Day <u>25</u> Webster - 91 6 Grantee's Name, Address, and Telephone (Please Print) 5 Grantor's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Grantor's Name (Seller) Jonathan VanCleve and Chelsie VanCleve Michael Funaro Street or Other Mailing Address Street or Other Mailing Address 367 Beverly Ave 445 N Seward St Zip Code 94577-1925 Zip Code State City State Red Cloud 68970 San Leandro CA ✓ No No Phone Number (402) 879-9392 Phone Number Is the grantee a 501(c)(3) organization? Yes If Yes, is the grantee a 509(a) foundation? (510) 472-2000 **Email Address Email Address** n/a n/a 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. (C) (A) Status (B) Property Type State Assessed ✓ Improved Single Family Industrial Mineral Interests-Nonproducing Mobile Home Mineral Interests-Producing Exempt Unimproved Multi-Family ☐ Agricultural IOLL Commercial Recreational Partition Sheriff 8 Type of Deed Conservator Distribution Land Contract/Memo Other Bill of Sale Lease Personal Rep. Trust/Trustee Corrective Easement ✓ Quit Claim Warranty Cemetery Death Certificate - Transfer on Death Executor Mineral Was transfer part of IRS like-10 Type of Transfer Distribution Foreclosure Irrevocable Trust Revocable Trust Transfer on Death kind exchange (I.R.C. § 1031 Trustee to Beneficiary Life Estate Sale Auction Exchange) by buyer or seller? Satisfaction of Contract Other (Explain) In Lieu Fo Grantor Trust Partition Buyer Seller ✓ No Court Decree Exchange 11 Was ownership transferred in full? (If No, explain the division.) 12 Was real estate purchased for same use? (If No, state the intended use.) 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC Self Other Brothers and Sisters Grandparents and Grandchild Spouse Ex-spouse Parents and Child Step-parent and Step-child 14 What is the current market value of the real property? 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) 20.940.00 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 Yes 19 Name and Address of Person to Whom the Tax Statement Should be Sent 18 Address of Property 445 N Seward St Same as Grantee Red Cloud, NE 68970 18a No address assigned 18b Vacant land 20 Legal Description (Attach additional pages, if needed.) Lots One (1) and Two (2), Block Fifteen (15), Original Town of Red Cloud, Webster County, Nebraska. 21 If agricultural, list total number of acres transferred in this transaction 22 Total purchase price, including any liabilities assumed..... 22 \$ 23 Was non-real property included in the purchase? 0,'00 No (If Yes, enter dollar amount and attach itemized list.) (see instructions) 0,00 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 3 26 Is an affidavit as described in Neb. Rev. Stat. § 76-2,141 required because the property is located within a county or other geographic area with an active air force ballistic missile field? (See Instructions) Yes ✓ No 27 If yes, is the required affidavit attached to this filing? Yes No Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement. Korv McCracken (402) 746-3613 Print or Type Name of Grantee or Authorized Representative Phone Number Attorney 4/21/2025 Signature of Grantee or Authorized Representative Date Register of Deed's Use Only For Dept. Use Only 28 Date Deed Recorded 29 Value of Stamp or Exempt Number Nebraska Department of Revenue Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2)

850K 2025 PAGE 838

State of Nebraska County of Webster Sss.

Entered on the numerical index and filed for record in the Clerk's office of said county this A day of Orlock M. Recorded in Book 2025 on Page 838 County Clerk Deputy

Comp

NEBRASKA DOCUMENTARY
STAMP TAX
Date 4-1-1-35
\$ Exempt 3 By 25

QUITCLAIM DEED

Jonathan VanCleve and Chelsie VanCleve, husband and wife, GRANTORS, in consideration of ONE AND NO/100 DOLLARS (\$1.00) and CANCELLATION OF DEBT, receipt of which is hereby acknowledged, quitclaim and convey to Michael Funaro, a single person, GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Lots One (1) and Two (2), Block Fifteen (15), Original Town of Red Cloud, Webster County, Nebraska.

This deed terminates all of GRANTORS' obligations in the Deed of Trust recorded in Book 2023, page 239.

Executed February 25, 2025.

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on February 25, by Jonathan VanCleve and Chelsie VanCleve, husband and wife.

Comm. expires

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

| Cnty No. | В | ook | Page | Sale Date 7 | | | | Scl | | | | School District Code | | | | | | | |
|---------------------------|-----------|---------------------------|-----------------------------------|-------------------|--------------------|----------------|---------------------------------------|----------------|--|--------------------------------|--------------------------------|----------------------|----------------|-----------------------------|--------------------|-------|---------|---------|--------------|
| 91 | 20 | 25 | 841 | | 4/ | 18/2025 | Base: | 91 | 1-0074 Affiliated: | | | | | Ţ | Jnif | ied: | | | |
| Location | ID : | Sale | Number | Us | eabil | ity & Code# | | | g gá s Saige | 7 P. 1 | | Parce | l N | Tumber | | | | | |
| 0003292 | 200 | | 75 | | 1 | | GeoCde | T | wn | :Rng | Se | ct Q | i. | Subdiv | Aı | ea | Blk | Pa | arcel |
| | D | ate of S | ale Assessed | Value | | 4133 | - Internation | athings of | A STATE OF S | 0 | 0 0 |) | 20035 | 1 | | 007 | 0.0 | 000 | |
| Land | L Line | Imp | rovements | 25. | | Total | | | D | ate of | Sale | Prope | rty | Classifi | cati | on (| Code | | |
| ACTABLE SAMPLES OF STREET | ,660 | u Programa - T | 89,030 | 970- 39,600 | 19 January 2015 20 | 92,690 | Status | ut i | Pro | perty Ty | pe | Zonir | 12 | Location | on . | Cit | y Size | Parc | el Size |
| | | cation: BLUE HILL (BH) | | | | A) 1 | 2002 Policy | В) | 01 | | c) 1 | u goden | D) 1 | * SASSA12: 7 ** | E) | 6 | F) | 2 | |
| | | | | | | Residentia | | int fix | | | | l | till. | Comme | rcia | l 🎘 | | | - 140 st. 74 |
| | Mu | ltiple Im | provements: | Multi | ple. Im | provements.: | La Tyrange Market Season | estal children | 2000 | Multiple. | Impi | rovement | s. : | as always you as a seed | A P 10 19 10 10 10 | | | | |
| | | | en la terranica de la companio | | ruction | - | 900 | • | - | Construc | | | | | | | | | |
| * 100 | | | Sale Garage (Sales) | Floor | Sq. Ft. | : 1,: | L36 | | | Floor Sq. | Ft.: | | | | | | | | |
| | | to a constant action | Selection and American Selections | Cost: | | 127,6 | 540 | 1.44 | | Cost: | | | | | | | | | |
| Single Family | y Style: | A STATE OF THE PARTY OF | | Resi | dentia | I Condition: 3 | 0 | | | Comme | rcia | I Оссир | anc | y Code: | | | | | |
| (100) | | *** | | (10) | | Worn Out | | | - | Primary | | | | her1: | | | Other2: | | |
| (101) 🗷 One Story | | | | (20) □ Badly Worn | | | | | 4 | Commercial Construction Class: | | | | | | | | 49.4 | |
| (102) Two Story | | | | (30) 🗷 Average | | | | | | (1) | Fi | reproof | Str | ictural Ste | eel Fr | ame | } | | |
| (103) 🗆 Spl | lit Level | | | (40) | | Good | | | - Terrenta | (2) | I R | einforce | d C | oncrete F | rame | | | | |
| (104) 🗆 11 | /2 Story | | | (50) | | Very Good | | | | (3) | l M | [asonry] | Bea | ring Walls | 5 | | | | |
| (111) 🗆 Bi- | Level | | | (60) | | Excellent | | | | (4) □ | l W | ood or | Stee | l Framed | Ext. | Wal | ls | | |
| (106) 🗆 Otl | ner | | | | | | | | | (5) | l M | etal Fra | me a | and Walls | ; | | | | |
| Townhouse o | r Duple | x Style: | | Resi | dentia | l Quality: 30 | | | | · · | | ole Fram | | | | | | | |
| (301) 🗆 On | e Story | | | (10) | | Low | | | 31, 430 | Cost Ra | nk: | | Maria Maria | | Con | ditio | m: | | |
| (302) 🗆 Tw | o Story | | | (20) | | Fair | | | | (10) | L | ow | | | (10) | | Wom | Out | |
| (307) 🗆 11 | /2 Story | | | (30) | * | Average | | | | | ☐ Average | | | | (20) | | Badly | Worn | L |
| (308) □ Spl | lit Level | | | (40) □ Good | | | | | | | ☐ Above Average (30) ☐ Average | | | | | | | | |
| (309) 🗆 21 | /2 Story | | | (50) | | Very Good | | | _ | (40) E | H | igh | 71.44 A.4 | ala da ka a Milana (Milana) | (40) | | Good | | |
| (304) 🗆 On | e Story l | Duplex | | (60) | | Excellent | . Me si I on Tamana | | 14 13 14 | | | | | | (50) | | Very (| Good | |
| (305) 🗆 Tw | o Story | Duplex | Í | | | and the second | | | | | | | | | (60) | | Excell | ent | |
| Assessor' | s Adju | ıstmen | t to Sale Pr | ice | (+ 01 | r -): | | | - | | | | | | | | | | |
| Assessor Co | ommen | ts and F | Reason for Ac | ljusi | tment | • | | | | | | | | | | | | | |
| JTWD | | _ | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | |
| Ct | . | | | | | | · · · · · · · · · · · · · · · · · · · | ~ | | | | | | | | | | | |
| Comments 000329 | | | | | | | | COI | nm | ents: | | | | | | | | | |
| 300329 | | | <u></u> | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | (Conti | inue or | ı back) |

06010 NEBRASKA

Real Estate Transfer Statement

FORM 521

Good Life, Great Service DEPARTMENT OF REVENUE

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

| . If additional enace is peeded | , add an attachment and identify | the applicable item number |
|---------------------------------|----------------------------------|-------------------------------|
| Il additional space is needed | , adu an anachment and identif | y the applicable item number. |

The deed will not be recorded unless this statement is signed and items 1-27 are accurately completed. 3 Date of Sale/Transfer 1 County Name County Number 4 Date of Deed _{Day} <u>1</u>8 Mo. 4 _ _{Dav} 16 Yr. 25 Webster - 91 5 Grantor's Name, Address, and Telephone (Please Print) 6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buver) Grantor's Name (Seller) Riley E. Armes and Kellie A. Armes Trevor K. Campbell and Hannah J. Satterly Street or Other Mailing Address 302 S. Payne St. Street or Other Mailing Address 302 S. Payne St... Zip Code Zip Code State City State 68930 Blue Hill NE 68930 Blue Hill Is the grantee a 501(c)(3) organization?
If Yes, is the grantee a 509(a) foundation? Phone Number (402) 984-5770 Yes V No Phone Number (402) 705-3814 Yes ✓ No Email Address 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. (C) (B) Property Type (A) Status Mineral Interests-Nonproducing State Assessed Mobile Home improved Single Family Industrial Unimproved Multi-Family Agricultural Mineral Interests-Producing Exempt OLL Commercial Recreational Partition Sheriff Conservator Distribution Land Contract/Memo 8 Type of Deed Bill of Sale Easement Personal Rep Trust/Trustee Corrective Lease Cemetery Death Certificate - Transfer on Death Executor Mineral Quit Claim **₩** Warranty Was transfer part of IRS like-Irrevocable Trust Revocable Trust Transfer on Death 10 Type of Transfer Distribution Foreclosure kind exchange (I.R.C. § 1031 Gift Life Estate ✓ Sale Trustee to Beneficiary Auction Easement Exchange) by buyer or seller? Grantor Trust Partition Satisfaction of Contract Other (Explain) Buyer Seller V No Court Decree Exchange 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.) 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) ₩ No Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC Self Grandparents and Grandchild Spouse Brothers and Sisters 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.) 155,000.00 ₩ 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 Heather Fitzgerald V No Yes 18 Address of Property 19 Name and Address of Person to Whom the Tax Statement Should be Sent 302 S. Payne St., Blue Hill NE 68930 Grantees 18a No address assigned 18b Vacant land 20 Legal Description (Attach additional pages, if needed.) Lots 1 and 2, Block 7, Grussel's Subdivision of Rohrer's Addition to Blue Hill, Webster County, Nebraska, according to the recorded plat thereof. 21 If agricultural, list total number of acres transferred in this transaction 155.000,00 22 Total purchase price, including any liabilities assumed...... 22 | \$ 23 Was non-real property included in the purchase? 0,00 23 155,000,00 24 \$ 24 Adjusted purchase price paid for real estate (line 22 minus line 23) 25 If this transfer is exempt from the documentary stamp tax, list the exemption number 26 Is an affidavit as described in Neb. Rev. Stat. § 75-2,141 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 V 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. (402) 705-3814 Trevor K. Campbell Print or Type Name of Grantee or Authorized Representative Phone Number 4/17/2025 Grantee Date Title Signature of Grantee or Authorized Representative For Dept. Use Only Register of Deed's Use Only 29 Value of Stamp or Exempt Number 28 Date Deed Recorded al Day Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2)

| Index | |
|----------|--|
| Computer | |
| Assessor | |
| Carded | |

NEBRASKA DOCUMENTARY STAMP TAX

Date: 04/21/25 \$ 348.75 By AS Bk 2025, Pg 841

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 April A.D., 2025, at 03:08 o'clock PM. Recorded in Book 2025 on Page 841

Abburgation County Clerk

Fee: \$10.00 By: AS Deputy Electronically Recorded

Return to: Prairie Title Inc, 420 West 5th Street, Hastings, NE 68901

JOINT TENANCY WARRANTY DEED

RILEY E. ARMES AND KELLIE A. ARMES, husband and wife, GRANTORS, in consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, convey to, TREVOR K. CAMPBELL, a single person AND HANNAH J. SATTERLY, a single person, as joint tenants and not as tenants in common, GRANTEES, the following described real estate (as defined in Neb. Rev. Stat. Section 76-201.

Lots One (1) and Two (2), Block Seven (7), Grussel's Subdivision of Rohrer's Addition to Blue Hill, Webster County, Nebraska, according to the recorded plat thereof.

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, except easements and restrictions of record;
- (2) have legal power and lawful authority to convey the same;

My commission expires: 9/28/2018

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

| Executed: April 16, 2025. | |
|---|--|
| Riley Corner RILEYE. ARMES | Kellie C. KELLIE A. ARMES |
| STATE OF NEBRASKA) COUNTY OF Webser) | |
| The foregoing warranty deed was acknowledge Armes and Kellie A. Armes. | d before me on April 16, 2025, by Riley E. |
| General Notary - State of Nebraska MACHELLE M. STREFF My Corner. Exp. Sept. 28, 2028. | Machelle M. Swelf Notary Public |

| Cnty No. | Во | ok | . Pa | ge | | Sa | le Date | | | School District Code | | | | | | | | | | | |
|--------------------------|--------------------------|----------|-----------------------------|--------|------------------|------------|--------------|-------------------------|-------------|---------------------------|--|---------|----------|---------------------|--|------|---------|---------------|--|--|--|
| 91 | 20 | 25 | 87 | 70 | | 4/2 | 3/2025 | Base: 9 | 91- | 0002 | | Affilia | Unified: | | | | | | | | |
| Location | D. | Sale | Numbe | r | Us | eabilit | y & Code # | | | | | . P | arcel N | Number | Control and the Control of the Contr | | | | | | |
| 0001305 | 500 | | 76 | | | 1 | | GeoCde | Tw | vn R | ıg 📗 | Sect | Qrt | Subdiv | Аг | ea | Blk | Parcel | | | |
| | D | ate of S | ale Asse | ssed | Valu | ie 💮 | 1 | 4371 | *** | | | 00 | 0 | 10020 | | | 017 | 0000 | | | |
| Land | | Imp | roveme | nts | | , 1 | Total . | | y : T | Date | of S | ale Pi | Classifi | cation Code | | | | | | | |
| 1 | ,315 | | 54, | 320 | 0 55,635 | | | Status | | Property | Тур | ie : | Zoning | Locatio | n 🖟 | City | Size | Parcel Size | | | |
| Assessor Lo | cation: | RED | CLOUD | (R | C) | | | A) 1 | I | B) 0 | 1 | C) |) 1 | D) 1 | I | Ξ) | 6 | F) 1 | | | |
| | | | | | | 130 | Residentia | | | | | | | | | | | | | | |
| | Mul | tiple Im | proveme | nts: | Multip | ole. Impre | ovements.: | a comprehensive | . posteriti | Multiple. Improvements. : | | | | | | | | | | | |
| | 122.35 | | ruction D | | | nuction D | 7.0 | 10 | | | • | on Date | | | | | | | | | |
| | | 10000000 | Accres were to warre statue | Sec. 1 | Floor | Sq. Ft. : | 1,1 | 66 | | Floor | Sq. I | Ft. : | | | | | | | | | |
| 9.0 | | Buildir | ig Cost N | ew: | Cost: | | 125,1 | | | Cost: | | | | | | | | | | | |
| Single Family Style: 101 | | | | | Resid | dential (| Condition: 2 | 5 | | Com | mer | cial O | ccupan | cy Code: | | | | | | | |
| | (100) Mobile Home | | | | | | Vom Out | | | Prim | | | | ther1: | | | other2: | | | | |
| (101) 🗷 One | (101) ★ One Story | | | | | | adly Worn | | | Com | mer | cial C | onstruc | tion Class | | | | | | | |
| (102) 🗆 Two | o Story | | | | (30) Average | | | | | | (1) ☐ Fireproof Structural Steel Frame | | | | | | | | | | |
| (103) 🗆 Spli | it Level | | | | (40) □ Good | | | | | | (2) Reinforced Concrete Frame | | | | | | | | | | |
| (104) 🗆 11/ | 2 Story | | | | (50) □ Very Good | | | | | | | Maso | пту Веа | ring Walls | 3 | | | | | | |
| (111) 🗆 Bi-l | Level | | | | (60) Excellent | | | | | | | Woo | d or Ste | el Framed | Ext. | Wall | s | | | | |
| (106) □ Oth | ıer | | | 200 | | | | | | | | Meta | l Frame | and Walls | | | | | | | |
| Townhouse or | r Duplex | Style: | | 3.2 | Resi | dential (| Quality: 30 | | Sec. | (6) | | Pole 1 | | | | | | | | | |
| (301) 🗆 One | e Story | | | | (10) | | ow | | | Cost Rank: Condition: | | | | | | | | | | | |
| (302) 🗆 Two | o Story | | | | (20) | □ F | air | | | (10) | | Low | | | (10) | | Worn | Out | | | |
| (307) 🗆 11/ | ² Story | | | | (30) | ₩ A | verage | | | (20) | | Avera | age | | (20) | | Badly | Worn | | | |
| (308) 🗆 Spli | it Level | | | | (40) | | lood | | | (30) | | Abov | e Avera | ge | (30) | | Avera | ge | | | |
| (309) 🗆 21/ | 2 Story | | | | (50) | | ery Good | | | (40) | | Hìgh | | Total State Control | (40) | | Good | | | | |
| (304) 🗆 One | | | | | (60) | □ E | xcellent | To angle or see the see | | 452 | | | | | (50) | | Very (| Good | | | |
| (305) 🗆 Two | o Story I | Duplex | | 7 | | S. Held | | | | | | | | | (60) | | Excell | ent | | | |
| Assessor's | | | | | | <u> </u> | -): | | | | | | | | | | | | | | |
| Assessor Co | mment | s and F | Reason f | or Ad | ljust | ment: | | | | | | | | | | | | | | | |
| WD | | | | | | | | | | | | | •••• | | | | | - | | | |
| | | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | | |
| C | F | | | | | | | | | | | | | | | , | | | | | |
| 000130 | | | | | | | | (| con | ments: | | | | | | | | | | | |
| 000130. | 000130300 | | | | | | | | | | _ | | | | | | | | | | |
| | | | | | | | | | | | — | | | ····· | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | (Conti | inue on back) | | | |

NEBRASKA

Good Life. Great Service. DEPARTMENT OF REVENUE

FORM 521

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

| The deed will not be recorded unless this statemen | nt is signed and items 1-27 are accurately completed. |
|---|--|
| 1 County Name Webster - 91 2 County Number | 3 Date of Sale/Transfer Mo. 4 Day 23 Yr. 2025 4 Date of Deed Mo. 4 Day 23 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) |
| Brady Schmitz and Madeline Schmitz | Mark Johnson Street or Other Mailing Address |
| Street or Other Mailing Address 421 N Chestnut St | 331 W 9th Avenue |
| City State Zip Code Red Cloud NE 68970 | City State Zip Code Red Cloud NE 68970 |
| Phone Number | Phone Number Is the grantee a 501(c)(3) organization? Yes V No. 1/2 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 |
| 8 Type of Deed Conservator Distribution Lar | nd Contract/Memo Partition Sheriff Other |
| Bill of Sale Corrective Easement Lea | ase Personal Rep. Trust/Trustee |
| Cemetery Death Certificate – Transfer on Death Executor Mir | neral Quit Claim Warranty |
| 9 Was transfer part of IRS like- kind exchange (LR C § 1031 | |
| kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? | Life Estate Sale Trustee to Beneficiary |
| Buyer Seller No Court Decree Exchange Granto 11 Was ownership transferred in full? (If No, explain the division.) | or Trust Partition Satisfaction of Contract Other (Explain) 12 Was real estate purchased for same use? (If No, state the intended use. |
| Yes No | Yes No |
| 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives. | |
| Yes Aunt or Uncle to Niece or Nephew Family Corp., F | Partnership, or LLC Self Other |
| Brothers and Sisters Grandparents | and Grandchild Spouse |
| Ex-spouse Parents and Cl | |
| 14 What is the current market value of the real property? | 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) |
| 75,000.00 | Yes V No \$ % |
| 16 Does this conveyance divide a current parcel of land? ☐ Yes ☑ No | 17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) Yes GTA Real Estate Grou No |
| 18 Address of Property | 19 Name and Address of Person to Whom the Tax Statement Should be Sent |
| 331 W 9th Avvenue | Grantee |
| Red Cloud, NE 68970 | |
| 18a No address assigned 18b Vacant land 20 Legal Description (Attach additional pages, if needed.) | |
| Lots Seven (7) and Eight (8), Block Seventeen (17), Smith ar | nd Moore's Addition to Red Cloud, Webster County, Nebraska |
| 21 If agricultural, list total number of acres transferred in this transaction | · · · · · · · · · · · · · · · · · · · |
| 22 Total purchase price, including any liabilities assumed.23 Was non-real property included in the purchase? | 22 \$ 75,000,00 |
| Yes No (If Yes, enter dollar amount and attach itemized list.) (see instru | uctions) |
| 24 Adjusted purchase price paid for real estate (line 22 minus line 23) | 24 \$ /5,000 _i .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 with the property is located | within a county or other geographic area with an active air force ballistic missile field? (See Instructions) |
| 27 If yes, is the required affidavit attached to this filing? Yes No | |
| · — — | |
| Under penalties of law, I declare that I have examined this statement and that I am duly authorized to sign this statement. Mark Johnson | |
| and that I am duly authorized to sign this statement. Mark Johnson Print or Type Name of Grantee or Authorized Representative | that it is, to the best of my knowledge and belief, true, complete, and correct, 402-746-4176 Phone Number |
| and that I am duly authorized to sign this statement. Mark Johnson | |
| and that I am duly authorized to sign this statement. Mark Johnson Print or Type Name of Grantee or Authorized Representative | 402-746-4170 Phone Number |
| and that I am duly authorized to sign this statement. Mark Johnson Print or Type Name of Grantee or Authorized Representative Signature of Grantee or Authorized Representative | Grantee 4/23/12025 Title Date |
| and that I am duly authorized to sign this statement. Mark Johnson Print or Type Name of Grantee or Authorized Representative Signature of Grantee or Authorized Representative Register of Deed's Use Or 28 Date Deed Recorded 29 Value of Stamp or Exempt Number | Grantee |
| and that I am duly authorized to sign this statement. Mark Johnson Print or Type Name of Grantee or Authorized Representative Signature of Grantee or Authorized Representative Register of Deed's Use Or | Grantee 4/23/2025 Title Date For Dept. Use Only |

| State of Nebraska ss | • |
|--------------------------|----------------------|
| County of Menzrei | Entered on the |
| numerical index and file | ed for record in the |
| numerical index and the | ounty this a 3 hay 3 |
| of Hori A.D., 2 | 0 25, at 10:43 |
| o'clock a.M. Recor | ded in Book 2025 |
| on Page OTO | County Clerk |
| - Cobbertion | O G D Deputy |
| - Comp Asse | ssorCarded |
| InaComp | |

NEBRASKA DOCUMENTARY
STAMP TAX
Date 4-23-25
\$ 168.15 By ab

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

WARRANTY DEED

Brady Schmitz and Madeline Schmitz, a married couple, Grantors, in consideration of ONE DOLLAR (\$1.00) and other valuable consideration received from Grantee, Mark Johnson, a married person, convey to Grantee, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Lots Seven (7) and Eight (8), Block Seventeen (17), Smith and Moore's Addition to Red Cloud, Webster County, Nebraska

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

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

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

| Executed Hprih 23 | , 2025. | .* | | | |
|---|------------|------------|-----------|----|-------------|
| Brady Schmitz | ·. | Madeline S | A Schmitz | M | |
| STATE OF NEBRASKA |)) ss. | | | | |
| COUNTY OF WEBSTER |) | | | | |
| The foregoing instrument was a Brady Schmitz and Madeline Sch | | | April | 23 | , 2025 by |

| Cnty No. | Во | ok | Page | | S | ale Date | | | | School District Code | | | | | | | | | | | |
|---------------|--|-----------------------------------|---------------|-------------------------|-----------|----------------|-------------------------------|--|----------------|---------------------------|--|----------------|--------------------------|----------------------------|-------------|--------|------------------|------------------|--------|--|--|
| 91 | 20 | 25 | 922 | | 4/ | 28/2025 | Bas | e: 9 | 1- | 0074 | | Affi | liated: | | τ | Jnif | | | | | |
| Location | \mathbf{D} | Sale | Number | Us | seabil | ity & Code# | | | 8.9 | | | | Parcel 1 | Number | | | eri eri Maria | | | | |
| 0003270 | 000 | . maj rije, provi projekte i se s | 77 | C Q CONTRACT | 1 | | Geo | Cde | Tw | n Ri | ıg | Sec | t Qrt | Subdiv | Aı | ea″ | Blk | Pai | rcel | | |
| | | ate of S | ale Assessed | Valu | ue . | | 41: | Contraction of the Contraction o | -0.000-0.00 | areas salvane | XT AT | 0.0 | CARDA COMPANY OF THE CO. | 20035 | | 202010 | 003 | 00 | 00 | | |
| Land | | Imp | rovements | | | Total | | | | Date | of S | Sale | Property | Classif | catio | on (| ode | | | | |
| 2 | ,390 | 4 access o years | 136,350 | 50 138,740 | | | Sta | atus | tus Property | | | ty Type Zoning | | | on | Cit | Size Parcel Size | | | | |
| | | BLUE | HILL (E | | | | A) | 1 | В | enate Tellige (T | 1 | 11.000000 | C) 1 | D) 1 | 2007-046-57 | E) | 6 | 19,496***; 10,11 | 1 | | |
| | | | To the second | | | Residentia | l | 1.0 | | | | K. I. | | Comme | ercia | 1 | | | | | |
| | Mul | tiple Im | provements: | Multi | ple. Im | orovements.: | <u>,</u> | 3,545.5 | 30,900 | Multiple. Improvements. : | | | | | | | | | | | |
| | December 1998 Chebe Cheb Foods of Pro- | Const | truction | Date: 19 | 05 | | | Const | ruct | ion D | ate: | | | | | | | | | | |
| 44.0 | Floor: | Floor | Sq. Ft. | : 1,3 | 85 | | | Floor | Sq. | Ft.: | | | | | | | | | | | |
| | ig Cost New: | Cost | | 144,5 | 55 | | | Floor Sq. Ft. : Cost : | | | | | | | | | | | | | |
| Single Family | | | | Resi | dentia | l Condition: 3 | 0 | error Arriva | | Com | me | rcial | Occupan | cy Code: | | | | 3 35 | 11 SHE | | |
| (100) | | | | (10) | | Worn Out | | | | Prim | агу: | | Of | ther1: | | (| Other2: | | | | |
| (101) 🗆 On | e Story | | | (20) | | Badly Worn | | | | Com | Commercial Construction Class: | | | | | | | | | | |
| (102) 🗆 Tw | o Story | | | (30) Average | | | | | | | (1) ☐ Fireproof Structural Steel Frame | | | | | | | | | | |
| (103) 🗆 Spl | it Level | | | (40) □ Good | | | | | | | | Re | inforced C | Concrete F | rame | | | | | | |
| (104) 🗷 11/ | 2 Story | | | (50) | | Very Good | • | | | (3) | | Ma | sonry Bea | ring Wall | ŝ | | | | | | |
| (111) 🗆 Bi-l | Level | | | (60) | Excellent | (4) | | Wo | ood or Ste | el Framed | Ext. | Wal | ls | | | | | | | | |
| (106) 🗆 Ott | ner | | | | | | | | | | | Me | etal Frame | and Wall | 5 | | | | | | |
| Townhouse o | r Duplex | x Style: | | Residential Quality: 30 | | | | | | | | | le Frame | | | | | | | | |
| (301) 🛮 On | e Story | | | (10) □ Low | | | | | | | Cost Rank: Condition: | | | | | | | | | | |
| (302) 🗆 Tw | o Story | | | (20) | | Fair | | | | (10) | (10) 🗆 Low | | | | | | Out | | | | |
| (307) 🗆 11/ | 2 Story | | | (30) | æ | Average | | | | (20) | | Av | rerage | (20) □ Badly | | | ily Worn | | | | |
| (308) 🗆 Spl | | | | (40) | | Good | | | | | | | ove Avera | (30) | | Averaş | егаде | | | | |
| (309) 🗆 21/ | | | | (50) | | Very Good | | | | (40) | | Hiş | gh | a de considerar tallo side | (40) | | Good | | | | |
| (304) 🗆 On | | | | (60) | | Excellent | The court of the comments are | S CHEMIAN | in a single of | | | | | | (50) | | Very (| | | | |
| (305) 🗆 Tw | o Story I | Duplex | | 307 | 4 224 | | | | | 4.5 | | | | 150 | (60) | | Excelle | ent | | | |
| | | | t to Sale Pi | | | | | | | | | | | | | | | | | | |
| Assessor Co | mment | ts and R | Reason for A | djus | tment | • | | | | | | | | | | | | | | | |
| WD | | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | | |
| Comments | from | | | | | | | | ~~~ | ments | | | | | | | | | | | |
| 000327 | | | | | | | | | JUIL | menis | • | | | | | | | | | | |
| | <u> </u> | | | | - | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | (Conti | nue on | back) | | |

68,000

Good Life. Great Service.

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

FORM 521

| The deed will not be recorded unless this statement | nt is signed and items 1-27 are accurately completed. | |
|---|---|---------------------------------|
| 1 County Name Webster - 91 County Number | 3 Date of Sale/Transfer Mo. 04 Day 28 Yr. 2025 4 Date of Deed Mo. 04 Day Day 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) | Grantee's Name (Buyer) | |
| Jaden Baker and Haley Baker Street or Other Mailing Address 2645 W. Riverside Rd | Makenzie M. Svoboda Street or Other Mailing Address 218 W. Gage St. 1 P.D. By 41 | |
| City State Zip Code Ayr NE 68925 | City State Blue Hill NE | Zip Code 68930 |
| Phone Number (308) 390-6550 | Phone Number Is the grantee a 501(c)(3) organizate (402) 519-3383 If Yes, is the grantee a 509(a) found | tion? Yes ✓ No |
| Email Address N.A. | Email Address | |
| 7 Property Classification Number. Check one box in categories A and B. Check C i | <u> </u> | |
| (A) Status (B |) Property Type | (C) |
| ✓ Improved ✓ Single Family Industrial | Mineral Interests-Nonproducing State Assessed | Mobile Home |
| Unimproved Multi-Family Agricultural I | Mineral Interests-Producing Exempt | |
| | | |
| | nd Contract/Memo Partition Sheriff Of Of ase Personal Rep. Trust/Trustee | ther |
| | neral Quit Claim Warranty | - |
| 9 Was transfer part of IRS like- 10 Type of Transfer Distribution Fored | | nsfer 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 | stee to Beneficiary |
| | | er (Explain) |
| 11 Was ownership transferred in full? (If No, explain the division.) 7 Yes No | 12 Was real estate purchased for same use? (If No | a, state the intended use. |
| 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives. | y Yes No | |
| | Partnership, or LLC Self Other | |
| | and Grandchild Spouse | |
| Ex-spouse Parents and C | hild 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 in | iterest rate.) |
| 151,000.00 | Yes | % |
| 16 Does this conveyance divide a current parcel of land? ☐ Yes | 17 Was transfer through a real estate agent or a title company? of the agent or title company contact.) | |
| 18 Address of Property | 19 Name and Address of Person to Whom the Tax Statement Sh | |
| 218 W. Gage St. | | out be com |
| Blue Hill, NE 68930 | See Grantee | |
| 18a No address assigned 18b Vacant land | | |
| 20 Legal Description (Attach additional pages, if needed.) | | |
| The South Seventy-Nine Feet (S79') of Lots Seven (7) and Eight (8), Block Th Blue Hill, Webster County, Nebraska, according to the recorded plat thereof. | ee (3), Grusel's alkla Grussel's Subdivision of Rohrer's Add | ition to the Village of |
| 21 If agricultural, list total number of acres transferred in this transaction | | |
| 22 Total purchase price, including any liabilities assumed. | | 151.000:00 |
| 23 Was non-real property included in the purchase? | | i |
| Yes Yo (If Yes, enter dollar amount and attach itemized list.) (see instr. 24 Adjusted purchase price paid for real estate (line 22 minus line 23) | 23 \$ | 151,000,00 |
| 25 If this transfer is exempt from the documentary stamp tax, list the exemption number | | |
| 26 Is an affidavit as described in Neb. Rev. Stat. § 76-2,141 required because the property is located Yes V No | within a county or other geographic area with an active air force ballistic mis | sile 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. | hat it is, to the best of my knowledge and belief, true, complete, an | id correct, |
| Danielle L. Kelley | | (402) 463-4198 |
| Sign Print or Type Name of Grantee or Authorized Representative | | Phone Number |
| temmer may | Closing Department Manager Title | 4/28/2025 |
| nere - Signature of Grantee of Authorized Representative | i iuc | Date |
| Register of Deed's Use O | | For Dept. Use Only |
| 28 Date Deed Recorded 29 Value of Stamp or Exempt Number \$ 339 75 | 30 Recording Data | |
| Mo. 1 Day XI Yr. X 3 3 3 4 15 Nebraska Department of Revenue | BK2025, Pa 922 | Chat EE To Odd |
| Farm No. 06 000 7000 7 000 7 000 100 000 000 000 00 | Authorized by Neb. He | ev. Stat. §§ 76-214, 77-1327(2) |

| CASTANCE AND | | and the second section of the section o | and the second of the second o | | | | | | | | | | |
|--|---|--|--|--|--|--|--|--|--|--|--|--|--|
| Index _ Computer _ Assessor _ Carded _ | | NEBRASKA DOCUMENTARY STAMP TAX Date: 04/29/25 \$ 339.75 By AS | State of Nebraska County of Webster ss. Entered on the numerical index and filed for record in the Clerk's office of said county this 29 day of April A.D., 2025, at 10:48 o'clock AM. Recorded in Book 2025 on Page 922 County Clerk Fee: \$10.00 By: AS Deputy Electronically Recorded | | | | | | | | | | |
| | | Warranty Deed | | | | | | | | | | | |
| | The Grantor, JADEN BAKER AND H | | | | | | | | | | | | |
| | One Dollar and other valuable consider MAKENZIE M SVORODA A SINCE | - | | | | | | | | | | | |
| | MAKENZIE M. SVOBODA, A SINGLE PERSON, whether one or more, the following described real estate (as described in Neb. Stat. 76-201): | | | | | | | | | | | | |
| | The South Seventy-Nine Feet (S79') of Lots Seven (7) and Eight (8), Block Three (3), Grusel's a/k/a Grussel's Subdivision of Rohrer's Addition to the Village of Blue Hill, Webster County, Nebraska, according to the recorded plat thereof. | | | | | | | | | | | | |
| | GRANTOR covenants with GRANTEE | that GRANTOR: | | | | | | | | | | | |
| | is lawfully seized of such real estate reservations, covenants and restrict assessments; has legal power and lawful authority | ctions of record and subject to y to convey the same; | all regular taxes and special | | | | | | | | | | |
| | (3) warrants and will defend title to the | real estate against the lawful clai | ms of all persons. | | | | | | | | | | |

Jaden Baker

On this 25 day of 49 day of 2025, before me personally appeared Jaden Baker.

GENERAL NOTARY - State of Nebraska **DEE A TOMS** My Comm. Expires 3/21/27

Executed_

STATE OF NEBRASKA COUNTY OF Hams

Agricultural Land Sales Worksheet

| Cnty No. | Во | ok | Page | | Sa | le Date | | | egysted Santa | | | Scho | | | | | | | |
|----------|-----------------------|--------------------|--|----------|-----------|-----------|----------|---|------------------|--------------|---------------|--------|---------|-----|---------|---------------|--|-----|----------|
| 91 | 20: | 25 | 964 | | 4/3 | 0/2025 | Base: | 65 | -00 | 11 | Af | filiat | ed: | | | Uni | fied: | | |
| Location | \mathbf{m} | Sale | Number | | Useabilit | y & Code# | 110 | | | | | | in a St | | | | | | |
| 0011044 | 00 | | 78 | | 1 | 1 | | | GeoCde Twn Rng S | | S | ect | ect Qrt | | Subdiv | | Blk | | Parcel |
| | Ď | ate of S | ale Assesso | d V | alue | | 4375 | | 2 | 9 | | 9 | 2 | 000 | 000 | 1 | 000 | 1 | 120 |
| Land | | Improvements Total | | | | | | Date of Sale Property Classification Code | | | | | | | | | | | |
| 450 | ,130 | | 67,600 | | | 517,730 | Statu | s . | Proj | perty T | уре | ż | Coning | L | ocation | City Size | | Pai | cel Size |
| | | Irrigation Type: | | | | | A) 1 | | B) | 05 | | C) | 5 | D) | 3 | E) | 0 | F) | 9 |
| LCG | | ACRES: | | | VA | LUE: | 1 | | LCG | | | | ACR | ES: | | | | | |
| IRRIGATE | D 1A1 | | | | | | C | RA | SSLA | ND 1 | G1 | | | | | | | | • |
| | 1A | | | | | | | | | | 1G | | | | | | | | |
| | 2A1 | | | | | | | 2G1 | | | | | | | | | | | |
| | 2A | | | | | | | | | 2G | | | | | | | | | |
| | 3A1 | | | \perp | | | | | 3 | G1 | | | | | | | | | |
| | 3A | | | | | | | 3G | | | | | | | | | *** | | |
| | 4A1 | | | | | | | | | 4 | Gl | | | | | | | | |
| | 4A | | | | | | | | | | 4G | | | | | | | | |
| DRYLANI |) 1D1 | | | | | | <u> </u> | | lt/Tim | - | | | | | | | | | |
| | 1D | | 6.85 | 0 | | 22,640 | | | | Accret | ion | | | | | | | | |
| | 2D1 | | | \perp | | | | Waste | | | | | | | | | | | |
| | 2D | | 54.19 | | | 169,885 | | | | | her | | | | | | | | |
| | 3D1 | <u> </u> | 10.94 | 0 | | 32,435 | AG | LA | ND : | ΓΟΤ <i>Α</i> | _ | | | 4.2 | | | | | |
| | 3D | <u> </u> | | | | | - | | | Ros | \rightarrow | | | 3.2 | | | e de la composition della comp | | |
| | 4D1 | | 70.05 | \dashv | | 011 000 | | | | arm Si | \dashv | | | 1.0 | 00 | | | 13 | ,840 |
| | 4D | | 72.25 | | | 211,330 | | | | ome Si | _ | | | | | | | | |
| | | | | | | | | | Lecreat | _ | | | | | | | | | |
| | wellings ouildings | 3(1453).44(| | | | 67,600 | N | on- | AG ' | Ot FOTA | her L | | | 4.2 | 70 | | | 13 | ,840 |
| | | · 使失约/动学的精神 | C. Lead of the State of the Sta | | | | | | | | | | | | | · . · · · · · | | | |

| Assessor's Adjustment to Sale Price (+ or -): | Total Recapture Value: |
|---|------------------------|
| Assessor Comments and Reason for Adjustment: | |
| JTWD | |
| | |
| | |
| | |
| | |
| Comments from | Comments: |
| 001104400 | |
| | |
| | |
| | |
| | (Continue on back) |

MUNH 161130

NEBRASKA-

Real Estate Transfer Statement

18

FORM

Good Life. Great Service.

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

521

| in additional option to incode a data an attach | | | | | | | | | | |
|---|--|--|--|--|--|--|--|--|--|--|
| <u> </u> | t is signed and items 1-27 are accurately completed. | | | | | | | | | |
| 1 County Name 2 County Number Webster - 91 | 3 Date of Sale/Transfer 4 Date of Deed 4 Date of Deed 4 Day 30 Yr. 2025 Mo. 4 Day 30 Yr. 2026 | | | | | | | | | |
| | | | | | | | | | | |
| 5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) | 6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) | | | | | | | | | |
| Ross L. Montgomery and Courtney C. Montgomery | Andrew J. Miller and Kristin K. Miller | | | | | | | | | |
| Street or Other Mailing Address 3022 Road E | Street or Other Mailing Address 4127 Road D | | | | | | | | | |
| City State Zip Code Superior NE 68978 | City State Zip Code Hardy NE 68943 | | | | | | | | | |
| Phone Number 402 - 746 - 4429 | Phone Number Is the grantee a 501(c)(3) organization? Yes No (402) 879-5100 If Yes, is the grantee a 509(a) toundation? Yes No | | | | | | | | | |
| Email Address | Email Address | | | | | | | | | |
| 7 Property Classification Number. Check one box in categories A and B. Check C if | property is also a mobile home. | | | | | | | | | |
| (A) Status (B) | Property Type (C) | | | | | | | | | |
| 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 Lar | nd Contract/Memo Partition Sheriff Other | | | | | | | | | |
| Bill of Sale Corrective Easement Lea | | | | | | | | | | |
| Cernetery Death Certificate - Transfer on Death Executor Mir | neral Quit Claim Warranty | | | | | | | | | |
| 9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 | osure Inrevocable Trust Revocable Trust Transfer on Death | | | | | | | | | |
| Exchange) by buyer or seller? | 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 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 | | | | | | | | | | |
| | /artnership, or LLC Self Other | | | | | | | | | |
| Brothers and Sisters Grandparents a | Minded 4 | | | | | | | | | |
| Ex-spouse Parents and Cf 14 What is the current market value of the real property? | | | | | | | | | | |
| 695,000.00 | 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) | | | | | | | | | |
| 16 Does this conveyance divide a current parcel of land? | L] Yes | | | | | | | | | |
| 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 | | | | | | | | | |
| , | Andrew J. Miller and Kristin K. Miller | | | | | | | | | |
| | 4127 Road D | | | | | | | | | |
| 18a No address assigned 18b Vacant land | Hardy, NE 68943 | | | | | | | | | |
| 20 Legal Description (Attach additional pages, if needed.) | , idiay, it2 000 io | | | | | | | | | |
| See Attachment A | | | | | | | | | | |
| | | | | | | | | | | |
| 21 If agricultural, list total number of acres transferred in this transaction +/-148.5 | | | | | | | | | | |
| 22 Total purchase price, including any liabilities assumed. | | | | | | | | | | |
| 23 Was non-real property included in the purchase? | 45.000100 | | | | | | | | | |
| Yes No (If Yes, enter dollar amount and attach itemized list.) (see Instru | ctions) | | | | | | | | | |
| 24 Adjusted purchase price paid for real estate (line 22 minus line 23) | 24 \$ 695,000¦00 | | | | | | | | | |
| 25 If this transfer is exempt from the documentary stemp tax, list the exemption number _ 26 is an allidavit as described in Neb. Rev. Stat. § 76-2,141 required because the property is located v Yes V No | within a county or other geographic area with an active air force ballistic missite field? (See Instructions) | | | | | | | | | |
| | | | | | | | | | | |
| | | | | | | | | | | |
| Under penalties of law, I declare that I have examined this statement and it | nal it is, to the best of my knowledge and belief, true, complete, and correct, | | | | | | | | | |
| and that I am duly authorized to sign this statement. Jeonifee m Jensen | Haz ong Hall | | | | | | | | | |
| Print or Type Name of Grantee or Authorized Representative | 902-819-434 Phone Number | | | | | | | | | |
| sign South Senten | Title / Closing Agent 4-30-2025 | | | | | | | | | |
| here Signature of Grantee or Authorized Representative | Title PART CIOSTING TYPENT 9-80-2023 | | | | | | | | | |
| | | | | | | | | | | |
| Register of Deed's Use On 28 Date Deed Recorded 29 Value of Stamp or Exempt Number | , i oi pobados città i | | | | | | | | | |
| | | | | | | | | | | |
| Mo. 4 Day 30 Yr. 25 \$ 1563.75 | 30 Recording Data BL 3035 () Q(1) | | | | | | | | | |

Attachment A

The Northwest Quarter (NW1/4) of Section Nine (9), Township Two (2) North, Range Nine (9) West of the 6th P.M., Webster County, Nebraska, EXCEPT a tract of land more particularly described as follows: Beginning at the Northeast corner of the Northwest Quarter (NW1/4) of said Section Nine (9), Township Two (2) North, Range Nine (9) West of the 6th P.M., thence S00°01'16"W (assumed bearing) on the East line of said Northwest Quarter (1/4) a distance of 774.00 feet; thence N89°52'31"W parallel with the North line of said Northwest Quarter (NW1/4) a distance of 135.00 feet; thence N57°54'53"W a distance of 940.00 feet; thence N00°01'16"E parallel with the East line of said Northwest Quarter (NW1/4) a distance of 276.43 feet to the North line of said Northwest Quarter (NW1/4); thence S89°52'31"E a distance of 931.61 feet to the point of beginning.

#23.

One (1) 36' 9 ring GSI grain bin including all grain handling and drying equipment, motors and accessories.

Index
Computer
Assessor
Carded

NEBRASKA DOCUMENTARY STAMP TAX

Date: 04/30/25 \$1563.75 By AS Bk 2025, Pg 964

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 30 day of April A.D., 2025, at 10:42 o'clock AM. Recorded in Book 2025 on Page 964

County Clerk

Fee: \$10.00 By: AS Deputy Electronically Recorded

Return to:

JOINT TENANCY WARRANTY DEED

Downing, Alexander & Wood PO Box 185 Superior, NE 68978

ROSS L. MONTGOMERY and COURTNEY C. MONTGOMERY, husband and wife, Grantor, whether one or more, in consideration of One and no/100 Dollars (\$1.00), receipt of which is hereby acknowledged, conveys to ANDREW J. MILLER AND KRISTIN K. MILLER, husband and wife, Grantees, as joint tenants and not as tenants in common, the following described real estate (as defined in Neb. Rev. Stat. § 76-201):

The Northwest Quarter (NW¼) of Section Nine (9), Township Two (2) North, Range Nine (9) West of the 6th PM., Webster County, Nebraska, EXCEPT a tract of land more particularly described as follows: Beginning at the Northeast comer of the Northwest Quarter (NW¼) of said Section Nine (9), Township Two (2) North, Range Nine (9) West of the 6thPM., thence S00°01'16'W (assumed bearing) on the East line of said Northwest Quarter (¼) a distance of 774.00 feet; thence N89°52'31"W parallel with the North line of said Northwest Quarter (NW¼) a distance of 135.00 fee thence N57°54'53'W a distance of 940.00 feet; thence N00°01'16"E parallel with the East line of said Northwest Quarter (NW¼) a distance of 276.43 feet to the North line of said Northwest Quarter (NW¼); thence S89°52'31"E a distance of 931.61 feet to the point of beginning.

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

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

ROSS L. MONTGOMERY, Grantor

COURTNEY C. MONTGOMERY, Grantor

State of Nebraska) SS. County of Nuckolk)

The foregoing instrument was acknowledged before me on the 30th day of ______, 2025, by ROSS L. MONTGOMERY and COURTNEY C.

MONTGOMERY, husband and wife.

GENERAL NOTARY - State of Nebraska JENNIFER M. JENSEN My Comm. Exp. June 19, 2026

Notary Public

SJ4.24.25

| Cnty No. |) Bo | ók | Page | | S | ale Date | i din | | | | | Sch | ool Dis | stric | ct Code | 47 | | je. | | | |
|---------------------------------------|------------------------------|---|--|---------------------------|---------|--------------|-------------|--------------|--------------------------------------|---------------------------------|---------------|---------------------------------------|----------|----------------|-------------------------|---|-------------------------------|-------------------------|---------------------------------|--|--|
| 91 | 20 | 25 | 965 | | 1/: | 10/2025 | | Base: | 91- | 0002 | | Affili | ated: | | | Unified: | | | | | |
| Location | ID · | Sale | Number | Üs | eabili | ity & Code | # | | | or and | | · | arcel] | Nur | nber_ | | | | | | |
| 0001238 | 300 | - Way - Way | 79 | | 4 | 05 | | GeoCde | Ty | vn R | ng . | Sect | Qrt | s | Subdiv | Area | Blk | Pa | rcel | | |
| | . D | ate of S | ale Assessed | Valu | ie 🛴 | l | | 4371 | | | 200 | 00 | 0 | 10 | 0020 | *************************************** | 006 | 00 | 00 | | |
| Land | | Imp | rovements | | | Total | | | | Date | of S | Sale P | ropert | y C | lassific | ation | Code | | | | |
| signature and agent a substitution of | ,830 | 1 STEP 1 | 51,575 | 5 | | 53,40 | 5 | Status | | Propert | Туј | pe l | Zoning | | Location | C | ty Size | Parce | el Size | | |
| Assessor Lo | cation: | RED | CLOUD (R | (C) | | | | A) 1 | STATE OF THE | ACCOUNT AND ACCOUNT | 1 | 20. 20. 10. 20. |) 1 | 12,000 (, 100 | D) 1 | E) | 6 | F) | 1 | | |
| | 1.1 | A. | | 2007 | | Residen | | | | Commercial | | | | | | | | | | | |
| | Mul | tiple Im | provements: | Multiple. Improvements. : | | | | | | Multiple. Improvements. : | | | | | | | | | | | |
| | Secretary Control of Control | | ruction | | 193 | 30 | | Cons | truct | ion Dat | e : | | | | | | | | | | |
| | and officer | | STATE OF THE STATE | Floor | Sq. Ft. | : | 9 (|)2 | | Floor | Sq. | Ft.: | | | | | | | | | |
| | | Buildin | g Cost New: | Cost: | : | 88 | ,73 | | | Cost | : | | | | | | | | | | |
| Single Family | Style: | 101 | 7.77 | Resi | dentia | l Condition: | 30 |) = ; ; ; ; | | Con | mei | rcial C | ccupan | icy (| Code: | | | | | | |
| (100) 🗆 Mo | | | | (10) | | Worn Out | | | | Prim | | | _ | ther | | | Other2: | | | | |
| (101) 🗷 On | e Story | | | (20) | | Badly Worn | | | | Con | mei | rcial C | onstru | ction | n Class: | | | Greek. | | | |
| (102) 🗆 Tw | o Story | | | (30) | * | Average | | | (1) ☐ Fireproof Structural Steel Fra | | | | | | | rame | | | | | |
| (103) 🗆 Spl | it Level | | | (40) | | Good | | | | (2) ☐ Reinforced Concrete Frame | | | | | | | | | | | |
| (104) 🗆 1 1 | 2 Story | | | (50) U Very Good | | | | | | (3) | | Mas | onry Be | aring | g Walls | | | | | | |
| (111) □ Bi- | Level | | | (60) Excellent | | | | | | (4) | | Woo | d or Ste | el F | ramed E | xt. Wa | ills | | | | |
| (106) □ Otl | ALCOHOLDS CONTRACTOR | Maria de la California | | | | | | | | (5) | | Meta | l Frame | and | l Walls | | | | | | |
| Townhouse of | r Duplez | Style: | | Residential Quality: 20 | | | | | | (6) | Danetto Serie | and a firm of small and | Frame | ton - Online | už terolikou ti Terodo. | an hada sa sa sa sa | 17478302178-194-984-4444-4446 | Cartinate Microsoft Co. | at LAAverges at too Province to | | |
| (301) 🗆 On | | | | (10) □ Low | | | | | | Cost Rank: Condition: | | | | | | | | | | | |
| (302) 🗆 Tw | | | | (20) | * | Fair | | | | (10) | | Low | | | (| |] Wom | | | | |
| (307) 🗆 11/ | | | | (30) | | Average | | | ` ´ | (20) Average | | | | | | | lly Worn | | | | |
| (308) □ Spl | | | | (40) | | Good | | | | (30) Above Average | | | | | | l Avera | ge | | | | |
| (309) 🗆 21/ | | | | (50) | | Very Good | | | (40) | (40) □ High | | | | | | l Good | | | | | |
| (304) 🗆 On | | | | (60) | | Excellent | 7 (600 de s | Carrent Star | oestes K | | | | | | Established . | | l Very | | | | |
| (305) 🗆 Tw | o Story I | Duplex | | | a and | | 25.73 | | 7.23 | | | | | | (| 60) C | Excell | ent | | | |
| | | | t to Sale Pi | | ` | | | | | | | | | | | | | | | | |
| Assessor Co | mment | s and R | Reason for A | djust | ment | | | | | | | | | | | | | | | | |
| QCD; D | ISSOL | UTION | 1 | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | · · · · · · · · · · · · · · · · · · · | | | | | | | | | |
| | | | | | | | | · | | | | | | | | | | | | | |
| Comments 1 | from | | | | | | | ÷ | Com | ments | | | *** | | | | | | | | |
| 000123 | | | | | | | | | -0II | | • | | | | | | | | | | |
| | | | | | | | | | | | | | | | | - | | | | | |
| | | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | (Cont | nne on | back) | | |



NEBRASKA

Good Life. Great Service.

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

FORM 521

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

| The deed will not be recorded unless this statemen | nt is signed and items 1-27 are accurately completed. | | | | | | | | | |
|--|--|--|--|--|--|--|--|--|--|--|
| 1 County Name 2 County Number | 3 Date of Sale/Transfer 4 Date of Deed | | | | | | | | | |
| Select County | Mo. 1 Day 10 Yr. 2025 Mo. 1 Day 1 Yr. 2025 | | | | | | | | | |
| 5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) | 6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) | | | | | | | | | |
| Ronald K. Strickland | Susan A. Strickland | | | | | | | | | |
| Street or Other Mailing Address 829 North Elm Street | Street or Other Mailing Address 729 North Elm Street | | | | | | | | | |
| City State Zip Code Red Cloud NE 68970 | City State Zip Code Red Cloud NE 68970 | | | | | | | | | |
| Phone Number | Phone Number Is the grantee a 501(c)(3) organization? Yes V No (509) 824-2667 If Yes, is the grantee a 509(a) foundation? Yes V No | | | | | | | | | |
| Email Address NA | Email Address NA | | | | | | | | | |
| 7 Property Classification Number. Check one box in categories A and B. Check C in | 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 IOLL Commercial Recreational | Mineral Interests-Producing Exempt | | | | | | | | | |
| | nd Contract/Memo Partition Sheriff Other | | | | | | | | | |
| | ase Personal Rep. Trust/Trustee | | | | | | | | | |
| Cemetery Death Certificate – Transfer on Death Executor Mi | neral Quit Claim Warranty | | | | | | | | | |
| 9 Was transfer part of IRS like- | losure Irrevocable Trust Revocable Trust Transfer on Death | | | | | | | | | |
| kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? | Life Estate Sale Trustee to Beneficiary | | | | | | | | | |
| Buyer Seller No Court Decree Exchange Grant 11 Was ownership transferred in full? (If No, explain the division.) | or Trust Partition Satisfaction of Contract Other (Explain) 12 Was real estate purchased for same use? (If No, state the intended use. | | | | | | | | | |
| Yes No | Yes No | | | | | | | | | |
| 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives. | | | | | | | | | | |
| Yes No Aunt or Uncle to Niece or Nephew Family Corp., I | Partnership, or LLC Self Other | | | | | | | | | |
| Series the production of the product | and Grandchild Spouse | | | | | | | | | |
| ✓ Ex-spouse ☐ Parents and C | | | | | | | | | | |
| 14 What is the current market value of the real property? 53,950.00 | 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) Yes No \$ % | | | | | | | | | |
| 16 Does this conveyance divide a current parcel of land? | 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 | | | | | | | | | |
| 829 North Elm Street, Red Cloud, NE 68970 | Grantee | | | | | | | | | |
| 729 North Elm 18a No address assigned 18b Vacant land | | | | | | | | | | |
| 20 Legal Description (Attach additional pages, if needed.) | | | | | | | | | | |
| Lots Four (4), Five (5) and Six (6), Block Six (6), Smith & Mo | ore's Addition to Red Cloud, Webster County, Nebraska | | | | | | | | | |
| | • | | | | | | | | | |
| 21 If agricultural, list total number of acres transferred in this transaction | · | | | | | | | | | |
| 22 Total purchase price, including any liabilities assumed | | | | | | | | | | |
| 23 Was non-real property included in the purchase? | 00 0 | | | | | | | | | |
| Yes No (If Yes, enter dollar amount and attach itemized list.) (see instruction and attach itemized list.) | | | | | | | | | | |
| 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 Yes 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 | | | | | | | | | | |
| Hadara and bis at law I ded as that I have a second this state and a | | | | | | | | | | |
| and that I am duly authorized to sign this statement. | that it is, to the best of my knowledge and belief, true, complete, and correct, | | | | | | | | | |
| Susan A. Strickland Print of Type Name of Grantee or Authorized Representative | (509) 824-2667 Phone Number | | | | | | | | | |
| sign | Grantee V14/785 | | | | | | | | | |
| here Signature of Grantee or Authorized Representative | 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 30 Yr. 25 \$ Exempt #12 | BK 2005 19 4105 | | | | | | | | | |
| Nebraska Department of Revenue | Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2) | | | | | | | | | |

BOOK 2025 PAGE 965

State of Nebraska SS.

County of Webster SS.

Entered on the numerical index and filed for record in the Clerk's office of said county this 20 May of ADA A.D., 2025, at 12:05 o'clock P M. Recorded in Book 2025 on Page 9 05 ADA County Clerk Deputy Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 21-20-5000
SExempt 12 By 000

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

QUITCLAIM DEED

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

Lots Four (4), Five (5), and Six (6), Block Six (6), Smith & Moore's Addition Red Cloud, Webster County, Nebraska.

Executed: January 10, 2025.

Ronald Strickland

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on January \bigcirc , 2025 by Ronald Strickland. Also known as Ronald K. Strickland, a single person.

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

otary Public

| Cnty No. | Bo | ok , | Page | | , S | ale Date | 140 | | School District Code | | | | | | | | | | | | | |
|-------------------|-------------------------------|----------|-------------|-------|-----------------------------|--------------|---|---------------|--------------------------------|--------------------------------------|----------------------------------|---------------------|--------------|------------------|------|----------|--------------|--|--|--|--|--|
| 91 | 20 | 25 | 976 | | 4/30/2025 | | | 91- | 0002 | 2 Affiliated: | | | | | | Unified: | | | | | | |
| Location | \mathbf{D} | Sale | Number _ | Į | Useabil | ity & Code# | | | | | Parcel N | | Number | | | | | | | | | |
| 0001718 | 000171800 80 | | | | 1 | | GeoCde | Tw | n Ri | ıg | Sect | Qrt | Subdi | A | rea | Blk | Parcel | | | | | |
| | Date of Sale Assessed | | | d Vz | ilue . | | 4371 | M-1157.040.31 | | | 00 | 0 | 1012 | 5 | | 004 | 0000 | | | | | |
| Land | | Imp | rovements | Total | | | | | Date | Date of Sale Property Classification | | | | | | ı Code | | | | | | |
| 4 | ,615 | | 85,54 | 10 | 90,15 | | Status | I | Property Ty | | e Zoning Lo | | Loca | cation City Size | | y Size | Parcel Size | | | | | |
| Assessor Lo | ssessor Location: RED CLOUD (| | | | RC) | | | В |) 0 | 1. | (C) | 1 | D) ; | L | E) | 6 | F) 3 | | | | | |
| Residential | | | | | | | | 3.4 | | | | Comn | ercia | 1 | 10 m | | | | | | | |
| | Mul | tiple Im | provements | Mu | ltiple. Imp | provements.: | | | Multiple. Improvements. : | | | | | | | | | | | | | |
| | | Constr | uction Date | Cor | nstruction | Date: 19 | 62 | | Const | Construction Date : | | | | | | | | | | | | |
| | | | Floor | Flo | or Sq. Ft. | 1,6 | 80 | | Floor | Floor Sq. Ft. : | | | | | | | | | | | | |
| | | Baildin | ig Cost New | Cos | st: | 160,7 | 85 | | Cost: | | | | | | | | | | | | | |
| Single Family | Style: | 101 | | Re | Residential Condition: . 30 | | | | | | Commercial Occupancy Code: | | | | | | | | | | | |
| (100) □ Mo | bile Hon | ne | | (10 | 0) 🗆 | Worn Out | | | Prim | | | | her1: | | (| Other2: | | | | | | |
| (101) 🗷 On | e Story | | | (20 | 0) 🗆 | Badly Worn | | | Commercial Construction Class: | | | | | | | | | | | | | |
| (102) □ Two Story | | | | | (30) Ma Average | | | | | | Fireproof Structural Steel Frame | | | | | | | | | | | |
| (103) 🗆 Spl | it Level | | | (40 | (40) □ Good | | | | | | Reinforced Concrete Frame | | | | | | | | | | | |
| (104) 🗆 11/ | /2 Story | | | (50 | (50) 🗆 Very Good | | | | | i) Masonry Bearing Walls | | | | | | | | | | | | |
| (111) 🗆 Bi-l | Level | | | (60 | (60) Excellent | | | | | (4) Uwood or Steel Framed Ext. Walls | | | | | | | | | | | | |
| (106) □ Other | | | | | | | | | | |) 🔲 Metal Frame and Walls | | | | | | | | | | | |
| Townhouse of | r Duplex | Style: | | Re | sidentia | Quality: 30 | | | (6) | | ☐ Pole Frame | | | | | | | | | | | |
| (301) One Story | | | | (10 | (10) □ Low | | | | | Cost Rank: Condition: | | | | | | | | | | | | |
| (302) 🗆 Two | o Story | _ | | (20) | | | | (10) | | Low | | | (10) | | Worn | Out | | | | | | |
| (307) 🗆 11/ | 2 Story | | | (30 | 0) 🗷 | Average | | | (20) | | Avera | ge | | (20) | | Badly | Worn | | | | | |
| (308) □ Spl | | | | (40 | 0) 🗆 | Good | | | (30) | | Abov | e Avera | ge | (30) | | Averaş | ge | | | | | |
| (309) 🗆 21/ | <u>-</u> | | | (50 | | Very Good | | | (40) | | High | n affirmations days | Far Care Art | (40) | | Good | | | | | | |
| (304) □ One | | | | (60 | D) 🗆 | Excellent | de control of the Alberta Angel after the | · July | | | 55.50 | | | (50) | | Very (| Good | | | | | |
| (305) □ Two | o Story I | Ouplex | | 200 | | | | 2,07 | | | 101 m | | | (60) | | Excelle | ent | | | | | |
| Assessor's | | | | | | | | | | | | | | | | | | | | | | |
| Assessor Co | mment | s and R | leason for | Adju | stment | | | | | | | | | | | | | | | | | |
| JTWD | | - | | | | <u> </u> | | | • | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | - | | | | | - | | | | | | |
| | | | | | | | | | | | *** | | | | _ | | | | | | | |
| Comments from | | | | | | | | Omi | ments: | , | | | | | | | | | | | | |
| 000171 | | | | | | | <u>`</u> | J-71111 | LIVILLI | • | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | (Conti | nue on back) | | | | | |



NEBRASKA Good Life. Great Service.

Real Estate Transfer Statement

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

FORM 521

| • If additional space is needed, add an attacht | | | | | | | | | | | |
|--|---|--|--|--|--|--|--|--|--|--|--|
| | t is signed and items 1-27 are accurately completed. | | | | | | | | | | |
| 1 County Name 2 County Number | 3 Date of Sale/Transfer 4 Date of Deed | | | | | | | | | | |
| Webster - 91 ▼ | Mo. 4 Day 30 Yr. 2025 Mo. 4 Day 21 Yr. 2025 | | | | | | | | | | |
| 5 Grantor's Name, Address, and Telephone (Please Print) | 6 Grantee's Name, Address, and Telephone (Please Print) | | | | | | | | | | |
| Grantor's Name (Seller) Smart Choice Properties, LLC | Grantee's Name (Buyer) Gina Krieger and Judy Ryan | | | | | | | | | | |
| Street or Other Mailing Address | Street or Other Mailing Address | | | | | | | | | | |
| 308 Windsor | 905 N Franklin Street City State Zip Code | | | | | | | | | | |
| City Loons S NE State Zip Code | Red Cloud NE 68970 | | | | | | | | | | |
| Phone Number | Phone Number Is the grantee a 501(c)(3) organization? Yes V No If Yes, is the grantee a 509(a) foundation? Yes No | | | | | | | | | | |
| Email Addréss n/a | Email Address n/a | | | | | | | | | | |
| 7 Property Classification Number. Check one box in categories A and B. Check C if | | | | | | | | | | | |
| | 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 Lar | nd Contract/Memo Partition Sheriff Other | | | | | | | | | | |
| Bill of Sale Corrective Easement Lea | | | | | | | | | | | |
| Cemetery Death Certificate – Transfer on Death Executor Mir | neral Quit Claim Warranty | | | | | | | | | | |
| 9 Was transfer part of IRS like- 10 Type of Transfer Distribution Forecl | osure Irrevocable Trust Revocable Trust Transfer on Death | | | | | | | | | | |
| kind exchange (I.R.C. § 1031 | 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 No | Yes | | | | | | | | | | |
| 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary rela | | | | | | | | | | | |
| Yes 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 | 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.) | | | | | | | | | | |
| 139,000.00 | ☐ 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 V No | of the agent or title company contact.) Yes Mach 1 Realty No | | | | | | | | | | |
| 18 Address of Property | 19 Name and Address of Person to Whom the Tax Statement Should be Sent | | | | | | | | | | |
| 905 N Franklin St | Grantees | | | | | | | | | | |
| Red Cloud, NE 68970 | | | | | | | | | | | |
| 18a No address assigned 18b Vacant land | | | | | | | | | | | |
| 20 Legal Description (Attach additional pages, if needed.) | 44) and Track of (40). Plant Francia (4). Fair in a Calculation to | | | | | | | | | | |
| Lots Six (6), Seven (7), Eight (8), Nine (9), Ten (10), Eleven (| | | | | | | | | | | |
| the City of Red Cloud, Webster County, Nebraska, along with | Title East Hall of the vacated alley adjacent thereto | | | | | | | | | | |
| 21 If agricultural, list total number of acres transferred in this transaction | | | | | | | | | | | |
| 22 Total purchase price, including any liabilities assumed | 22 \$ 139,000',00 | | | | | | | | | | |
| 23 Was non-real property included in the purchase? | | | | | | | | | | | |
| Yes No (If Yes, enter dollar amount and attach itemized list.) (see instru | | | | | | | | | | | |
| 24 Adjusted purchase price paid for real estate (line 22 minus line 23) 25 If this transfer is exempt from the documentary stamp tax, list the exemption number _ | | | | | | | | | | | |
| | 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 No | | | | | | | | | | | |
| Under penalties of law, I declare that I have examined this statement and t | hat it is, to the best of my knowledge and belief, true, complete, and correct. | | | | | | | | | | |
| and that I am duly authorized to sign this statement. | 1 =1 =10 2621 | | | | | | | | | | |
| Gina Krieger Print or Type Name of Grantee or Authorized Representative | 900-517-3590 Phone Number | | | | | | | | | | |
| sign A Cold A | | | | | | | | | | | |
| Acros Constants | Grantee 4/13/2025 Title Date | | | | | | | | | | |
| here Signature of Grantee or Authorized Representative | Title Date | | | | | | | | | | |
| Register of Deed's Use Or | | | | | | | | | | | |
| 28 Date Deed Recorded 29 Value of Stamp or Exempt Number | 30 Recording Data | | | | | | | | | | |
| Mo. 4 Day 30 Yr. 45 \$ 312. 15 | 6×2025 Fg 476 | | | | | | | | | | |
| Nebraska Department of Revenue Form No. 96-269-2008 7-2024 Rev. Supersedes 96-269-2008 10-2020 | Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2) | | | | | | | | | | |
| | | | | | | | | | | | |

State of Nebraska }ss. County of Webster_

Entered on the numerical index and filed for record in the Clerk's office of said county this 30 day A.D., 20 **25**, at **3**: Recorded in Book 20 Deputy Deputy Comp Assessor _Carded_

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

JOINT TENANCY WARRANTY DEED

Smart Choice Properties, LLC, a Nebraska limited liability company, Grantor, in consideration of ONE DOLLAR (\$1.00) and other valuable consideration received from Grantees, Gina Krieger and Judy Ryan, 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):

Lots Six (6), Seven (7), Eight (8), Nine (9), Ten (10), Eleven (11) and Twelve (12), Block Four (4), Fairview Subdivision to the City of Red Cloud, Webster County, Nebraska, along with the East half of the vacated alley adjacent thereto

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

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

April , 2025.

Smart Choice Properties, LLC, a Nebraska limited liability company

BY: Chanse W. Beinke, Member/Manager

BY: Chanse W. Beinke, Member/Manager of Smart Choice Management, LLC, a Nebraska limited liability company, a Member of Smart

Choice Properties, LLC

| STATE OF COLORADO |) |
|---------------------|------------|
| COUNTY OF JEFFERSON |) ss.) |

The foregoing instrument was acknowledged before me on April 21, 2025 by Chanse W. Beinke, Member/Manager of Smart Choice Properties, LLC a Nebraska limited liability company; and Chanse W. Beinke, Member/Manager of Smart Choice Management, LLC, a Member of Smart Choice Properties, LLC, a Nebraska limited liability company.

Notary Public

My commission expires: 12 | 06 | 2025

REWA PANDEY NOTARY PUBLIC STATE OF COLORADO NOTARY ID 20214047237 MY COMMISSION EXPIRES DECEMBER 6, 2025

WEBSTER COUNTY ASSESSOR 621 N CEDAR RED CLOUD, NE 68970 Phone: (402) 746-2717 Website: www.co.webster.ne.us Seller: SMART CHOICE PROPERTIES, LLC Buver: KRIEGER, GINA Parcel ID: 000171800 Additional Parcels: Book: 2025 Page: 976 Sale Date: 04/30/2025 Price: \$139,000.00 Legal Description: LOTS 6-12 BLOCK 4 FAIRVIEW SUBDIVISION RED CLOUD Residential In accordance with Nebraska Revised State Statute 77-1327, the Assessor's Office for Webster County is required to furnish sales information to the State of Nebraska Department of Revenue , regarding real estate transactions in Webster County. As a recent seller/buyer, please complete the following questionnaire. We have specified in front of the questions whom they are are for. The verification of accurate sales data is essential to establish real property 15 e-mail assessor@webstercounty.ne.gov

valuations in Webster County. Completing this questionnaire will provide a solid base in the determination of the use of this sale. If you have any questions, please contact the Assessor 's Office at (402)746-2717. You can mail, email or fax this back to the office Fax:402-746-27 (SELLER/BUYER) What was the total purchase price? \$ 139,000 (SELLER/BUYER) Were any changes made to the property, either before or after the sale (remodel ing, reovations, additions, demolition, etc)? Yes No If yes, please explain Not by me, (BUYER) How did you learn the property was for sale? Circle one: Advertising, Broker/Realtor, Family, Newspaper, Seller, Prior, Knowledge, or Other If other please explain 7 1100 (SELLER/BUYER) What influenced your sale/purchase of the property? Loved the property of whom it was located. Also it was a nice small fown (SELLER) How was the sale price set? Circle one: Appraisal, Auction, Comparable, Neighborhood Sales, Mutual Agreement Set by Seller, or Other If other, please explain (SELLER) If Appraised, what was the appraised value? \$ ____ Was the buyer (SELLER) Was this a sale of partial interest in the property? __Yes __No If yes, please explain __Yus __No (SELLER/BUYER) Did this sale involve a trade or exchange of property? ___Yes __No If yes, please explain

| WEBSTER COUNTY ASSESSOR 621 N CEDAR RED CLOUD, NE 68970 Phone: (402) 746-2717 Website: www.co.webster.ne.us |
|--|
| Seller: SMART CHOICE PROPERTIES, LLC Buyer: KRIEGER, GINA Parcel ID: 000171800 Additional Parcels: Book: 2025 Page: 976 Sale Date: 04/30/2025 Price: \$139,000.00 Legal Description: LOTS 6-12 BLOCK 4 FAIRVIEW SUBDIVISION RED CLOUD |
| (SELLER/BUYER) Was the sale between family members?Yes No If yes, please explain |
| (SELLER/BUYER) Was there any association between the buyer and seller?Yes X_No If yes, please explain |
| (BUYER) Do you own other property nearby?Yes X No If yes, did it influence what you paid for the property?YesNo |
| (SELLER/BUYER) What influenced your sale/purchase? Circle all that apply: Family, Location, Health, Retirement, Land, ot Other If other please explain |
| SELLER) If the property was a rental property and produced income, what rent has been charged for it in each of the past five years? \$ What expenses have been incurred in each of the past five years? \$ |
| SELLER/BUYER) Was any personal property (appliances, furniture, lawn mower, etc.) included in the sale price? X Yes No If yes; What is the dollar value of the personal property? and what kind of personal property was included in the sale price? STOUL, Veriginated a own the Stave microwally Value without |
| (SELLER/BUYER) Do you think this property sold for its full market value? YesNo |
| (SELLER) Was the property made available to other potential purchasers?YesNo If no, plese explainT was The believe |
| (SELLER/BUYER) How many bedrooms (must have a closet to be considered a bedroom)? 3 How many bathrooms? 11/2 What type of heating and cooling? Curral au high Efficiency bath |
| (SELLER/BUYER) f there is a basement please describe the finish; flooring, walls, ceiling finish? NO basement |
| (SELLER/BUYER) If this is a Mobile Home: What manufacturer? Not a mobile Home. Will the mobile home stay at this location? What does the mobile home sit on? Circle one: Pier's, Foundation, Basement, or Cement Slab. |

WEBSTER COUNTY ASSESSOR

621 N CEDAR

RED CLOUD, NE 68970 Phone: (402) 746-2717

Website: www.co.webster.ne.us

Seller: SMART CHOICE PROPERTIES, LLC

Buyer: KRIEGER, GINA Parcel ID: 000171800 Additional Parcels: Book: 2025 Page: 976

Sale Date: 04/30/2025 Price: \$139,000.00

Legal Description: LOTS 6-12 BLOCK 4 FAIRVIEW SUBDIVISION RED CLOUD

Signature: 403-519-3596 Date: 5-11-2025

Euyer/Seller (circ

| Cnty No. | Bo | ok | Page | | · S | ale Date | | | | S | chool Di | | | | | | | | | | |
|--|-----------|------------------------|--------------|---------------------|------------------|--------------|---------|----------------|----------------------------|---------------------------------------|--|-----------|---------|----------|----------------|-------------|---------|--------|-------|--|--|
| 91 | 20 | 25 | 1014 | | 4/2 | 29/2025 | Base: (| 123 | 123 Affiliated: | | | | | Unified: | | | | | | | |
| Location | ID | Sale | Number | Useability & Code # | | | | Parcel Number | | | | | | | | | | | | | |
| 000510300 81 | | | | 4 | 05 | GeoCde | Twi | ı R | ng . | Sec | ct/ Qrt | s | ubdiv | Are | a | Blk | Pau | cel | | | |
| Date of Sale Assessed | | | | Val | lue | | 4131 | - | | | 0 (| 0 0 | 3 | 0010 | | | 001 | 00 | 00 | | |
| Land | | Imp | orovements | | | Total | | | Date | of Sale Property Classifi | | | | | | cation Code | | | | | |
| 2 | ,410 | | 4,16 | 6,575 | | Status | /*: P | Property T | | e | Zoning | | Locatio | n i | City | Size | Parce | l Size | | | |
| Assessor Lo | cation: | BLAD | EN (BLA) | A) 1 B) 01 | | 1 | | C) 1 | I | D) 1 | E | () | 7 | F) | 3 | | | | | | |
| | | | | | 138 | Residentia | | | | | | | C | ommei | rcial | | | | | | |
| | Mül | tiple Im | provements: | Mult | tiple. Imp | provements.: | | | Multiple. Improvements. : | | | | | | | | | | | | |
| | | and new local relative | uction Date: | Cons | struction | Date: 19 | 71 | | Construction Date : | | | | | | | | | | | | |
| 10 (10 (10 (10 (10 (10 (10 (10 (10 (10 (| | | Floor: | Floo | r Sq. Ft. | : 8 | 96 | | Floor | Floor Sq. Ft. : | | | | | | | | | | | |
| April 2 | | Buildir | ig Cost New: | Cost | :: | 36,5 | 50 | | Cost: | | | | | | | | | | | | |
| Single Family | Style: | 100 | | Res | identia | Condition: 3 | O . 🥡 . | | Commercial Occupancy Code: | | | | | | | | | | | | |
| (100) ★ Mo | | | | (10) □ Worn Out | | | | | | Primary: Other1: Other2: | | | | | | | | | | | |
| (101) 🗆 One | e Story | | | (20) □ Badly Worn | | | | | Con | ımer | cial | Constru | ction | ı Class | | | 15 T. | | | | |
| <u> </u> | | | | | (30) ★ Average | | | | | | (1) ☐ Fireproof Structural Steel Frame | | | | | | | | | | |
| (103) 🗆 Spl | it Level | | | (40) □ Good | | | | | | (2) Reinforced Concrete Frame | | | | | | | | | | | |
| (104) 🗆 11/ | 2 Story | | | (50) U Very Good | | | | | | (3) Masonry Bearing Walls | | | | | | | | | | | |
| (111) □ Bi-Level | | | | | (60) Excellent | | | | | (4) U Wood or Steel Framed Ext. Walls | | | | | | | | | | | |
| (106) □ Oth | ner | | | She file | | | | | | (5) | | | | | | | | | | | |
| Townhouse or | r Duplex | Style: | | Res | identia | Quality: 20 | (6) | (6) Dole Frame | | | | | | | | | | | | | |
| (301) 🗆 One | e Story | | | (10) □ Low | | | | | | Cost Rank: Condition: | | | | | | | | | | | |
| (302) 🗆 Two | o Story | | | (20) 🗷 Fair | | | | | (10) | | Lo |)W | | ı | (10) | | Wom | Out | | | |
| (307) 🗆 11/ | 2 Story | | | (30) □ Average | | | | | (20) 🗆 A | | | Average (| | | (20) 🗆 Badly | | | Wom | | | |
| (308) 🗆 Spl | it Level | | | (40) Good | | | | | (30) Above Average | | | | | 1 | (30) Average | | | | | | |
| (309) 🗆 21/ | '2 Story | | | (50) U Very Good | | | | | (40) | (40) 🗆 High | | | | | (40) ☐ Good | | | | | | |
| (304) 🗆 One | e Story I | Ouplex | | (60) Excellent | | | | | | | | 14 (1) E | | | (50) U Very C | | | Good | | | |
| (305) 🗆 Two | o Story I | Duplex | | 增强 | | | | | | | | | | | (60) | | Excelle | ent | | | |
| Assessor's | | | | | ` _ | | | | | | | | | | | | | | | | |
| Assessor Co | | | | | | | | | | | | | | | | | | | | | |
| JTWD; | SALE | BETWE | EEN PARE | NT | & CH | ILD | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | | |
| Commont | From | | | | | | | C | | | | | | | | | | | | | |
| Comments from 000510300 | | | | | | | | COMI | nents | <u> </u> | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | , | | | | | (Conti | nue on | back) | | |

640 NEPRASKA

Good Life. Great Service.

Real Estate Transfer Statement

FORM 521

DEPARTMENT OF REVENUE

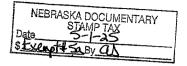
• To be filed with the Register of Deeds. • Read instructions on reverse side.
• If additional space is needed, add an attachment and identify the applicable item number.

| The deed will not be recorded unless this statemen | t is signed and items 1-27 are accurately completed. | |
|---|--|---|
| 1 County Name 2 County Number Webster - 91 | 3 Date of Sale/Transfer Mo. 04 Day 29 Yr. 2025 4 Date of Deed Mo. 04 Day 2 | 29 _{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) | |
| Ronald K. Topham Street or Other Mailing Address | Ronald K. Topham and Slade Topham Street or Other Mailing Address | |
| 420 McKelvey St | 420 McKelvey St | 7.01 |
| City State Zip Code Bladen NE 68928 | City State Bladen NE | Zip Code 68928 |
| Phone Number (402) 705-7138 | Phone Number Is the grantee a 501(c)(3) organizati (402) 705-7138 If Yes, is the grantee a 509(a) found. | |
| Email Address | Email Address 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 ☐ Unimproved ☐ Multi-Family ☐ Agricultural ☐ IOLL ☐ Commercial ☐ Recreational | Mineral Interests-Nonproducing State Assessed Mineral Interests-Producing Exempt | ☐ Mobile Home |
| | | ner |
| Bill of Sale Corrective Easement Lea Cemetery Death Certificate – Transfer on Death Executor Min | lse | |
| 9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? | DSURE Irrevocable Trust Revocable Trust Tran Life Estate Sale Trust Trust Partition Satisfaction of Contract Other | sfer on Death tee to Beneficiary or (Explain) |
| 11 Was ownership transferred in full? (If No, explain the division.) Yes No 1/2 Interest | 12 Was real estate purchased for same use? (If No. | , state the intended use.) |
| 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives. | | |
| ✓ Yes No Aunt or Uncle to Niece or Nephew Family Corp., P | artnership, or LLC Self Other | |
| ☐ Brothers and Sisters ☐ Grandparents a | | |
| Ex-spouse Parents and Ch | ild Step-parent and Step-child 15 Was the mortgage assumed? (If Yes, state the amount and int | areat rate \ |
| 14 What is the current market value of the real property? 6,575.00 | Yes No \$ | erest rate.) |
| 16 Does this conveyance divide a current parcel of land? Yes No | 17 Was transfer through a real estate agent or a title company? (I | If Yes, include the name |
| 18 Address of Property | 19 Name and Address of Person to Whom the Tax Statement Sho | |
| 205 E Helen Bladen, NE 68928 | Same as Grantee | |
| 18a No address assigned 18b Vacant land | | |
| 20 Legal Description (Attach additional pages, if needed.) | | |
| See attached | | |
| | | |
| 21 If agricultural, list total number of acres transferred in this transaction 22 Total purchase price, including any liabilities assumed | | 0,00 |
| 23 Was non-real property included in the purchase? | 22 φ | 0;00 |
| Yes Vo (If Yes, enter dollar amount and attach itemized list.) (see instru | ctions) | 0,00 |
| 24 Adjusted purchase price paid for real estate (line 22 minus line 23) | 5a <u>24 \$</u> | 0,00 |
| 26 Is an affidavit as described in Neb. Rev. Stat. § 76-2,141 required because the property is located v Yes V No 1 If yes, is the required affidavit attached to this filing? Yes No | vithin a county or other geographic area with an active air force ballistic miss | sile field? (See Instructions) |
| | | |
| 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 | d correct, |
| Kory McCracken Print or Type Name of Grantes or Authorized Representative | | (402) 746-3613 |
| cian | Λ.11 | Phone Number |
| | /\ttorno\/ | 1/20/2025 |
| nere of diameter of Authorized Representative | Attorney | 4/29/2025 Date |
| liele | Title | Date |
| Register of Deed's Use On 28 Date Deed Recorded 29 Value of Stamp or Exempt Number | Title | |
| Register of Deed's Use On | Title | Date |

Lots One (1), Two (2) and Three (3), Block One (1), First Addition to Bladen, Webster County, Nebraska.

State of Nebraska ss. County of Webster

Entered on the numerical index and filed for record in the Clerk's office of said county this ______ day of _____ A.D., 20 35, at _3:05 o'clock of _____ M. Recorded in Book 20 25 on Page _____ ID! U



JOINT TENANCY WARRANTY DEED

Ronald K. Topham, a single person, GRANTOR, in consideration of ONE AND NO/100 DOLLARS (\$1.00) and Love and Affection, receipt of which is hereby acknowledged, conveys to Ronald K. Topham and Slade Topham, father and son, as joint tenants, GRANTEES, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Lots One (1), Two (2) and Three (3), Block One (1), First Addition to Bladen, Webster County, Nebraska.

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

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

Executed April 2025.

Ronald K. Topham

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on April 29, 2025, by Ronald K. Topham, a single person.

Comm. expires

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

Notary Public

Residential & Commercial Sales Worksheet

| Cnty No. | Bo | ok | Page | | S | ale Date | | ig!i | | | Sch | ool Dis | l District Code | | | | | |
|---------------|----------------|----------|--------------|-------|------------|--------------|----------------------------|----------------|----------|-------------|----------|--|--------------------------------------|------------|-----------------|-----------------|--------------------------------|--|
| 91 | 20 | 25 | 1015 | | 5/ | 1/2025 | Base: | 91- | 0002 | | Affilia | ated: | | Ţ | Jnif | ied: | | |
| Location | \mathbf{D} | Sale | Number | Ū: | seabili | ity & Code # | | | | | P | arcel I | Number | | | | en Zi | |
| 0001174 | 400 | | 82 | | 4 | 05 | GeoCde | Tvi | n R | ng | Sect | Qrt | Subdiv | Ai | rea | Blk | Parcel | |
| | , D | ate of S | ale Assessed | Val | ue 🧽 | | 4491 | | | | 00 | 0 | 10005 | 5 | | 028 | 0000 | |
| Land | | - Imp | provements | | | Total | | | Date | of S | ale P | roperty | Classif | icati | on C | lode | | |
| 2 | ,185 | | 5,10 | 2 | ,, | 7,285 | Status | | Property | , Tyl | be . | Zoning : | Locati | on. | City | Size | Parcel Size | |
| Assessor Lo | cation: | RED | CLOUD (I | RC) | | | A) 1 | E | 3) 0 | 3 | С |) 3 | D) 1 | | E) | 6 | F) 2 | |
| | | | | 7. | | Residential | | | 3,007 | | | | Comm | ercia | 1:3 | | | |
| | Mul | tiple Im | provements: | Multi | ple. Imp | provements.: | | | | | | ments.: | 4 | | | | | |
| | | Constr | uction Date: | Cons | truction | Date : | | | Cons | truct | ion Date | e : | 1930 | | | | | |
| | and the second | | Floor: | Floor | Sq. Ft. | : | | | Floor | Sq. | Ft.: | | 528 | | | | | |
| | | Buildin | ig Cost New: | Cost | : | | | | Cost | : | | 13 | 3,690 | | | | | |
| Single Family | y Style: | | | Resi | dentia | Condition: | | | Con | mei | cial O | ccupan | cy Code: | | | | | |
| (100) 🗆 Mo | bile Hor | ne | | (10) | | Worn Out | | | | | 391 | | ther1: | | | Other2: | | |
| (101) 🗆 On | e Story | | | (20) | | Badly Worn | | | Con | mei | cial C | onstruc | tion Clas | s: 4 | | and the party. | | |
| (102) 🗆 Tw | o Story | | | (30) | | Average | | | (1) | | Firep | roof Str | uctural St | eel F1 | ame | | | |
| (103) 🗆 Spl | lit Level | | | (40) | | Good | | | (2) | | Rein | forced C | oncrete F | rame | | | | |
| (104) 🗆 11 | /2 Story | | | (50) | | Very Good | | | (3) | | Maso | nry Bea | ring Wall | s | | | | |
| (111) 🗆 Bi- | Level | | | (60) | | Excellent | | | (4) | ¥ | Woo | d or Ste | el Framed | Ext. | Wall | ls | | |
| (106) 🗆 Otl | | | | | | | | | (5) | | Meta | l Frame | and Wall | 3 | | | | |
| Townhouse o | r Duple: | x Style: | | Resi | dentia | Quality: | | and the second | (6) | or Complete | Pole | Anna and An | | 1.004.1.00 | and the desired | - Tara - Co Sec | Shire and a great state of the | |
| (301) 🗆 On | e Story | | | (10) | П | Low | | | Cost | Ra | ak: 2 | 0 * | | Con | ditio | n: 10 |) | |
| (302) 🗆 Tw | o Story | | | (20) | | Fair | | | (10) | | Low | | | (10) | × | Worn | Out | |
| (307) 🗆 11. | /2 Story | | | (30) | | Average | | | (20) | × | Aver | age | | (20) | | Badly | Wom | |
| (308) 🗆 Spl | | | | (40) | | Good | | | (30) | | Abov | re Avera | ge | (30) | | Avera | ge | |
| (309) 🗆 21. | | | | (50) | | Very Good | | | (40) | | High | A LIA ORNO SOSIA LIVIS | titus 1924 Wasser respilatores e e e | (40) | | Good | | |
| (304) 🗆 On | | | | (60) | O CONTRACT | Excellent | ray and communicate (C.C.) | contractor | 17.7 | | | | | (50) | | Very (| Good | |
| (305) □ Tw | o Story I | Duplex | | 并是 | | | Te male | | | | | | 1.40 | (60) | | Excell | ent | |
| Assessor's | s Adju | stment | t to Sale P | rice | (+ or | ·-): | | | | | | | | | | | | |
| Assessor Co | omment | ts and R | leason for A | djus | tment | | | | | | | | | | | | | |
| WD; TR | ANSFE | R TO | LLC | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | |
| Comment | fuov- | | | * | | | | O | | | | | - 1 | | | | ···· | |
| 000117 | | | | | | | | com | ments | • | | | | | | | | |
| | | | | | | | | | | | | | | | | | | |
| | | <u> </u> | | | | | | | | | | | | · · · · · | | | | |
| | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | (Conti | inue on back) | |

DEPARTMENT OF REVENUE

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

FORM 521

| | is signed and items 1-27 are accurately completed. |
|--|--|
| 1 County Name | 3 Date of Sale/Transfer Mo. Os Day Ol Yr. 2025 4 Date of Deed Mo. Os Day Vr. 2025 |
| 5 Grantor's Name, Address, and Telephone (Please Print) | 6 Grantee's Name, Address, and Telephone (Please Print) |
| Grantor's Name (Seller) Amy L. Springer | Grantee's Name (Buyer) Glasspring Studio, LLC |
| Street or Other Mailing Address 116 W 4th Ave | Street or Other Mailing Address 116 W 4th Ave |
| City State Zip Code Red Cloud NE 68970 | City State Zip Code Red Cloud NE 68970 |
| Phone Number (402) 746-0411 | Phone Number Is the grantee a 501(c)(3) organization? Yes No No No No No No No N |
| Email Address | Email Address n/a |
| 7 Property Classification Number. Check one box in categories A and B. Check C if | 300 |
| | 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 | |
| | d Contract/Memo Partition Sheriff Other |
| Bill of Sale Corrective Easement Lea | |
| Cemetery Death Certificate – Transfer on Death Executor Mir | eral Quit Claim Warranty |
| 9 Was transfer part of IRS like- 10 Type of Transfer Distribution Forecl | sure Irrevocable Trust Revocable Trust Transfer on Death |
| kind exchange (I.R.C. § 1031 | Life Estate Sale Trustee to Beneficiary |
| Exchange) by buyer or seller? Auction Easement Gift Buyer Seller No Court Decree Exchange Granto | |
| 11 Was ownership transferred in full? (If No, explain the division.) | 12 Was real estate purchased for same use? (If No, state the intended use.) |
| ✓ Yes No | V Yes |
| 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary rela | ives? (If Yes, check the appropriate box.) |
| Yes No Aunt or Uncle to Niece or Nephew Family Corp., F | artnership, or LLC Self Other |
| Brothers and Sisters Grandparents a | nd Grandchild Spouse |
| Ex-spouse Parents and Ch | 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.) |
| 7,285.00 | ☐ 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 |
| of a last agencial theorem in the property of the control of the c | of the areat or title common contact \ ' |
| Yes No | of the agent or title company contact.) Yes No 19 Name and Address of Person to Whom the Tax Statement Should be Sent |
| Yes No 18 Address of Property | of the agent or title company contact.) Yes No |
| Yes No 18 Address of Property 125 N Webster St | of the agent or title company contact.) Yes No 19 Name and Address of Person to Whom the Tax Statement Should be Sent |
| Yes No 18 Address of Property 125 N Webster St Red Cloud, NE 68970 | of the agent or title company contact.) Yes No 19 Name and Address of Person to Whom the Tax Statement Should be Sent |
| Yes No 18 Address of Property 125 N Webster St Red Cloud, NE 68970 18a No address assigned 18b Vacant land 20 Legal Description (Attach additional pages, if needed.) | of the agent or title company contact.) Yes No 19 Name and Address of Person to Whom the Tax Statement Should be Sent |
| Yes No 18 Address of Property 125 N Webster St Red Cloud, NE 68970 18a No address assigned 18b Vacant land | of the agent or title company contact.) Yes No 19 Name and Address of Person to Whom the Tax Statement Should be Sent |
| Yes No 18 Address of Property 125 N Webster St Red Cloud, NE 68970 18a No address assigned 18b Vacant land 20 Legal Description (Attach additional pages, if needed.) | of the agent or title company contact.) Yes No 19 Name and Address of Person to Whom the Tax Statement Should be Sent |
| Yes No 18 Address of Property 125 N Webster St Red Cloud, NE 68970 18a No address assigned 18b Vacant land 20 Legal Description (Attach additional pages, if needed.) See attached 21 If agricultural, list total number of acres transferred in this transaction | of the agent or title company contact.) Yes Ves No 19 Name and Address of Person to Whom the Tax Statement Should be Sent Same as Grantee |
| Yes No 18 Address of Property 125 N Webster St Red Cloud, NE 68970 18a No address assigned 18b Vacant land 20 Legal Description (Attach additional pages, if needed.) See attached 21 If agricultural, list total number of acres transferred in this transaction 22 Total purchase price, including any liabilities assumed. | of the agent or title company contact.) Yes No 19 Name and Address of Person to Whom the Tax Statement Should be Sent Same as Grantee 22 \$ 0,00 |
| Yes No 18 Address of Property 125 N Webster St Red Cloud, NE 68970 18a No address assigned 18b Vacant land 20 Legal Description (Attach additional pages, if needed.) See attached 21 If agricultural, list total number of acres transferred in this transaction 22 Total purchase price, including any liabilities assumed. 23 Was non-real property included in the purchase? | of the agent or title company contact.) Yes No 19 Name and Address of Person to Whom the Tax Statement Should be Sent Same as Grantee 22 \$ 0,00 0,00 0,00 |
| Yes No 18 Address of Property 125 N Webster St Red Cloud, NE 68970 18a No address assigned 18b Vacant land 20 Legal Description (Attach additional pages, if needed.) See attached 21 If agricultural, list total number of acres transferred in this transaction 22 Total purchase price, including any liabilities assumed. 23 Was non-real property included in the purchase? Yes No (If Yes, enter dollar amount and attach itemized list.) (see instructed in the purchase price paid for real estate (line 22 minus line 23) | of the agent or title company contact.) Yes No 19 Name and Address of Person to Whom the Tax Statement Should be Sent Same as Grantee 22 \$ 0,00 ctions) 0,00 23 \$ 0,00 24 \$ 0,00 |
| Pes No 18 Address of Property 125 N Webster St Red Cloud, NE 68970 18a No address assigned 18b Vacant land 20 Legal Description (Attach additional pages, if needed.) See attached 21 If agricultural, list total number of acres transferred in this transaction 22 Total purchase price, including any liabilities assumed. 23 Was non-real property included in the purchase? Pes No (If Yes, enter dollar amount and attach itemized list.) (see instruction in the purchase price paid for real estate (line 22 minus line 23) 25 If this transfer is exempt from the documentary stamp tax, list the exemption number 5 | of the agent or title company contact.) Yes No 19 Name and Address of Person to Whom the Tax Statement Should be Sent Same as Grantee 22 \$ 0,00 ctions) 23 \$ 0,00 24 \$ 0,00 b |
| Pes No 18 Address of Property 125 N Webster St Red Cloud, NE 68970 18a No address assigned 18b Vacant land 20 Legal Description (Attach additional pages, if needed.) See attached 21 If agricultural, list total number of acres transferred in this transaction 22 Total purchase price, including any liabilities assumed. 23 Was non-real property included in the purchase? Pes No (If Yes, enter dollar amount and attach itemized list.) (see instruction in this transfer is exempt from the documentary stamp tax, list the exemption number of the same affidavit as described in Neb. Rev. Stat. § 76-2,141 required because the property is located to the same affidavit as described in Neb. Rev. Stat. § 76-2,141 required because the property is located to the same affidavit as described in Neb. Rev. Stat. § 76-2,141 required because the property is located to the same affidavit as described in Neb. Rev. Stat. § 76-2,141 required because the property is located to the same affidavit as described in Neb. Rev. Stat. § 76-2,141 required because the property is located to the same affidavit as described in Neb. Rev. Stat. § 76-2,141 required because the property is located to the same affidavit as described in Neb. Rev. Stat. § 76-2,141 required because the property is located to the same affidavit as described in Neb. Rev. Stat. § 76-2,141 required because the property is located to the same affidavit as described in Neb. Rev. Stat. § 76-2,141 required because the property is located to the same affidavit as described in Neb. Rev. Stat. § 76-2,141 required because the property is located to the same affidavit as described in Neb. Rev. Stat. § 76-2,141 required because the property is located to the same affidavit as described in Neb. Rev. Stat. § 76-2,141 required because the property is located to the same affidavit as described in Neb. Rev. Stat. § 76-2,141 required because the property is located to the same affidavit as described in Neb. Rev. Stat. § 76-2,141 required because the property is located to the same affidavi | of the agent or title company contact.) Yes No 19 Name and Address of Person to Whom the Tax Statement Should be Sent Same as Grantee 22 \$ 0,00 ctions) 23 \$ 0,00 24 \$ 0,00 b |
| Pes No 18 Address of Property 125 N Webster St Red Cloud, NE 68970 18a No address assigned 18b Vacant land 20 Legal Description (Attach additional pages, if needed.) See attached 21 If agricultural, list total number of acres transferred in this transaction 22 Total purchase price, including any liabilities assumed. 23 Was non-real property included in the purchase? Pes No (If Yes, enter dollar amount and attach itemized list.) (see instruction in this transfer is exempt from the documentary stamp tax, list the exemption number of the same state of the same state in the property is located to san affidavit as described in Neb. Rev. Stat. § 76-2,141 required because the property is located to save the property is locate | of the agent or title company contact.) Yes No 19 Name and Address of Person to Whom the Tax Statement Should be Sent Same as Grantee 22 \$ 0,00 ctions) 23 \$ 0,00 24 \$ 0,00 b |
| Pyes No 18 Address of Property 125 N Webster St Red Cloud, NE 68970 18a No address assigned 18b Vacant land 20 Legal Description (Attach additional pages, if needed.) See attached 21 If agricultural, list total number of acres transferred in this transaction 22 Total purchase price, including any liabilities assumed. 23 Was non-real property included in the purchase? Pyes No (If Yes, enter dollar amount and attach itemized list.) (see instructions of the stransfer is exempt from the documentary stamp tax, list the exemption number of samples and affidavit as described in Neb. Rev. Stat. § 76-2,141 required because the property is located to the property is the required affidavit attached to this filing? Yes No | of the agent or title company contact.) Yes |
| Pyes No 18 Address of Property 125 N Webster St Red Cloud, NE 68970 18a No address assigned 18b Vacant land 20 Legal Description (Attach additional pages, if needed.) See attached 21 If agricultural, list total number of acres transferred in this transaction 22 Total purchase price, including any liabilities assumed. 23 Was non-real property included in the purchase? Yes No (If Yes, enter dollar amount and attach itemized list.) (see instructed lists) 24 Adjusted purchase price paid for real estate (line 22 minus line 23) 25 If this transfer is exempt from the documentary stamp tax, list the exemption number of the light of lig | of the agent or title company contact.) Yes |
| Yes | of the agent or title company contact.) Yes |
| Print for Type Names of Grantee or Authorized Representative 18 Address of Property 125 N Webster St Red Cloud, NE 68970 18a No address assigned 18b Vacant land 20 Legal Description (Attach additional pages, if needed.) See attached 21 If agricultural, list total number of acres transferred in this transaction | of the agent or title company contact.) Yes |
| Yes | of the agent or title company contact.) Yes Yes No 19 Name and Address of Person to Whom the Tax Statement Should be Sent Same as Grantee 22 \$ 0,00 23 \$ 0,00 24 \$ 0,00 b rithin a county or other geographic area with an active air force ballistic missile field? (See Instructions) att it is, to the best of my knowledge and belief, true, complete, and correct, (402) 746-3613 |
| Print for Type Names of Grantee or Authorized Representative 18 Address of Property 125 N Webster St Red Cloud, NE 68970 18a No address assigned 18b Vacant land 20 Legal Description (Attach additional pages, if needed.) See attached 21 If agricultural, list total number of acres transferred in this transaction | of the agent or title company contact.) Yes |
| Yes ✓ No | of the agent or title company contact.) Yes Yes No 19 Name and Address of Person to Whom the Tax Statement Should be Sent Same as Grantee 22 \$ 0,00 23 \$ 0,00 24 \$ 0,00 b inthin a county or other geographic area with an active air force ballistic missile field? (See Instructions) at it is, to the best of my knowledge and belief, true, complete, and correct, (402) 746-3613 Phone Number Attorney Attorney Title Date |
| Yes | of the agent or title company contact.) Yes No 19 Name and Address of Person to Whom the Tax Statement Should be Sent Same as Grantee 22 \$ 0,00 23 \$ 0,00 24 \$ 0,00 b ithin a county or other geographic area with an active air force ballistic missile field? (See Instructions) at it is, to the best of my knowledge and belief, true, complete, and correct, (402) 746-3613 Phone Number 4/28/2025 Date Ity For Dept. Use Only |
| Yes | of the agent or title company contact.) Yes Yes No 19 Name and Address of Person to Whom the Tax Statement Should be Sent Same as Grantee 22 \$ 0,00 23 \$ 0,00 24 \$ 0,00 b inthin a county or other geographic area with an active air force ballistic missile field? (See Instructions) at it is, to the best of my knowledge and belief, true, complete, and correct, (402) 746-3613 Phone Number Attorney Attorney Title Date |

Lots Four (4), Five (5), Six (6) and Seven (7), Block Twenty-eight (28), Original Town of Red Cloud, Webster County, Nebraska.

NEBRASKA DOCUMENTARY STAMP TAX Date STAMP TAX SExemp# Shby AS

WARRANTY DEED

Amy L. Springer, a single person, GRANTOR, in consideration of ONE AND NO/100 DOLLARS (\$1.00) receipt of which is hereby acknowledged, conveys to Glasspring Studio, LLC, a Nebraska limited liability company, GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Lots Four (4), Five (5), Six (6) and Seven (7), Block Twenty-eight (28), Original Town of Red Cloud, Webster County, Nebraska.

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

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

Executed May ______, 2025.

Amy L. Springer

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on May _____, 2025, by Amy L. Springer, a single person.

Comm. expires

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

Notary Public

Agricultural Land Sales Worksheet

| Cnty No. | ook | Page | Sa | le Date | Base: 65-0011 Affiliated: Unified: | | | | | | | | | | | |
|--------------|-----------|-----------------|-----------|------------|------------------------------------|------------|------------|--------------|----------|-----------|--|--|-------------|--|--|--|
| 91 2 | 025 | 1016 | 5/1 | ./2025 | Base: | 65-00 | 11 | Affili | ated: | | Uni | ied: | | | | |
| Location ID | Sal | e Number | Useabilit | y & Code # | | | | | Parcel I | Number | | | | | | |
| 001012800 | | 83 | 4 | 05 | GeoCde | Twn | Rng | Sect | Qrt | Subdiv | Area | Blk | Parcel | | | |
| | Date of S | Sale Assessed V | Value | | 4487 | 1 | 9 | 31 | 4 | 00000 | 1 | 000 | 0800 | | | |
| Land | Im | provements | | l'otal . | | , D | ate of | Sale I | roperty | Classific | ation (| Code | | | | |
| 344,695 | | | | 344,695 | Status | Pro | perty Ty | pe | Zoning | Location | n Ci | y Size | Parcel Siz | | | |
| | Irriga | tion Type: | | | A) 2 | B) | 05 | (| c) 5 | D) 3 | E) | 0 | F) 9 | | | |
| LCG | | ACRES: | VA | LUE: | | LCG | | | ACF | ES: | | VAL | U E: | | | |
| IRRIGATED 1. | | | | | GI | RASSLA | | | | 6.000 | | | 09,890 | | | |
| 1 | A | | | | | | | lG | | | | | | | | |
| 2.4 | 1 | | | | | | 29 | G1 | | | | | | | | |
| 2 | A | | | | | | | 2G | | | 1 | ٠ | | | | |
| 3.6 | 1 | | | | | | 34 | G1 | | | | | | | | |
| 3 | A | | | | | | - | 3G | | | | | | | | |
| 4.6 | 1 | | | | | | 4 | Gl | | | <u> </u> | | | | | |
| | A | | | | | | | 4G | | | | | | | | |
| DRYLAND 11 | | | | | | Shelterbe | | - | | | | | | | | |
| | D | | | | | | Accreti | | | 2 000 | <u> </u> | | - F00 | | | |
| 21 | D D | | <u></u> | | | | Wa: Otl | - | 1 | .3.000 | ļ | | 6,500 | | | |
| | | 77.000 | | 228,305 | AGI | AND T | | | 7 = | 6.000 | <u> </u> | 3 | 44,695 | | | |
| | D | ,,,,,,,, | | | AUL | A31119. | Roa | | , A | 4.000 | -1 (100 miles | | | | | |
| 4[| | | | ; | | F | arm Si | | | | -militaria de la compansión de la compan | W. S. C. | | | | |
| 4 | D | | | | | | ome Si | _ | | | | | | | | |
| | | | | | | | Lecreati | | | | | | | | | |
| Dwellin | gs - | | | | | | Otl | ıer | | | | | | | | |
| Outbuilding | gs | | | | No | n-AG | ГОТА | \mathbf{L} | | 4.000 | | | | | | |

| Assessor's | Adjustment to Sa | le Price (| (+ or -): | | | Total Recapture V | alue: |
|--------------|---|------------|--|--------|-------|-------------------|--------------------|
| Assessor Con | nments and Reason f | or Adjustn | nent: | | | • | |
| DEED OF | DISTRIBUTION | BY PR; | BETWEEN | PARENT | & CHI | LD | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| Comments fro | om | | | | Com | ments: | |
| 0010128 | 00 | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | ************************************** | | | | |
| | ,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,, | | | | | | (Continue on back) |



NEBRASKA

Good Life. Great Service.

Real Estate Transfer Statement

83

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 | t is signed and items 1-27 are accurately completed. |
|---|--|
| 1 County Name | 3 Date of Sale/Transfer Yr. 25 4 Date of Deed Mo. 2 Day Yr. 25 |
| 5 Grantor's Name, Address, and Telephone (Please Print) | 6 Grantee's Name, Address, and Telephone (Please Print) |
| Grantor's Name (Seller) Mark Jeffery, Personal Representative of the Estate of Kermit Jeffrey | Grantee's Name (Buyer) Juel Hughes |
| Street or Other Mailing Address 2941 80 Road | Street or Other Mailing Address 85917 520 Avenue |
| City State Zip Code Burr Oak KS 66936 | CityStateZip CodeRoyalNE68773 |
| Phone Number (785) 545-5527 | Phone Number Is the grantee a 501(c)(3) organization? Yes ✓ No If Yes, is the grantee a 509(a) foundation? Yes ✓ No |
| Email Address | Email Address |
| 7 Property Classification Number. Check one box in categories A and B. Check C if | property is also a mobile home. |
| (A) Status (B) | Property Type (C) |
| ☐ Improved ☐ Single Family ☐ Industrial | Mineral Interests-Nonproducing State Assessed Mobile Home |
| ✓ Unimproved Multi-Family ✓ Agricultural | Mineral Interests-Producing Exempt |
| O IOLL Commercial Recreational | Том Полительной по |
| 8 Type of Deed | nd Contract/Memo Partition Sheriff Other |
| | eral Quit Claim Warranty |
| 9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 | osure Irrevocable Trust Revocable Trust Transfer on Death |
| Exchange) by buyer or seller? | Life Estate Sale Trustee to Beneficiary |
| Buyer Seller ✓ No Court Decree Exchange Granto 11 Was ownership transferred in full? (If No, explain the division.) | r Trust Partition Satisfaction of Contract Other (Explain) 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 | |
| ✓ Yes No Aunt or Uncle to Niece or Nephew Family Corp., F | artnership, or LLC Self Other |
| Brothers and Sisters Grandparents a | • |
| Ex-spouse | |
| 14 What is the current market value of the real property? 320,550.00 (XSCS) | 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) Yes V No \$ % |
| 16 Does this conveyance divide a current parcel of land? | |
| 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 |
| | Juel Hughes |
| 18a 🗸 No address assigned 18b 🗍 Vacant land | 85917 520 Avenue Royal, NE 68773 |
| 20 Legal Description (Attach additional pages, if needed.) | 1.Oydi, 14L 00770 |
| The Southeast Quarter (SE1/4) of Section Thirty-One (31), Township One (1 |) North, Range Nine (9). West of the 6th P.M., Webster County, Nebraska |
| | , the say that go this lay those of the out thing the section of the first as the |
| 21 If agricultural, list total number of acres transferred in this transaction 160 | |
| 22 Total purchase price, including any liabilities assumed | |
| 23 Was non-real property included in the purchase? | ı |
| Yes No (if Yes, enter dollar amount and attach Itemized list.) (see Instru 24 Adjusted purchase price paid for real estate (line 22 minus line 23) | 23 \$ 1 24 \$ 0,00 |
| 25 If this transfer is exempt from the documentary stamp tax, list the exemption number | |
| 26 Is an affidavit as described in Neb. Rev. Stat. § 76-2,141 required because the property is located very Yes V No | vithin 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 V No | |
| I for favor and favor belong the delication of the second | |
| Under penalties of law, I declare that I have examined this statement and the and that I am duly authorized to sign this statement. | |
| Randall Alexander Print or Type Name of Grantee or Authorized Representative | (402) 879-4751 |
| elan o | Attorney at Law Phone Number 51212075 |
| - I to the film of | Fitte Date Date |
| nere | |
| Register of Deed's Use On 28 Date Deed Recorded 29 Value of Stamp or Exempt Number | iy For Dept. Use Only 30 Recording Data |
| Mo. 5 Day 5 yr. 25 \$ Exempt 15 | BK2025 Pa 1016 |
| Nebraska Department of Revenue | Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2) |

Index Computer Assessor Carded

NEBRASKA DOCUMENTARY STAMP TAX

Date: 05/05/25 By AS

Bk 2025, Pg 1016

State of Nebraska ss. County of Webster

Entered on the numerical index and filed for record in the Clerk's office of said county this 05 day of May A.D., 2025, at 08:32 o'clock AM. Recorded in Book 2025 on Page 1016

منع

County Clerk

Fee: \$10.00 By: AS Deputy

Electronically Recorded

Return to: Downing, Alexander & Wood PO Box 185 Superior, NE 68978

DEED OF DISTRIBUTION PERSONAL REPRESENTATIVE

Mark Jeffery, Personal Representative of the Estate of Kermit Jeffery, Deceased, pursuant to appointment by the County Court of Webster County, Nebraska, GRANTOR, conveys and releases to Juel Hughes, GRANTEE, the following described real estate (as defined in Nebraska Revised Statutes Section 76-201):

The Southeast Quarter (SE 1/4) of Section Thirty-One (31), Township One (1) North, Range Nine (9), West of the 6th P.M., Webster County, Nebraska.

subject to easements and restrictions of record.

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

Executed . 2025.

> Mark Jeffery Personal Representative

2941 80 Rd.

Burr Oak, KS 66936

Estate of Kermit Jeffery, Deceased

Randall Alexander (Bar ID# 15337) DOWNING, ALEXANDER & WOOD 355 N Commercial, PO Box 185 Superior, NE 68978 (402) 879-4751

STATE OF Nebraska COUNTY OF NUCKOllS

The foregoing instrument was acknowledged before me on , 2025, by Mark Jeffery, Personal Representative of the Estate of Kermit Jeffery, Deceased.

GENESAE NOTARY - State of Nebraska LOŔI J CLYDE My Comm. Exp. April 5, 2027

Agricultural Land Sales Worksheet

| Cnty No. Bo | Book Page Sale Date | | | | | | | S | School District Code | | | | | | |
|---------------|---------------------|----------------|-------------------|---------|-------------|-----------|----------|----------|----------------------|----------|--|--------|------|---------|--|
| 91 20 | 25 | 1035 | 5/5/ | /2025 | Base: 0 | 1-01 | 23 | Aff | liated: | | Uni | ied: | | | |
| Location ID | Sale | Number | Useability | & Code# | | | | | Parcel 1 | Number - | | | | | |
| 002508000 | | 84 | 4 | 05 | GeoCde | Twn | Rng | Se | ct Qrt | Subdiv | Area | Blk | · Pa | arcel | |
| D | ate of S | ale Assessed V | ⁷ alue | | 4129 | 129 4 12 | | | 0 | 00000 | 1 | 000 | 00 | 000 | |
| Land | Imp | orovements . | T | otal | | D | ate of | Sale | Property | Classifi | cation Code | | | | |
| 735,385 | | 22,090 | 22,090 757,475 | | Status | Prop | erty Ty | pe. | Zoning | Locatio | n Ci | y Size | Parc | el Size | |
| | Irrigat | tion Type: | | | A) 1 | B) | 05 | | c) 5 | D) 3 | E) | 0 | F) | 10 | |
| LCG | 2 | ACRES: | VAI | UE: | | LCG | | | ÁCI | ES: | VALUE: | | | | |
| IRRIGATED 1A1 | | | | | GR | ASSLA | ND 10 | Gl | | | | | | | |
| 1A | | | | | | |] | lG | | | | | | | |
| 2A1 | | | | | | | 20 | Gl | | | | | | | |
| 2A | | | | | | | 2 | 2G | | | | | | | |
| 3A1 | | | | | | | 30 | G1 | | | | | | | |
| 3A | | | | | | | 3 | 3G | | | | | | | |
| 4A1 | | | | | | | 40 | Gl | | | | | | | |
| 4A | | | | | | | | 1G | | | ļ | | | | |
| DRYLAND 1D1 | | 43.960 | | L45,290 | S | Shelterbe | lt/Timt | er | | | <u> </u> | | | | |
| 1D | | 111.210 | | 367,550 | | | Accreti | on | | | | | | | |
| 2D1 | | | | | | | Was | ste | | 2.550 | | | 1, | 275 | |
| 2D | | | | | | | Oth | | | | | | | | |
| 3D1 | | 5.590 | | 16,575 | AG L | AND T | | _ | 22 | 8.560 | tokas a casawa | 7 | 21, | 545 | |
| 3D | <u> </u> | | | | | | Roa | - | | 4.900 | | | 354 | | |
| 4D1 | | 10.850 | | 31,735 | | | arm Sit | \dashv | | 1.000 | | | 13, | 840 | |
| 4D | | 54.400 | | 159,120 | | | ome Sit | | | | | | | | |
| | | | | - 20 | | R | Lecreati | on | | | - | | | | |
| Dwellings | | | | | | . ~ - | Oth | | | <u> </u> | - | | | | |
| Outbuildings | uildings 22,09 | | 22,090 | No | n-AG T | IOTA | L | | 5.900 | | | 13, | 840 | | |

| Assessor's Adjustment to Sale Price (+ or -): | Total Recapture Value: |
|---|------------------------|
| Assessor Comments and Reason for Adjustment: | |
| WD | |
| | |
| | |
| | |
| | |
| Comments from | Comments: |
| 002508000 | |
| | |
| | |
| | |
| | (Continue on back) |

NEBRASKA

FORM

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. Good Life. Great Service. DEPARTMENT OF REVENUE

521

| The deed will not be recorded unless this statemen | t is signed and items 1-25 are accurately completed. |
|--|---|
| 1 County Name 2 County Number | 3 Date of Sale/Transfer Mo. 5 Day 5 Yr. 202 |
| WEBSTER - 91 | |
| 5 Grantor's Name, Address, and Telephone (Please Print) | 6 Grantee's Name, Address, and Telephone (Please Print) |
| Grantor's Name (Seller) Kevin & Mary Karr | Grantee's Name (Buyer) Trevor & Jennifer Karr |
| Street or Other Mailing Address | Street or Other Mailing Address 770 West Ave. |
| PO Box 187 2347 Road 750 City State Zip Code | |
| Bladen NE 68928 | Bladen NE 68928 |
| Phone Number (402) 460-8514 | Phone Number Is the grantee a 501(c)(3) organization? Yes (402) 460-9220 If Yes, is the grantee a 509(a) foundation? Yes |
| Email Address kevin.karr54@gmail.com | Email Address |
| 7 Property Classification Number. Check one box in categories A and B. Check C if | jckarr@gtmc.net |
| | 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 | |
| 8 Type of Deed Conservator Distribution Lar | d 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 | |
| kind exchange (I.R.C. § 1031 Auction Easement Gift | Life Estate Sale Truste to Beneficiary Trust Partition Satisfaction of Contract Other (Explain) |
| Buyer Seller V No Court Decree Exchange Granto 11 Was ownership transferred in full? (If No, explain the division.) | r Trust Partition Satisfaction of Contract Other (Explain) 12 Was real estate purchased for same use? (If No, state the intended use.) |
| ✓ Yes No | Yes No |
| 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives. | tives? (If Yes, check the appropriate box.) |
| ✓ Yes | artnership, or LLC Self Other |
| Brothers and Sisters Grandparents | and Grandchild Spouse |
| Ex-spouse Parents and Cl | |
| 14 What is the current market value of the real property? | 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) |
| \$889,200 | |
| 16 Does this conveyance divide a current parcel of land? ☐ Yes ✓ No | 17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) Yes Southern He No |
| 18 Address of Property | 19 Name and Address of Person to Whom the Tax Statement Should be Sent |
| Ha Land | Trevor Karr |
| Bladen, ⋈E 68928 | 770 West Ave. |
| 18a No address assigned 18b Vacant land | Bladen, NE 68928 |
| 20 Legal Description (Attach additional pages, if needed.) Southwest Quarter (SW/4) and the South Half of the | Northwest Quarter (S/2NIM/4) of Section Two (2) |
| Township Four (4) North, Range Twelve (12) West | |
| Township Four (4) North, Nange Twelve (12) West | of the oth F.M., Webster County, Nebraska. |
| 21 If agricultural, list total number of acres transferred in this transaction 234 | p = |
| 27 il agricoliciali, list total number of defect transferred in this transaction | |
| 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 | ACCUMANT S |
| ${\bf 24}$ Adjusted purchase price paid for real estate (line 22 minus line 23) | |
| 25 If this transfer is exempt from the documentary stamp tax, list the exemption | number |
| Under penalties of law, I declare that I have examined this stateme | nt 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. Trevor Karr | 1110 1110 022 |
| Print or Type Name of Grantee or Authorized Representative | 701 - 760 1/2d (|
| sign | Grantee |
| here Signature of Grantee or Authorized Representative | Title Date |
| Register of Deed's Use Or | lly For Dept. Use Only |
| 26 Date Deed Recorded 27 Value of Stamp or Exempt Number | 28 Recording Data |
| 6 1. 75 6 5.45 6 | |
| Mo. 5 Day 4 Yr. 25 \$ 2002.50 | BKaOas Pa 1035 |

State of Nebraska Sss. County of Webster Entered on the numerical index and filed for record in the Clerk's office of said county this 6 **Wau.** A.D., 20<u>25</u> at 8 <u>A.G</u>M. Recorded in Book<u> 20</u>2 1035 _Deputy _Carded_ Comp _Assessor_ Return Address: Sullivan Shoemaker P.C., L.L.O.; attn: D. Charles Shoemaker; PO Box 309, Hastings, NE WARRANTY DEED Kevin W. Karr and Mary L. Karr husband and wife, Grantors, in consideration of One Dollar (\$1.00) and other good and valuable consideration, received from Grantees, Trevor W. Karr and Jennifer C. Karr, husband and wife, promise to convey to said Grantees, as joint tenants and not as tenants in common, the following described real estate (as defined in Neb. Rev. Stat. Section 76-201): Southwest Quarter (SW/4) and the South Half of the Northwest Quarter (S/2NW/4) of Section Two (2), Township Four (4) North, Range Twelve (12) West of the 6th P.M., Webster County, Nebraska. Grantors covenants (jointly and severally, if more than one) with Grantee that Grantors: (1)are lawfully seised of such real estate and that it is free from encumbrances, except easements, reservations, covenants and restrictions of record; (2) have legal power and lawful authority to convey the same; and (3) warrant and will defend the title to the real estate against the lawful claims of all persons. EXECUTED: Mary L Mary L. Karr STATE OF NEBRASKA) ss. COUNTY OF Webster The foregoing instrument was acknowledged before me on the _____ day of 20254, Kevin W. Karr and Mary L. Karr, husband and wife, Grantors.

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

Agricultural Land Sales Worksheet

| Cnty No. | Во | ok | Page | Sal | e Date | School District Code | | | | | | | | | | | | |
|----------------------------|-----------|----------|----------------|------------|------------|----------------------|----------|----------|--------------|----------|-------------|----------|--------|---------------|----------------|--|--|--|
| 91 | 20 | 25 | 1078 | 5/2 | /2025 | Base: | 65-00 | 11 | Affili | ated: | | Uni | fied: | | | | | |
| Location | D | Sale | Number | Useability | 7 & Code # | | | | | Parcel I | Number | | | | (5.25) 9.25 | | | |
| 001102 | 601 | | 85 | 4 | 05 | GeoCde | Twn | Rng | Sect | Qrt | Subdiv | Area | Blk . | Parce | 1 | | | |
| | D | ate of S | ale Assessed V | alue : | | 4375 | 2 | 9 | 6 | 0 | 00000 | 1 | 000 | 1025 | 5 | | | |
| Land | | Imp | rovements | 1 | otal | | | ate of | Sale I | ropert | v Classific | ation | Code | | | | | |
| 8,305 | ,010 | 1 | .,455,255 | 9, | 760,265 | Status | Pro | perty Ty | гре | Zoning | Locatio | n Ci | y Size | Parcel S | Size | | | |
| | | Irrigat | tion Type: | 1 | | A) 2 | B) | 05 | (| c) 5 | D) 3 | E) | 0 | F) 9 | | | | |
| LCG | | | ACRES: | VA | LUE: | 7.1.44 | LCG | | | ACI | ŒS: | | VAL | UE: | | | | |
| IRRIGAT | | | 150.650 | | 868,495 | GI | RASSLA | AND 1 | G1 | 29 | 0.420 | | 4 | 83,55 | 0 | | | |
| | 1A | | 128.580 | | 741,265 | | | | 1G | 8 | 88.630 | | | 97,82 | :5 | | | |
| | 2A1 | | 7.720 | | 44,505 | | | 2 | G1 | 5 | 7.190 | | | 86,36 | 0 | | | |
| | 2A | | 119.700 | | 663,740 | | | | 2G |] | 1.280 | | | 5,64 | 0 | | | |
| | 3A1 | | 24.000 | | 126,960 | | | 3 | G1 | | 3.600 | | | 5,22 | 0: | | | |
| | 3A | - | | | | | | | 3G | | | | | | | | | |
| | 4A1 | | 70.200 | | 371,360 | | | 4 | G1 | | 5.080 | | | 6,29 | 0 | | | |
| | 4A | | 145.650 | | 770,440 | | | | 4G | 4 | 6.150 | | | 42,68 | 15 | | | |
| DRYLAN | D 1D1 | | 209.470 | | 692,300 | | Shelterb | elt/Timl | ber | | | | | | | | | |
| | 1D | | 437.500 | 1, | 445,945 | | | Accreti | ion | | 9.020 | | | | | | | |
| | 2D1 | | 85.000 | | 266,470 | | | Wa | ste | | 9.820 | | | 4,91 | .0 | | | |
| | 2D | | 133.050 | | 417,110 | | | Oti | her | | | | | | | | | |
| | 3D1 | | 221.650 | | 657,190 | AG I | AND | TOTA | \mathbf{L} | | 37.770 | | 8,1 | .88,49 | 0 | | | |
| | 3D | | | | | | | Roa | ads | 4 | 6.290 | 18.72 | | indiana inter | | | | |
| | 4D1 | | 125.720 | | 367,735 | | | Farm Si | tes | | 2.500 | <u> </u> | | 41,52 | :0 | | | |
| odkidnikost (Zbacobriskog) | 4D | | 7.690 | | 22,495 | | I. | Iome Si | tes | | 2.830 | | | 75,00 | 0 | | | |
| | | | | | | |] | Recreati | on | | | | | | | | | |
| | Owellings | | | | 757,485 | | | Otl | | | | | | | | | | |
| Out | buildings | | | | 697,770 | No | n-AG | TOTA | \mathbf{L} | | 1.620 | | 1 | 16,52 | 0 | | | |

| Assessor's Ad | justment to S | ale Price (+ o | r -): | 7 | Total Recaptu | ıre Value: | |
|----------------|----------------|--|-----------|-----------|---------------|------------|--------------------|
| Assessor Comme | nts and Reason | for Adjustment | * | | | | |
| TRUSTEE'S | WD; TRANS | FER TO REV | TRUST | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| Comments from | | | | Comme | nts: | | |
| 001102601 | 001102800 | 001102900 | 001103100 | 001103200 | 001103300 | 001103301 | |
| 001103700 | 001104000 | 001104100 | 001109400 | 001114100 | 001405600 | 001405800 | |
| 001550300 | 001550400 | 001550900 | 001551100 | 001555100 | 001506200 | 0016145 | |
| | | | | | | | |
| | | The state of the s | | | | | (Continue on back) |

Good Life. Great Service

Real Estate Transfer Statement

· 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. 3 Date of Sale/Transfer 4 Date of Deed 1 County Name County Number Yr. 2025 Mo. 05 Day 02 Mo. 05 Day 02Webster - 91 6 Grantee's Name, Address, and Telephone (Please Print) 5 Grantor's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Grantor's Name (Seller) Lanny R and Kristin M Greenhalgh Lanny R Greenhalgh, Trustee and Kristin M Greenhalgh, Trustee Street or Other Mailing Address 1910 Road M Street or Other Mailing Address 1910 Road M City Guide Rock City Guide Rock Zip Code 68942 State NE Zip Code 68942 State NE Is the grantee a 501(c)(3) organization? V No Phone Number (402) 984-6375 Phone Number (402) 984-6375 Yes If Yes, is the grantee a 509(a) foundation? Yes Email Address Email Address 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. (B) Property Type (C) (A) Status ✓ Improved State Assessed Mobile Home Single Family Industrial Mineral Interests-Nonproducing Exempt Unimproved Multi-Family ✓ Agricultural Mineral Interests-Producing IOLL Recreational Commercial Distribution Land Contract/Memo Partition Sheriff 8 Type of Deed Other Personal Rep. ✓ Trust/Trustee Bill of Sale Corrective Easement Lease Quit Claim Death Certificate - Transfer on Death Executor Mineral Warranty Cemetery Was transfer part of IRS like-10 Type of Transfer Distribution Foreclosure Irrevocable Trust Revocable Trust Transfer on Death kind exchange (I.R.C. § 1031 Sale Trustee to Beneficiary Auction Easement Life Estate Exchange) by buyer or seller? Seller V No Court Decree Grantor Trust Partition Satisfaction of Contract Other (Explain) Buyer Exchange 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.) ✓ No 1/2 interest each Yes ✓ 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.) Trust for Grantors Self ✓ Yes Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC ✓ Spouse Brothers and Sisters Grandparents and Grandchild Step-parent and Step-child Ex-spouse Parents and Child 14 What is the current market value of the real property? 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) 8,000,000.00 ___ Yes ✓ No S 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? of the agent or title company contact.) V No Yes Yes 18 Address of Property
Rural Webster Co. Nebraska 19 Name and Address of Person to Whom the Tax Statement Should be Sent (Same as Grantee) 1910 Road M Guide Rock, NE 68942 18a No address assigned 18b Vacant land 20 Legal Description (Attach additional pages, if needed.) (See descriptions attached) 21 If agricultural, list total number of acres transferred in this transaction n/a

25 If this transfer is exempt from the documentary stamp tax, list the exemption number $\frac{4}{2}$ 26 Is an affidavit as described in Neb. Rev. Stat. § 76-2,141 required because the property is located within a county or other geographic area with an active air force ballistic missile field? (See Instructions) 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. (402) 746-3613 David B. Garwood Print or Type Name of Grantee Phone Number Attorney 5/2/2025 Title

Signature of Grantee or Authorized Representative

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

29 Value of Stamp or Exempt Number

22 Total purchase price, including any liabilities assumed.....

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

23 Was non-real property included in the purchase?

Date

For Dept. Use Only

00.00

Register of Deed's Use Only

22 \$

23

24

Day

28 Date Deed Recorded

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

30 Recording Data

The Northeast Quarter (NE¼) of Section Six (6), Township Two (2) North, Range Nine (9) West of The 6th P.M., Webster County, Nebraska, **EXCEPT** a tract of land described as follows: Commencing at the Northwest corner of said NE¼ which is the True Point of Beginning; thence S00°00'E, along the assumed west line of said NE¼, 665.00 feet; thence S90°00'E 547.00 feet; thence N00°00'W 665.00 feet to the north line of said NE¼; thence N90°00'W, along the north line of said NE¼, 547.00 feet to the Point of Beginning.

The Southwest Quarter (SW½) of Section Six (6), Township Two (2) North, Range Nine (9) West of The 6th P.M., Webster County, Nebraska;

The Northeast Quarter (NE¼); North Half of the Southeast Quarter (N½SE¼); and the South Half of the Southwest Quarter (S½SW¼) ALL in Section Seven (7), Township Two (2) North, Range Nine (9) West of The 6th P.M., Webster County, Nebraska; EXCEPT a tract consisting of 1.003 acres, more or less, and bounded by a line beginning at a point 1137 feet East of the Northwest corner of the Northeast Quarter (NE¼) of Section Seven (7), Township Two (2) North, Range Nine (9) West of the 6th P.M., Webster County, Nebraska; running thence South 190 feet, thence East 230 feet, thence North 190 feet, thence West 230 feet to the point of beginning;

The West Half of the Southwest Quarter (W½SW¼) of Section Eight (8), Township Two (2) North, Range Nine (9) West of The 6th P.M., Webster County, Nebraska;

The Northwest Quarter (NW¼) of Section Nineteen (19), Township Two (2) North, Range Nine (9), West of the 6th P.M., Webster County, Nebraska;

The Southeast Quarter (SE¼) of Section Thirty-two (32), Township Two (2) North, Range Nine (9), West of the 6th P.M., Webster County, Nebraska;

North, Range Ten (10), West of the 6th P.M., containing 108.60 acres, more or less, lying within a closed course more particularly described as follows: Beginning at a point, which point is in the East Quarter corner of said Section, and proceeding thence S89°30'W 2640.0 feet to a point; thence N0°15'E 2499.1 feet to a point; thence S69°02'30"E 585.3 feet to a point; thence S20°57'30"W 50.0 feet to a point; thence S69°02'30"E 70.0 feet to a point; thence S8°00'W 212.7 feet to a point; thence S70°52'E 463.0 feet to a point; thence N18°17'E 193.0 feet to a point; thence S69°02'30"E 254.3 feet to a point; thence S20°57'30"W 200.0 feet to a point; thence S69°02'30"E 1500.0 feet to a point; thence S00°57'30"W 200.0 feet to a point; thence S69°02'30"E 1500.0 feet to a point; thence S00°57'30"W 200.0 feet to a point; thence S69°02'30"E 1500.0 feet to a point; thence S00°57'30"W 200.0 feet to a point; thence S69°02'30"E 1500.0 feet to a point; thence S00°57'30"W 200.0 feet to a point; thence S69°02'30"E 1500.0 feet to a point; thence S00°57'30"W 200.0 feet to a point; thence S69°02'30"E 1500.0 feet to a point; thence S00°57'30"W 200.0 feet to a point; thence S69°02'30"E 1500.0 feet to a point; thence S00°57'30"W 200.0 feet to a point; thence S69°02'30"E 1500.0 feet to a point; thence S00°57'30"W 200.0 feet to a point; thence S69°02'30"E 1500.0 feet to a point; thence S00°57'30"W 200.0 feet to a point; thence S69°02'30"E 1500.0 feet to a point; thence S00°57'30"W 200.0 feet to a point; thence S69°02'30"E 1500.0 feet to a point; thence S00°57'30"W 200.0 feet to a point; thence S00°57'30"W 200.0 feet to a point; thence S69°02'30"E 1500.0 feet to a point; thence S00°57'30"W 200.0 feet to a point; thence S00°57'30"W 200.0 feet to a point; thence S69°02'30"E 1500.0 feet to a point; thence S00°57'30"W 200.0 feet to a point; thence S69°02'30"E 1500.0 feet to a point; thence S00°57'30"W 200.0 feet to a point; thence S69°02'30"E 1500.0 feet to a point; thence S00°57'30"W 200.0 feet to a point; thence S00°57'30"W 200.0 feet to a

Lots Two (2) Three (3) Four (4) Five (5), and the Southeast Quarter of the Northwest Quarter (SE¼NW¼) of Section Twelve (12) in Township One (1) North, Range Ten (10) West of the 6th P.M., Webster County, Nebraska; AND part of the South Half of the Southwest Quarter (S½SW¼) of Section One (1) in Township One (1) North, Range Ten (10) West of the 6th P.M., lying South of the Railroad right-of-way and part of the Northeast Quarter of the Northwest

100 Mes

Ouarter (NE½NW½) of Section Twelve (12) in Township One (1) North, Range Ten (10) West of the 6th P.M., lying within the closed course more particularly described as follows: Beginning at a point on the East line of said NW1/4 of Section 12 and on the Southerly boundary of said railroad right-of-way which point bears South 00°15' West 144.0 feet from the North Quarter Corner of the same Section and proceeding South 00°15' West 1,179.0 feet along said East line to the Southeast corner of the NE¼NW¼ of the same Section; thence North 89°45' West 1,320.0 feet to the Southwest Corner of said Quarter Quarter Section; thence North 00°15' East 1,320.0 feet to the Northwest corner of the same Ouarter Ouarter Section; thence West 644.5 feet along the North line of said Section to a point on the original meander of the Republican River; thence North 26°00' West 534.6 feet along said meander which is the Westerly boundary of Lot 1 in said Section 1; thence North 43°00' West 510.0 feet along the same meander to a point on said Southerly railroad boundary; thence along a regular curve to the left having a tangent bearing South 63°52'30" East, a radius of 5,779.65 feet and an arc distance of 521.15 feet along the same Southerly boundary to a point; thence South 69°02'30" East 2,214.9 feet along the same Southerly railroad boundary across part of said SE¼SW¼ of Section 1 into said Section 12 to the point of beginning, containing 53.47 acres, more or less; EXCEPT any portion lying within the right of way conveyed to the Republican Valley Railroad Company by Deed recorded in Book D page 253 and thereafter conveyed to the Chicago Burlington & Quincy Railroad by deed recorded in Book 8, page 101, of the records of Webster County, Nebraska, and now operated by Burlington Northern and Santa Fe Railroad Company.

The West Half of the Northwest Quarter (W½NW¼) and the Southwest Quarter (SW¼), of Section One (1), Township Two (2) North, Range Ten (10) West of the 6th P.M., Webster County, Nebraska.

The Northeast Quarter of Section Three (3), Township Two (2) North, Range Ten (10) West of the 6th P.M., Webster County, Nebraska, AND a tract described as commencing at the Northwest corner of the Southeast Quarter of Section 3, Township 2 North, Range 10 West of the 6th P.M., Webster County, Nebraska; thence South along the Half Section line 435 feet; thence East 100 feet; thence North 435 feet; thence West 100 feet to the point of beginning containing irrigation well and 1 acre more or less.

The Southeast Quarter (SE¼) of Section Three (3), Township Two (2) North, Range Ten (10), West of the 6th P.M., Webster County, Nebraska, EXCEPT a tract of land located in the Southeast Quarter (SE¼) of Section Three (3), Township Two (2) North, Range Ten (10) West of the Sixth P.M., Webster County, Nebraska, being more particularly described as follows: Commencing at the southwest corner of said Southeast Quarter (SE¼), this being the TRUE PLACE OF BEGINNING; thence N00°07'40"E (assumed bearing) along the west line of said Southeast Quarter (SE¼) a distance of 647.47 feet to the beginning of a curve concave to the northeast with a central angle of 26°23'11" subtended by a radius of 1416.56 feet; thence along said curve, the chord of which bears S41°55'03"E an arc distance of 652.36 feet; thence S69°24'11"E a distance of 375.79 feet; thence S00°04'54"E a distance of 33.00 feet to the south line of said Southeast Quarter (SE¼); thence S89°55'06"W along said south line a distance of

785.24 feet to the place of beginning containing 4.47 acres of which 0.59 acres contained within the south 33.00 feet thereof is presently being occupied by a public road; AND a tract of land located in the Southwest Quarter (SW½) of Section Three (3), Township Two (2) North, Range Ten (10) West of the Sixth P.M., Webster County, Nebraska, being more particularly described as follows: Commencing at the southeast corner of said Southwest Quarter (SW½); thence N00'07'40"E (assumed bearing) along the east line of said Southwest Quarter (SW½) a distance of 647.47 feet to the TRUE PLACE OF BEGINNING; thence continuing N00°07'40"E along said east line a distance of 1367.12 feet to the beginning of a curve concave to the east with a central angle of 57°42'16" subtended by a radius of 1416.56 feet; thence along said curve the chord of which bears S00°07'40"W an arc distance of 1426.66 feet to the place of beginning containing 3.73 acres;

The Northwest Quarter (NW¼) of Section Twelve (12), Township Two (2) North, Range Ten (10) West of the Sixth P.M., Webster County, Nebraska;

A tract of land located In the South One-half (S½) of Section Thirty-Five (35), Township Two (2) North, Range Ten (10) West of the 6th P.M., Webster County, Nebraska, said tract being more particularly described as follows: Commencing at the Southwest corner of Section 35, Township 2 North, Range 10 West of the 6th P.M., Webster County, Nebraska, running thence North 00°19'31" West (assumed bearings) and along the West line of the South ½ of said Section 35 a distance of 42.7 feet to a ½" rebar located on the Northerly Right-of-Way line of Hwy #136, said ½" rebar being the Actual Point of Beginning; thence continuing North 00°19'3" West and along the said West line of the said South half of Section 35 a distance of 2555.95 feet to a 1/2" rebar located 33.787 feet South of the West 1/4 corner of said Section 35; running thence North 89°07'38.6" East a distance of 31.95 feet to a ½" rebar located by a fence corner; thence continuing North 89°07'38.6" East and along a fence line a distance of 1642.95 feet to a ½" rebar located by a fence corner, said ½" rebar being located 21.7 feet South of the North line of the South ½ of said Section 35; running thence South 02°52'53.2" East and along a fence line a distance of 679.539 feet to a 1/2" rebar located by a fence corner; running thence North 88°18"30.5" West and along a fence line a distance of 715.822 feet to a ½" rebar located by a fence corner; running thence South 02°45'55" West and along a fence line a distance of 137.010 feet to a ½" rebar located by a fence corner; running thence South 38°56'42" East and along a fence line a distance of 192.594 feet to a ½" rebar located by a fence corner; running thence South 77°00'57" East and along a fence line a distance of 283.67 feet to a ½" rebar located by a fence corner; running thence South 02°25'00" West a distance of 619.914 feet to a ½" rebar; running thence South 85°31'21" West a distance of 85.310 feet to a ½" rebar; running thence South 00°10'30" East a distance of 605.353 feet to a ½" rebar located on an East-West fence line; running thence South 89°15'09" West and along a fence line a distance of 22.232 feet to a ½" rebar located by a fence corner; running thence South 00°37'09" East and along a fence line a distance of 48.113 feet to a ½" rebar located by a fence corner; running thence North 89°38'27" East and along a fence line a distance of 298.286 feet to a ½" rebar located by a fence corner; running thence South 00°25'02" East a distance of 127.743 feet to a ½" rebar located on the Northerly Right-of-Way line of said Hwy 136; running thence North 87°27'31" West and along

the said Northerly Right-of-Way line a distance of 171.619 feet to a ½" rebar; running thence South 88°26'01" West and along the said Northerly Right-of-Way line a distance of 1222.30 feet to a ½" rebar; running thence South 87°07'32" West and along the said Northerly Right-of-Way line a distance of 111.27 feet to a ½" rebar; thence continuing South 87°07'32", West and along the said Northériy Right-of-Way line a distance of 33.03 feet to the Actual Point of Beginning, said tract containing a calculated area of 76.8186 Acres, more or less, of which the Westerly 33.00 feet thereof (1.9051 Acres) is presently being occupied by a Webster county Public Road Right-of-Way Easement, said tract also being subject to any easements or restrictions of record;

A tract of land located In the South one-half ($S\frac{1}{2}$) of Section Thirty-Five, (35) Township Two (2) North, Range Ten (10) West of the 6th P.M., Webster County, Nebraska, said tract being more particularly described as follows: Commencing at the East Quarter corner of Section 35, Township Two North, Range Ten West of the 6th P.M., Webster County, Nebraska, said East Quarter Corner being the Actual Point of Beginning; running thence South 00°38'31" East (assumed bearings) and along the East line of the South Half of said Sec. 35 a distance of 1425.146 feet to a ½" rebar; running thence North 78°07'47" West, a distance of 25.02 feet to a ½" rebar located by a fence corner; thence continuing North 78°07'47" West and along a fence line, a distance of 416.240 feet to a ½" rebar located by a fence corner; running thence South 13°11'54" West and along a fence line a distance of 290.113 feet to a ½" rebar located by a fence corner; running thence South 02°32'45" West a distance of 803.723 feet to a ½" rebar located by a fence corner; running thence North 89°55'13" West and along a fence line a distance of 697.691 feet to a ½" rebar located by a fence corner; running thence North 00°13'37" East a distance of 661.695 feet to a ½" rebar; running thence North 89°47'57.3" West a distance of 320.125 feet to a ½" rebar; running thence South 00°27'57" East a distance of 662.124 feet to a ½" rebar located by a fence corner; running thence South 89°55'33" West and along a fence line a distance of 479.550 feet to a ½" rebar located by a fence corner; running thence North 00°07'12" East and along a fence line a distance of 1338.153 feet to a ½" rebar located by a fence corner; running thence North 82°55'43" East and along a fence line a distance of 1000.037 feet to a ½" rebar located by a fence corner; running thence North 01°33'10" East and along a fence line a distance of 964.944 feet to a ½" rebar located by a fence corner, said rebar being located 14.34 feet North of the North line of the South Half of said Section 35; running thence South 89°33'01" East and along a fence line a distance of 971.478 feet to a 5/8" Mag Nail Survey Marker set in the top of a Corner Fence Post; thence continuing South 89°33'01" East a distance of 14.33 feet more or less, to the Actual Point of Beginning, said tract containing a calculated area of 71.6807 Acres, more or less, of which the Easterly 0.633 Acres, located within a strip of land contained along the Easterly side of the tract is presently being occupied by a Webster County Public Road Right-of-Way Easement, and said tract also being subject of any easements or restrictions of record; AND

The Southwest Quarter (SW¼) of Section Thirty-Six (36), Township Three (3) North, Range Ten (10) West of the 6th P.M., Webster County, Nebraska.

State of Nebraska County of Webster Ss.

Entered on the numerical index and filed for record in the Clerk's office of said county this de day of Way A.D., 20 35, at 1:55 o'clock D. M. Recorded in Book 2025 on Page 1018 1028 County Clerk 34 Deputy Ind Comp Assessor Carded



TRUSTEE'S WARRANTY DEED

Lanny R. Greenhalgh and Kristin M. Greenhalgh, husband and wife, GRANTOR, whether one or more, in consideration of ONE AND NO/100 DOLLARS (\$1.00) and transfer to trust for benefit of Grantors, conveys to Lanny R. Greenhalgh, Trustee of the Lanny R. Greenhalgh Revocable Trust an undivided one-half (1/2) interest and Kristin M. Greenhalgh, Trustee of the Kristin M. Greenhalgh Revocable Trust an undivided one-half (1/2) interest; GRANTEES, the following described real estate (as defined in Neb. Stat.§76-201):

The Northeast Quarter (NE¼) of Section Six (6), Township Two (2) North, Range Nine (9) West of The 6th P.M., Webster County, Nebraska, **EXCEPT** a tract of land described as follows: Commencing at the Northwest corner of said NE¼ which is the True Point of Beginning; thence S00°00'E, along the assumed west line of said NE¼, 665.00 feet; thence S90°00'E 547.00 feet; thence N00°00'W 665.00 feet to the north line of said NE¼; thence N90°00'W, along the north line of said NE¼, 547.00 feet to the Point of Beginning.

The Southwest Quarter (SW½) of Section Six (6), Township Two (2) North, Range Nine (9) West of The 6th P.M., Webster County, Nebraska;

The Northeast Quarter (NE¼); North Half of the Southeast Quarter (N½SE¼); and the South Half of the Southwest Quarter (S½SW¼) ALL in Section Seven (7), Township Two (2) North, Range Nine (9) West of The 6th P.M., Webster County, Nebraska; EXCEPT a tract consisting of 1.003 acres, more or less, and bounded by a line beginning at a point 1137 feet East of the Northwest corner of the Northeast Quarter (NE¼) of Section Seven (7), Township Two (2) North, Range Nine (9) West of the 6th P.M., Webster County, Nebraska; running thence South 190 feet, thence East 230 feet, thence North 190 feet, thence West 230 feet to the point of beginning;

The West Half of the Southwest Quarter (W½SW¾) of Section Eight (8), Township Two (2) North, Range Nine (9) West of The 6th P.M., Webster County, Nebraska;

The Northwest Quarter (NW¹/₄) of Section Nineteen (19), Township Two (2) North, Range Nine (9), West of the 6th P.M., Webster County, Nebraska;

The Southeast Quarter (SE½) of Section Thirty-two (32), Township Two (2) North, Range Nine (9), West of the 6th P.M., Webster County, Nebraska;

A tract of land lying in the Northeast Quarter (NE¼) of Section Twelve (12), Township One (1) North, Range Ten (10), West of the 6th P.M., containing 108.60 acres, more or less, lying within a closed course more particularly described as follows: Beginning at a point, which point is in the East Quarter corner of said Section, and proceeding thence S89°30′W 2640.0 feet to a point; thence N0°15′E 2499.1 feet to a point; thence S69°02′30″E 585.3 feet to a point; thence S20°57′30″W 50.0 feet to a point; thence

S69°02'30"E 70.0 feet to a point; thence S8°00'W 212.7 feet to a point; thence S70°52'E 463.0 feet to a point; thence N18°17'E 193.0 feet to a point; thence S69°02'30"E 254.3 feet to a point; thence S20°57'30"W 200.0 feet to a point; thence S69°02'30"E 1500.0 feet to a point; thence South 1201.6 feet to the point of beginning.

Lots Two (2) Three (3) Four (4) Five (5), and the Southeast Quarter of the Northwest Quarter (SE¼NW¼) of Section Twelve (12) in Township One (1) North, Range Ten (10) West of the 6th P.M., Webster County, Nebraska; AND part of the South Half of the Southwest Quarter (S½SW½) of Section One (1) in Township One (1) North, Range Ten (10) West of the 6th P.M., lying South of the Railroad right-of-way and part of the Northeast Quarter of the Northwest Quarter (NE½NW½) of Section Twelve (12) in Township One (1) North, Range Ten (10) West of the 6th P.M., lying within the closed course more particularly described as follows: Beginning at a point on the East line of said NW1/4 of Section 12 and on the Southerly boundary of said railroad right-of-way which point bears South 00°15' West 144.0 feet from the North Quarter Corner of the same Section and proceeding South 00°15' West 1,179.0 feet along said East line to the Southeast corner of the NE¼NW¼ of the same Section; thence North 89°45' West 1,320.0 feet to the Southwest Corner of said Quarter Quarter Section; thence North 00°15' East 1,320.0 feet to the Northwest corner of the same Quarter Quarter Section; thence West 644.5 feet along the North line of said Section to a point on the original meander of the Republican River; thence North 26°00' West 534.6 feet along said meander which is the Westerly boundary of Lot 1 in said Section 1; thence North 43°00' West 510.0 feet along the same meander to a point on said Southerly railroad boundary; thence along a regular curve to the left having a tangent bearing South 63°52'30" East, a radius of 5,779.65 feet and an arc distance of 521.15 feet along the same Southerly boundary to a point; thence South 69°02'30" East 2,214.9 feet along the same Southerly railroad boundary across part of said SE¼SW¼ of Section 1 into said Section 12 to the point of beginning, containing 53.47 acres, more or less; EXCEPT any portion lying within the right of way conveyed to the Republican Valley Railroad Company by Deed recorded in Book D page 253 and thereafter conveyed to the Chicago Burlington & Quincy Railroad by deed recorded in Book 8, page 101, of the records of Webster County, Nebraska, and now operated by Burlington Northern and Santa Fe Railroad Company.

The West Half of the Northwest Quarter (W½NW¼) and the Southwest Quarter (SW¼), of Section One (1), Township Two (2) North, Range Ten (10) West of the 6th P.M., Webster County, Nebraska.

The Northeast Quarter of Section Three (3), Township Two (2) North, Range Ten (10) West of the 6th P.M., Webster County, Nebraska, AND a tract described as commencing at the Northwest corner of the Southeast Quarter of Section 3, Township 2 North, Range 10 West of the 6th P.M., Webster County, Nebraska; thence South along the Half Section line 435 feet; thence East 100 feet; thence North 435 feet; thence West 100 feet to the point of beginning containing irrigation well and 1 acre more or less.

The Southeast Quarter (SE¼) of Section Three (3), Township Two (2) North, Range Ten (10), West of the 6th P.M., Webster County, Nebraska, EXCEPT a tract of land located in

the Southeast Quarter (SE¼) of Section Three (3), Township Two (2) North, Range Ten (10) West of the Sixth P.M., Webster County, Nebraska, being more particularly described as follows: Commencing at the southwest corner of said Southeast Ouarter (SE¼), this being the TRUE PLACE OF BEGINNING; thence N00°07'40"E (assumed bearing) along the west line of said Southeast Quarter (SE¼) a distance of 647.47 feet to the beginning of a curve concave to the northeast with a central angle of 26°23'11" subtended by a radius of 1416.56 feet; thence along said curve, the chord of which bears S41°55'03"E an arc distance of 652.36 feet; thence S69°24'11"E a distance of 375.79 feet; thence S00°04'54"E a distance of 33.00 feet to the south line of said Southeast Quarter (SE½); thence S89°55'06"W along said south line a distance of 785.24 feet to the place of beginning containing 4.47 acres of which 0.59 acres contained within the south 33.00 feet thereof is presently being occupied by a public road; AND a tract of land located in the Southwest Quarter (SW1/4) of Section Three (3), Township Two (2) North, Range Ten (10) West of the Sixth P.M., Webster County, Nebraska, being more particularly described as follows: Commencing at the southeast corner of said Southwest Ouarter (SW¼); thence N00'07'40"E (assumed bearing) along the east line of said Southwest Quarter (SW1/4) a distance of 647.47 feet to the TRUE PLACE OF BEGINNING: thence continuing N00°07'40"E along said east line a distance of 1367.12 feet to the beginning of a curve concave to the east with a central angle of 57°42'16" subtended by a radius of 1416.56 feet; thence along said curve the chord of which bears \$00°07'40"W an arc distance of 1426.66 feet to the place of beginning containing 3.73 acres;

The Northwest Quarter (NW¼) of Section Twelve (12), Township Two (2) North, Range Ten (10) West of the Sixth P.M., Webster County, Nebraska;

A tract of land located In the South One-half (S½) of Section Thirty-Five (35), Township Two (2) North, Range Ten (10) West of the 6th P.M., Webster County, Nebraska, said tract being more particularly described as follows: Commencing at the Southwest corner of Section 35, Township 2 North, Range 10 West of the 6th P.M., Webster County, Nebraska, running thence North 00°19'31" West (assumed bearings) and along the West line of the South ½ of said Section 35 a distance of 42.7 feet to a ½" rebar located on the Northerly Right-of-Way line of Hwy #136, said 1/2" rebar being the Actual Point of Beginning; thence continuing North 00°19'3" West and along the said West line of the said South half of Section 35 a distance of 2555.95 feet to a 1/2" rebar located 33.787 feet South of the West 1/4 corner of said Section 35; running thence North 89°07'38.6" East a distance of 31.95 feet to a 1/2" rebar located by a fence corner; thence continuing North 89°07'38.6" East and along a fence line a distance of 1642.95 feet to a ½" rebar located by a fence corner, said 1/2" rebar being located 21.7 feet South of the North line of the South ½ of said Section 35; running thence South 02°52'53.2" East and along a fence line a distance of 679.539 feet to a 1/2" rebar located by a fence corner; running thence North 88°18"30.5" West and along a fence line a distance of 715.822 feet to a ½" rebar located by a fence corner; running thence South 02°45'55" West and along a fence line a distance of 137.010 feet to a ½" rebar located by a fence corner; running thence South 38°56'42" East and along a fence line a distance of 192.594 feet to a 1/2" rebar located by a fence corner; running thence South 77°00'57" East and along a fence line a distance of 283.67 feet to a 1/2" rebar located by a fence corner; running thence South 02°25'00" West a

distance of 619.914 feet to a 1/2" rebar; running thence South 85°31'21" West a distance of 85.310 feet to a ½" rebar; running thence South 00°10'30" East a distance of 605.353 feet to a 1/2" rebar located on an East-West fence line; running thence South 89°15'09" West and along a fence line a distance of 22,232 feet to a ½" rebar located by a fence corner; running thence South 00°37'09" East and along a fence line a distance of 48.113 feet to a 1/2" rebar located by a fence corner; running thence North 89°38'27" East and along a fence line a distance of 298.286 feet to a 1/2" rebar located by a fence corner; running thence South 00°25'02" East a distance of 127.743 feet to a 1/2" rebar located on the Northerly Right-of-Way line of said Hwy 136; running thence North 87°27'31" West and along the said Northerly Right-of-Way line a distance of 171.619 feet to a 1/2" rebar; running thence South 88°26'01" West and along the said Northerly Right-of-Way line a distance of 1222.30 feet to a 1/2" rebar; running thence South 87°07'32" West and along the said Northerly Right-of-Way line a distance of 111.27 feet to a 1/2" rebar; thence continuing South 87°07'32", West and along the said Northériy Right-of-Way line a distance of 33.03 feet to the Actual Point of Beginning, said tract containing a calculated area of 76.8186 Acres, more or less, of which the Westerly 33.00 feet thereof (1.9051 Acres) is presently being occupied by a Webster county Public Road Right-of-Way Easement, said tract also being subject to any easements or restrictions of record;

A tract of land located In the South one-half (S½) of Section Thirty-Five, (35) Township Two (2) North, Range Ten (10) West of the 6th P.M., Webster County, Nebraska, said tract being more particularly described as follows: Commencing at the East Quarter corner of Section 35, Township Two North, Range Ten West of the 6th P.M., Webster County, Nebraska, said East Quarter Corner being the Actual Point of Beginning; running thence South 00°38'31" East (assumed bearings) and along the East line of the South Half of said Sec. 35 a distance of 1425.146 feet to a 1/2" rebar; running thence North 78°07'47" West, a distance of 25.02 feet to a 1/2" rebar located by a fence corner; thence continuing North 78°07'47" West and along a fence line, a distance of 416.240 feet to a 1/2" rebar located by a fence corner; running thence South 13°11'54" West and along a fence line a distance of 290.113 feet to a 1/2" rebar located by a fence corner; running thence South 02°32'45" West a distance of 803.723 feet to a 1/2" rebar located by a fence corner; running thence North 89°55'13" West and along a fence line a distance of 697.691 feet to a ½" rebar located by a fence corner; running thence North 00°13'37" East a distance of 661.695 feet to a 1/2" rebar; running thence North 89°47'57.3" West a distance of 320.125 feet to a ½" rebar; running thence South 00°27'57" East a distance of 662.124 feet to a ½" rebar located by a fence corner; running thence South 89°55'33" West and along a fence line a distance of 479.550 feet to a ½" rebar located by a fence corner; running thence North 00°07'12" East and along a fence line a distance of 1338.153 feet to a ½" rebar located by a fence corner; running thence North 82°55'43" East and along a fence line a distance of 1000.037 feet to a 1/2" rebar located by a fence corner; running thence North 01°33'10" East and along a fence line a distance of 964.944 feet to a $\frac{1}{2}$ " rebar located by a fence corner, said rebar being located 14.34 feet North of the North line of the South Half of said Section 35; running thence South 89°33'01" East and along a fence line a distance of 971.478 feet to a 5/8" Mag Nail Survey Marker set in the top of a Corner Fence Post; thence continuing South 89°33'01" East a distance of 14.33 feet more or less, to the Actual Point of Beginning, said tract containing a calculated area of 71.6807 Acres, more

or less, of which the Easterly 0.633 Acres, located within a strip of land contained along the Easterly side of the tract is presently being occupied by a Webster County Public Road Right-of-Way Easement, and said tract also being subject ot any easements or restrictions of record; AND

The Southwest Quarter (SW¼) of Section Thirty-Six (36), Township Three (3) North, Range Ten (10) West of the 6th P.M., Webster County, Nebraska.

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

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

Executed May ________, 2025.

STATE OF NEBRASKA, COUNTY OF WEBSTER: ss.

The foregoing instrument was acknowledged before me on May _______, 2025 by Lanny R. Greenhalgh and Kristin M. Greenhalgh, husband and wife.

GENERAL NOTARY - State of Nebraska
DAVID B. GARWOOD
My Comm. Exp. December 2, 2026

Motory Dublic

Residential & Commercial Sales Worksheet

| Cnty No. | Во | ok | Page | e | | Sale Date | | | | | School District Code | | | | | | |
|---------------|-----------|----------|-------------|---------|------------|-----------------|--------------------------|-------------|------------------|--------|----------------------|-----------|------------|----------|-------|--------------|--|
| 91 | 20 | 25 | 1086 | 6 | 5 | /7/2025 | Base: | 91- | 0074 | 1 | Affili | ated: | | Unified: | | | |
| Location | ID . | Sale | Number | τ | Jseabi | lity & Code # | | | | | , I | Parcel I | Number | | | | |
| 0003274 | 100 | | 86 | | 1 | | GeoCde | Tw | n Rr | ıg | Sect | Qrt | Subdiv | Ar | ea | Blk | Parcel |
| | D | ate of S | ale Assess | ed Va | lue | | 4133 | | | | 00 | 0 | 2003 | 5 | | 003 | 0000 |
| Land | | Imp | orovement | ts | | Total | | | Date | of S | ale P | roperty | y Classif | icatio | n C | ode | |
| 2 | ,040 | | 149,4 | 30 | | 151,470 | Status | - 1 | Property | Тур | e . | Zoning | Locati | on | City | Size | Parcel Size |
| Assessor Lo | cation: | BLUE | HILL | (BH) | | | A) 1 | В | 0 | 1. | C |) 1 | D) 1 | . 1 | E) | 6 | F) 1 |
| | | | | | | Residentia | i | 1 m 1 m | | | | | Comm | ercial | | A CONTRACTOR | |
| | Mul | tiple Im | provement | s: Mul | tiple. In | provements.: | | | Multi | ple. I | mprov | ements.: | | | | | |
| | | Constr | ruction Dat | e: Con | struction | 1 Date : 19 | 62 | | Const | ructi | on Dat | œ: | | | | | |
| | | | Floo | r: Floo | or Sq. Ft | .: 1,2 | 239 | | Floor | Sq. I | ?t. : | | | | | | |
| | | Buildir | ig Cost Nev | 3000 | | 142,7 | 35 | | Cost | | | | | | | | |
| Single Family | Style: | 101 | | Res | identi | al Condition: 3 | 5 | | Com | mer | cial C |)ccupan | cy Code: | | | | |
| (100) 🗆 Mo | bile Hon | ne | | (10 |) 🗆 | Worn Out | | | Prim | агу: | | 0 | ther1: | | | Other2: | |
| (101) 🗷 One | e Story | | | (20 |) 🗆 | Badly Worn | | | Com | mer | cial C | onstruc | tion Clas | s: | | | |
| (102) 🗆 Two | o Story | | | (30 |) 🗷 | Average | | | (1) | | Fire | proof Str | uctural St | eel Fr | ame | | |
| (103) 🗆 Spli | it Level | | | (40 |) 🖼 | Good | | | (2) | | Rein | forced (| Concrete F | rame | | | |
| (104) 🗆 11/ | /2 Story | | | (50 |) 🗆 | Very Good | | | (3) | | Mas | onry Bea | aring Wal | s | | | |
| (111) 🗆 Bi-I | Level | | | (60 |) 🗆 | Excellent | | | (4) | | Woo | od or Ste | el Framed | Ext. | Wall | ls | |
| (106) 🗆 Oth | ner | | | | | | | 90 | (5) | | Meta | al Frame | and Wall | S | | | ************************************** |
| Townhouse or | r Duplex | Style: | | Res | identi | al Quality: 30 | ika ji Katalia Lipita | | (6) | | Pole | Frame | | | | | |
| (301) 🗆 One | e Story | | | (10 |) 🗆 | Low | | | Cost | Rar | ık: | | | Con | ditio | n: | |
| (302) 🗆 Two | o Story | | | (20 |) 🗆 | Fair | | | (10) | | Low | · | | (10) | | Worn | Out |
| (307) 🗆 11/ | 2 Story | | | (30 |) Æ | Average | | | (20) | | Aver | rage | | (20) | | Badly | Wom |
| (308) □ Spli | it Level | | | (40 |) 🗆 | Good | | | (30) | | Abo | ve Avera | age | (30) | | Avera | ge |
| (309) 🗆 21/ | 2 Story | | | (50 |) 🗆 | Very Good | | | (40) | | High | | | (40) | | Good | |
| (304) 🗆 One | e Story I | Duplex | | (60 |) 🗆 | Excellent | | | | | | | | (50) | | Very (| Good |
| (305) 🗆 Two | o Story I | Duplex | | 1500 | | | | | 7/4 76 760 | | | | | (60) | | Excell | ent |
| Assessor's | s Adju | stmen | t to Sale | Price | e (+ o | r -): | | | | | | | | | | | |
| Assessor Co | mment | s and R | leason for | ·Adju | stmen | t: | | | | | | | | | | | |
| WD | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | |
| | ***** | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | |
| | ۰ | | | | | | | | | | | | | | | | |
| Comments f | | | | | | | | Com | ments: | | | | | | | | |
| 000327 | | | | | | | | | | | | | | | | | |
| | | | | | | <u>-</u> | | | | | | | | ** | | | |
| | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | (Conti | inue on back |



NEBRASKA

Good Life. Great Service.

Real Estate Transfer Statement

કેષ્

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.

| | nt is signed and items 1-27 are accurately completed. | | | | | | |
|--|--|--|--|--|--|--|--|
| 1 County Name Webster - 91 County Number | 3 Date of Sale/Transfer Mo. 05 Day 07 Yr. 2025 4 Date of Deed Mo. 04 Day 21 | Yr. 2025 | | | | | |
| 5 Grantor's Name, Address, and Telephone (Please Print) | 6 Grantee's Name, Address, and Telephone (Please Print) | | | | | | |
| Grantor's Name (Seller) Paul S. Krueger and Megan E. Krueger | Grantee's Name (Buyer) Jackson Balfour | | | | | | |
| Street or Other Mailing Address 1036 Road Z | Street or Other Mailing Address 202 W. Gage St. | | | | | | |
| City State Zip Code Bladen NE 68928 | City State Blue Hill NE | Zip Code 68930 | | | | | |
| Phone Number (402) 469-5349 | Phone Number Is the grantee a 501(c)(3) organization? (402) 519-8107 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. | | | | | | |
| |) Property Type | (C) | | | | | |
| ✓ Improved ✓ Single Family Industrial ☐ Unimproved ☐ Multi-Family Agricultural ☐ IOLL ☐ Commercial Recreational | Mineral Interests-Nonproducing State Assessed Mineral Interests-Producing Exempt | Mobile Home | | | | | |
| Bill of Sale Corrective Easement Lea | nd Contract/Memo Partition Sheriff Other_ase Personal Rep. Trust/Trustee | | | | | | |
| | neral Quit Claim Warranty | | | | | | |
| 9 Was transfer part of IRS like-kind exchange (LR.C. § 1031 Exchange) by buyer or setler? Distribution Forecl Forec | | n Death Beneficiary | | | | | |
| | or Trust Partition Satisfaction of Contract Other (Exp | • | | | | | |
| 11 Was ownership transferred in full? (If No, explain the division.) | 12 Was real estate purchased for same use? (If No, state | the intended use.) | | | | | |
| Yes No 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives. | If yes Check the anomorate hox) | | | | | | |
| | Partnership, or LLC Self Other | | | | | | |
| | and Grandchild Spouse | | | | | | |
| Ex-spouse Parents and Ci 14 What is the current market value of the real property? | | | | | | | |
| 165,000.00 | 15 Was the mortgage assumed? (If Yes, state the amount and interest ☐ Yes ✓ No \$ | rate.) % | | | | | |
| 16 Does this conveyance divide a current parcel of land? | 17 Was transfer through a real estate agent or a title company? (If Yes, | | | | | | |
| Yes No | of the agent or title company contact.) Yes Adams Land T | | | | | | |
| 18 Address of Property 202 W. Gage St. Blue Hill, NE 68930 | 19 Name and Address of Person to Whom the Tax Statement Should be See Grantee | e Sent | | | | | |
| 18a No address assigned 18b Vacant land | | | | | | | |
| 20 Legal Description (Attach additional pages, if needed.) | | | | | | | |
| Lot Twelve (12), Block Three (3), Grusel's Subdivision of Rohrer's Addition to thereof. | ne Village of Blue Hill, Webster County, Nebraska, according to the | e recorded plat | | | | | |
| 21 If agricultural, list total number of acres transferred in this transaction | · | 25 000,00 | | | | | |
| 22 Total purchase price, including any liabilities assumed. 23 Was non-real property included in the purchase? | 22 \$ 16 | 65,000¦00 | | | | | |
| Yes No (If Yes, enter dollar amount and attach itemized list.) (see instru | actions)23 | 55.000¦00 | | | | | |
| 24 Adjusted purchase price paid for real estate (line 22 minus line 23) 25 If this transfer is exempt from the documentary stamp tax, list the exemption number _ | | 33 LHHIIHI | | | | | |
| 26 Is an affidavit as described in Neb. Rev. Stat. § 76-2,141 required because the property is located v | | ······································ | | | | | |
| 26 Is an affidavit as described in Neb. Rev. Stat. § 76-2, 141 required because the property is located to this filing? Yes No 27 If yes, is the required affidavit attached to this filing? Yes No | | ······································ | | | | | |
| 26 Is an affidavit as described in Neb. Rev. Stat. § 76-2,141 required because the property is located to Yes V 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 the | | d? (See Instructions) | | | | | |
| 26 Is an affidavit as described in Neb. Rev. Stat. § 76-2,141 required because the property is located to Yes V 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. | hat it is, to the best of my knowledge and belief, true, complete, and come | d? (See Instructions) | | | | | |
| 26 Is an affidavit as described in Neb. Rev. Stat. § 76-2,141 required because the property is located to the state of the property is located to the state of the property is located to the state of the property is located to the property of the property of the property is located to the property is located to the property is located to the property of the property is located to the property is located to the property is located to the property of the property is located to the property is located to the property of the property is located to the property of the property of the property is located to the property of the pr | hat it is, to the best of my knowledge and belief, true, complete, and come (40 Pho | d? (See Instructions) | | | | | |
| 26 Is an affidavit as described in Neb. Rev. Stat. § 76-2, 141 required because the property is located with Yes V No 27 If yes, is the required affidavit affached 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. Danielle L. Kelley Bint of Type Name of Grantee or Jumprized Representative | hat it is, to the best of my knowledge and belief, true, complete, and come (40 Photosing Department Manager 5/7 | d? (See Instructions) ect, 02) 463-4198 ne Number 7/2025 | | | | | |
| 26 Is an afficiavit as described in Neb. Rev. Stat. § 76-2.141 required because the property is located to the last of the property is located to the state of the property is located to | hat it is, to the best of my knowledge and belief, true, complete, and correct hat it is, to the best of my knowledge and belief, true, complete, and correct hat it is, to the best of my knowledge and belief, true, complete, and correct hat it is, to the best of my knowledge and belief, true, complete, and correct hat it is, to the best of my knowledge and belief, true, complete, and correct hat it is, to the best of my knowledge and belief, true, complete, and correct hat it is, to the best of my knowledge and belief, true, complete, and correct hat it is, to the best of my knowledge and belief, true, complete, and correct hat it is, to the best of my knowledge and belief, true, complete, and correct hat it is, to the best of my knowledge and belief, true, complete, and correct hat it is, to the best of my knowledge and belief, true, complete, and correct hat it is, to the best of my knowledge and belief, true, complete, and correct hat it is, to the best of my knowledge and belief, true, complete, and correct hat it is, to the best of my knowledge and belief, true, complete, and correct hat it is, to the best of my knowledge and belief, true, complete, and correct hat it is, to the best of my knowledge and belief, true, complete, and correct hat it is is to the best of my knowledge and belief, true, complete, and correct hat it is is to the best of my knowledge and belief, true, complete, and correct hat it is is in the best of my knowledge and belief, true, complete, and correct hat it is is in the best of my knowledge and belief, true, complete, and correct hat it is is in the best of my knowledge and belief, true, complete, and correct hat it is is in the best of my knowledge and belief, true, complete, and correct hat it is in the best of my knowledge and belief and correct hat it is in the best of my knowledge and correct hat it is in the best of my knowledge and correct hat it is in the best of my knowledge and correct hat it is in the best of my knowledge and correct hat it is in the best of my knowled | d? (See Instructions) ect, 02) 463-4198 ne Number 7/2025 | | | | | |
| 26 Is an afficiavit as described in Neb. Rev. Stat. § 76-2, 141 required because the property is located to the last of the property is located to the state of the property is located to the state of the property is located to the state of the property is located to the property in the property is located to the property is located to the property of the property is located to the property is located t | hat it is, to the best of my knowledge and belief, true, complete, and correct (40 Phore Closing Department Manager 5/7 Tritle For | d? (See Instructions) ect, 02) 463-4198 ne Number 7/2025 | | | | | |
| 26 Is an afficiavit as described in Neb. Rev. Stat. § 76-2.141 required because the property is located to the last of the property is located to the state of the property is located to | hat it is, to the best of my knowledge and belief, true, complete, and correct (40 Phoremark Manager Title | d? (See Instructions) ect, 02) 463-4198 ne Number 7/2025 | | | | | |

| Index Computer Assessor Carded | |
|---|--|
| | |

NEBRASKA DOCUMENTARY STAMP TAX

Date: 05/07/25

\$ 371.25

By AS

Bk 2025, Pg 1086

State of Nebraska 1 County of Webster

Entered on the numerical index and filed for record in the Clerk's office of said county this 07 day of May A.D., 2025, at 10:40 o'clock AM. Recorded in Book 2025 on Page 1086

Albergalla

County Clerk

Fee: \$10.00 By: AS Deputy **Electronically Recorded**

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

Warranty Deed

The Grantor, PAUL S. KRUEGER AND MEGAN E. KRUEGER, HUSBAND AND WIFE, in consideration of One Dollar and other valuable consideration, the receipt of which is hereby acknowledged, conveys to JACKSON BALFOUR, A SINGLE PERSON, whether one or more, the following described real estate (as described in Neb. Stat. 76-201):

Lot Twelve (12), Block Three (3), Grusel's Subdivision of Rohrer's Addition to the Village of Blue Hill, Webster County, Nebraska, according to the recorded plat thereof.

GRANTOR covenants with GRANTEE that GRANTOR:

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

| Executed April 24 ,2025. |
|---|
| Tal Sh |
| Paul S. Krueger |
| Megan E. Krueger |
| STATE OF NEBRASKA |
| COUNTY OF Hand |
| On this 21St day of 400, 2005, before me personally appeared Paul S. Krueger |
| and Megan E. Krueger. |
| GENERAL MOTARY - State of Nebraska DANIELLE L. KELLEY Notary Public - Danielle L. Kelley Notary Public - Danielle L. Kelley |

Agricultural Land Sales Worksheet

| Cnty No. | Book | Page | Sal | e Date | School District Code | | | | | | | | |
|-------------|--|---------------|------------|------------------|------------------------------------|----------|---------------------|-----------|-------------|----------|-------------|--|------------|
| 91 | 2025 | 1102 | 4/23 | Base: 91-0002 Af | | | Affi | liated: | Unified: | | | | |
| Location ID | Sal | e Number | Useability | & Code# | 7.7 | | | | Parcel I | Number | 5 6 136 | Team T | |
| 001501000 | | 87 | 4 | 05 | GeoCde | Twn | Rng | Sec | t Ort | Subdiv | Area | Blk | Parcel |
| | Date of | Sale Assessed | Value . | | 4373 | 2 | 10 | 24 | 4 | 00000 | 1 000 000 | | |
| Land | Im | provements | T | otal | Date of Sale Property Classificati | | | | ation (| Code | | | |
| 59,71 | 0 | 158,625 | | 218,335 | Status | Pro | perty Ty | ре | Zoning | Location | Ci | y Size | Parcel Siz |
| | Irriga | tion Type: | 1 | | A) 1 | B) | 0.5 | | c) 7 | D) 3 | E) | 0 | F) 7 |
| LCG | The state of the s | ACRES: | VÄI | IIF: | | LCG | | 45.7 | " ACI | ES: | | VAL | UE: |
| IRRIGATED | | | A | | GI | RASSLA | | | dense etta | 1.110 | | ************************************** | 1,850 |
| | 1A | | | | | | | 1G | | 3.400 | | | 5,660 |
| 2 | A1 | | | | | | 2 | G1 | | | | | |
| | 2A | | | | | | | 2G | | | | | |
| : | A1 | | | | | | 3 | G1 | | 7.590 | | | 11,005 |
| | 3A | | | | | | | 3G | | | | | |
| | A1 | | | | | | 4 | G1 | | | | | |
| | 4A | | | | | | | 4G | | | | | |
| DRYLAND | D1 | | | | | Shelterb | elt/Tim | ber | | | | | |
| | 1D | 0.020 | | 65 | | | Accreti | ion | | | | | |
| | DI | | | | | | Wa | ste | | | | | |
| | 2D | | | | | | Oti | | | | | | |
| | D1 | 0.270 | | 800 | AGI | LAND | | _ |] | 2.900 | A Secretary | vsagette | 20,870 |
| | 3D | | | | | | Roa | | | 1.340 | | 22 | |
| 2 | D1 | 0 510 | | 1 400 | | | Farm Si | | | 1.000 | | | 13,840 |
| | 4D | 0.510 | | 1,490 | | | Iome Si Recreati | - | | 1.000 | | | 25,000 |
| Dwelli | | | | L32,050 | | | | | | | | | |
| Outbuildi | | | <u>-</u> | 26,575 | No | n-AG | Ott TOTA | | • | 3.340 | | | 38,840 |
| | | | / | | 110 | | | | | | | | |

| Assessor's Adjustment to Sale Price (+ or -): | Total Recapture Value: |
|---|------------------------|
| Assessor Comments and Reason for Adjustment: | |
| QCD; DISSOLUTION | |
| | |
| | |
| | |
| | |
| Comments from Co | mments: |
| 001501000 | |
| | |
| | |
| | |
| | (Continue on back) |

64915 Good Life. Great Service. DEPARTMENT OF REVENUE

Real Estate Transfer Statement

FORM

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

521

| The deed will not be recorded unless this statemen | t is signed and items 1-27 are accurately completed. | | | | | |
|---|---|---|--|--|--|--|
| 1 County Name 2 County Number Webster - 91 | 3 Date of Sale/Transfer Mo. 4 Day 23 Yr. 2025 4 Date of Deed Mo. 4 Day | 23 _{Yr.} 2025 | | | | |
| 5 Grantor's Name, Address, and Telephone (Please Print) | 6 Grantee's Name, Address, and Telephone (Please Print) | | | | | |
| Grantor's Name (Seller) Ian W. Olson | Grantee's Name (Buyer) Ashley L. Olson | | | | | |
| Street or Other Mailing Address 918 N. Locust | Street or Other Mailing Address 1880 Rd J | | | | | |
| City State Zip Code Red Cloud Nebraska 68970 | City State Guide Rock Nebrasks | Zip Code 68942 | | | | |
| Phone Number | Phone Number Is the grantee a 501(c)(3) organiza (402) 746-0140 If Yes, is the grantee a 509(a) found | | | | | |
| Email Address | Email Address | | | | | |
| 7 Property Classification Number. Check one box in categories A and B. Check C if | property is also a mobile home. | | | | | |
| | Property Type | (C) | | | | |
| ✓ Improved ✓ Single Family ✓ Industrial ☐ Unimproved ☐ Multi-Family ✓ Agricultural ☐ IOLL ☐ Commercial ☐ Recreational | Mineral Interests-Nonproducing State Assessed Mineral Interests-Producing Exempt | Mobile Home | | | | |
| Bill of Sale Corrective Easement Le | nd Contract/Memo Partition Sheriff Oo ase Personal Rep. Trust/Trustee | ther | | | | |
| 9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? 10 Type of Transfer Distribution Forect Distribution Gift | osure Irrevocable Trust Revocable Trust Tra | nsfer on Death stee to Beneficiary er (Explain) o, state the intended use.) | | | | |
| ✓ Yes No | Yes No | | | | | |
| ☐ Brothers and Sisters ☐ Grandparents ☐ Ex-spouse ☐ Parents and C | Partnership, or LLC Self Other and Grandchild Spouse hild 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 in | "% | | | | |
| 16 Does this conveyance divide a current parcel of land? Yes V No | Yes No \$ | | | | | |
| 18 Address of Property | 19 Name and Address of Person to Whom the Tax Statement St | | | | | |
| 1880 Rd J | Ashley L. Olson | | | | | |
| Guide Rock, NE 68942 | 1880 Rd J | | | | | |
| 18a No address assigned 18b Vacant land 20 Legal Description (Attach additional pages, if needed.) | Guide Rock, NE 68942 | | | | | |
| See attached | | | | | | |
| 21 If agricultural, list total number of acres transferred in this transaction | | | | | | |
| 22 Total purchase price, including any liabilities assumed | | 0,00 | | | | |
| 23 Was non-real property included in the purchase? | uctions) 23 \$ | 0,'00 | | | | |
| Yes No (If Yes, enter dollar amount and attach itemized list.) (see instr 24 Adjusted purchase price paid for real estate (line 22 minus line 23) | 5a | 0' 00 ssile field? (See Instructions) | | | | |
| Yes No 27 If yes, is the required affidavit attached to this filing? Yes No | | | | | | |
| Under penalties of law, I declare that I have examined this statement and 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, | | | | |
| Ashley L. Olson | | (402) 746-0140 | | | | |
| Print or Type Name of Grantee on Authorized Representative | Crantoo | Phone Number | | | | |
| here Signature of Glantee or Authorized Representative | Title | 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. 5 Day 9 Yr. 25 \$ Exempt # 59 | BK 2025, Pg 1102 | ov Stat 88 76 914 77 1997/01 | | | | |

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 24, TOWNSIP 2 NORTH, RANGE 10 WEST OF THE SIXTH P.M., WEBSTER COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 2 NORTH, RANGE 10 WEST OF THE SIXTH P.M., WEBSTER COUNTY NEBRASKA; THENCE S89°56'01"W (ASSUMED BEARING) ON THE SOUTH LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 1225.00 FEET; THENCE N00°00'07"E, PARALLEL WITH THE EAST LINE OF SAID SOUTHEAST QUEARTER, A DISTANCE OF 580.00 FEET; THENCE N89°56'01"E, PARALLEL WITH THE SOUTH LINE OF SAID SOUTHEAST QUARTER; THENCE S00°00'7"W ON SAID EAST LINE, A DISTANCE OF 580.00 FEET TO THE POINT OF BEGINNING, WEBSTER COUNTY, NEBRASKA.

State of Nebraska County of Webster

Entered on the numerical index and filed for record in the Clerk's office of said county this 9 day of 100 A.D., 20 25, at 12:59 o'ctock P. M. Recorded in Book 202 or Page 100 County Clerk 10:00 Peputy ind Comp. Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 5-9-25
\$Evenot \$50, By V

RETURN TO: Ashley L. Olson 1880 Rd J Guide Rock, NE 68942

QUITCLAIM DEED

IAN W. OLSON, former spouse of the grantee, GRANTOR, whether one or more, in consideration One Dollar (\$1.00) and pursuant to the Decree of Dissolution in Webster County District Court, Case No. CI21-40 receipt of which is hereby acknowledged, quitclaims and conveys to, ASHLEY L. OLSON, GRANTEE, the following described real estate (as defined in Neb. Rev. of Stat. 76-201):

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 2 NORTH, RANGE 10 WEST OF THE SIXTH P.M., WEBSTER COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 2 NORTH, RANGE 10 WEST OF THE SIXTH P.M., WEBSTER COUNTY, NEBRASKA; THENCE S89°56'01"W (ASSUMED BEARING) ON THE SOUTH LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 1225.00 FEET; THENCE N00°00'07"E, PARALLEL WITH THE EAST LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 580.00 FEET; THENCE N89°56'01"E, PARALLEL WITH THE SOUTH LINE OF SAID SOUTHEAST QUARTER; THENCE S00°00'7"W ON SAID EAST LINE, A DISTANCE OF 580.00 FEET TO THE POINT OF BEGINNING.

Executed: $\frac{4/23/25}{25}$, 2025.

Yan W. Olson

STATE OF NEBRASKA

COUNTY OF ADAMS) ss.

The foregoing instrument was acknowledged before me on the April , 2025, by Ian W. Olson, former spouse of Grantee.

GENERAL NOTARY - State of Nebraska
JAN C. ARMES
My Comm. Exp. February 29, 2028

Notary Public