

Commercial

(Continue on back)

31740

NEBRASKA

Good Life. Great Service.

DEPARTMENT OF REVENUE

Real Estate Transfer Statement

FORM

521

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

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

1 County Name Webster - 91		2 County Number		3 Date of Sale/Transfer Mo. 03 Day 31 Yr. 2025		4 Date of Deed Mo. 04 Day 16 Yr. 2025	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Franklin County Memorial Hospital Street or Other Mailing Address 1406 Q Street City Franklin State NE Zip Code 68939 Phone Number (308) 425-6221 Email Address n/a				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Michael Dahle Street or Other Mailing Address 3217 80th Ave SE City Olympia State WA Zip Code 98501 Phone Number (360) 420-0840 Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address michael@comsrv.com			

7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home.							
(A) Status		(B) Property Type				(C)	
<input checked="" type="checkbox"/> Improved <input type="checkbox"/> Unimproved <input type="checkbox"/> IOLL		<input type="checkbox"/> Single Family <input type="checkbox"/> Multi-Family <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Agricultural <input type="checkbox"/> Recreational <input type="checkbox"/> Mineral Interests-Nonproducing <input type="checkbox"/> Mineral Interests-Producing <input type="checkbox"/> State Assessed <input type="checkbox"/> Exempt				<input type="checkbox"/> Mobile Home	
8 Type of Deed		<input type="checkbox"/> Conservator <input type="checkbox"/> Bill of Sale <input type="checkbox"/> Cemetery <input type="checkbox"/> Distribution <input type="checkbox"/> Easement <input type="checkbox"/> Executor <input type="checkbox"/> Land Contract/Memo <input type="checkbox"/> Lease <input type="checkbox"/> Mineral <input type="checkbox"/> Partition <input type="checkbox"/> Personal Rep. <input type="checkbox"/> Quit Claim <input type="checkbox"/> Sheriff <input type="checkbox"/> Trust/Trustee <input checked="" type="checkbox"/> Warranty <input type="checkbox"/> Other _____					
9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? <input type="checkbox"/> Buyer <input type="checkbox"/> Seller <input checked="" type="checkbox"/> No		10 Type of Transfer <input type="checkbox"/> Auction <input type="checkbox"/> Court Decree <input type="checkbox"/> Exchange <input type="checkbox"/> Distribution <input type="checkbox"/> Foreclosure <input type="checkbox"/> Grantor Trust <input type="checkbox"/> Irrevocable Trust <input type="checkbox"/> Life Estate <input type="checkbox"/> Partition <input type="checkbox"/> Revocable Trust <input checked="" type="checkbox"/> Sale <input type="checkbox"/> Satisfaction of Contract <input type="checkbox"/> Transfer on Death <input type="checkbox"/> Trustee to Beneficiary <input type="checkbox"/> Other (Explain) _____					
11 Was ownership transferred in full? (If No, explain the division.) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No				12 Was real estate purchased for same use? (If No, state the intended use.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Art Studio			
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Aunt or Uncle to Niece or Nephew <input type="checkbox"/> Brothers and Sisters <input type="checkbox"/> Ex-spouse <input type="checkbox"/> Family Corp., Partnership, or LLC <input type="checkbox"/> Grandparents and Grandchild <input type="checkbox"/> Parents and Child <input type="checkbox"/> Self <input type="checkbox"/> Spouse <input type="checkbox"/> Step-parent and Step-child <input type="checkbox"/> Other _____							
14 What is the current market value of the real property?				15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No \$ _____ %			
16 Does this conveyance divide a current parcel of land? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No				17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) <input checked="" type="checkbox"/> Yes Country Road Realty <input type="checkbox"/> No			
18 Address of Property 313 N Webster St Red Cloud, NE 68970				19 Name and Address of Person to Whom the Tax Statement Should be Sent (Same as Grantee)			
18a <input type="checkbox"/> No address assigned 18b <input type="checkbox"/> Vacant land							
20 Legal Description (Attach additional pages, if needed.) See description attached.							

21 If agricultural, list total number of acres transferred in this transaction _____		22 Total purchase price, including any liabilities assumed.		22	\$	45,000'00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions)		23		\$	0'00	
24 Adjusted purchase price paid for real estate (line 22 minus line 23)		24		\$	45,000'00	
25 If this transfer is exempt from the documentary stamp tax, list the exemption number _____						
26 Is an affidavit as described in Neb. Rev. Stat. § 76-2.141 required because the property is located within a county or other geographic area with an active air force ballistic missile field? (See Instructions) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No						
27 If yes, is the required affidavit attached to this filing? <input type="checkbox"/> Yes <input type="checkbox"/> No						

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

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

(402) 746-3613

Phone Number

4-17-25

Date

sign
here

Signature of Grantee or Authorized Representative

Attorney

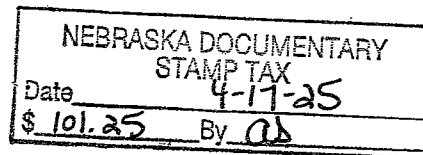
Title

Register of Deed's Use Only

For Dept. Use Only

28 Date Deed Recorded Mo. 4 Day 17 Yr. 25	29 Value of Stamp or Exempt Number \$ 101.25	30 Recording Data BK2025 Pg 815
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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).

State of Nebraska } ss.
County of Webster }Entered on the
numerical index and filed for record in the
Clerk's office of said county this 17 day
of April A.D., 2025, at 11:02
o'clock AM. Recorded in Book 2025
on Page 815
Abbey Thig County Clerk
10.00 Deputy
Ind Comp Assessor Carded 

CORPORATION WARRANTY DEED

FRANKLIN COUNTY MEMORIAL HOSPITAL, a Nebraska County Hospital,
GRANTOR, in consideration of FORTY-FIVE THOUSAND AND NO/100 DOLLARS
(\$45,000.00) received from GRANTEE, Michael Dahle, conveys to GRANTEE, the following
described real estate (as defined in Neb. Rev. Stat. §76-201):

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).

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

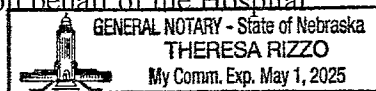
Executed April 16, 2025.

FRANKLIN COUNTY MEMORIAL HOSPITAL

By: [Signature]
Jeff Loschen, Chairman of the Board of Trustees

STATE OF NEBRASKA, COUNTY OF FRANKLIN) ss.

The foregoing instrument was acknowledged before me on April 16, 2025, by Jeff
Loschen, Chairman of the Board of Trustees of Franklin County Memorial Hospital, a Nebraska
County Hospital on behalf of the Hospital



Comm. expires _____

[Signature]
Notary Public

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2025	816	4/18/2025	Base: 91-0002				Affiliated:		Unified:				
Location ID		Sale Number		Useability & Code #		Parcel Number								
000172500		73		1		GeoCde	Tw	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value						4371			00	0	10130		000	0000
Land		Improvements		Total		Date of Sale Property Classification Code								
3,415		139,720		143,135		Status	Property Type		Zoning	Location	City Size	Parcel Size		
Assessor Location: RED CLOUD (RC)						A) 1	B) 01		C) 1	D) 1	E) 6	F) 2		
						Residential				Commercial				
Multiple Improvements:						Multiple Improvements. :				Multiple Improvements. :				
Construction Date:						Construction Date : 1977				Construction Date :				
Floor:						Floor Sq. Ft. : 1,344				Floor Sq. Ft. :				
Building Cost New:						Cost : 213,605				Cost :				
Single Family Style: 101						Residential Condition: 35				Commercial Occupancy Code:				
(100) <input type="checkbox"/> Mobile Home						(10) <input type="checkbox"/> Worn Out				Primary: Other1: Other2:				
(101) <input checked="" type="checkbox"/> One Story						(20) <input type="checkbox"/> Badly Worn				Commercial Construction Class:				
(102) <input type="checkbox"/> Two Story						(30) <input checked="" type="checkbox"/> Average				(1) <input type="checkbox"/> Fireproof Structural Steel Frame				
(103) <input type="checkbox"/> Split Level						(40) <input checked="" type="checkbox"/> Good				(2) <input type="checkbox"/> Reinforced Concrete Frame				
(104) <input type="checkbox"/> 1 1/2 Story						(50) <input type="checkbox"/> Very Good				(3) <input type="checkbox"/> Masonry Bearing Walls				
(111) <input type="checkbox"/> Bi-Level						(60) <input type="checkbox"/> Excellent				(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls				
(106) <input type="checkbox"/> Other										(5) <input type="checkbox"/> Metal Frame and Walls				
Townhouse or Duplex Style:						Residential Quality: 30				(6) <input type="checkbox"/> Pole Frame				
(301) <input type="checkbox"/> One Story						(10) <input type="checkbox"/> Low				Cost Rank:		Condition:		
(302) <input type="checkbox"/> Two Story						(20) <input type="checkbox"/> Fair				(10) <input type="checkbox"/> Low		(10) <input type="checkbox"/> Worn Out		
(307) <input type="checkbox"/> 1 1/2 Story						(30) <input checked="" type="checkbox"/> Average				(20) <input type="checkbox"/> Average		(20) <input type="checkbox"/> Badly Worn		
(308) <input type="checkbox"/> Split Level						(40) <input type="checkbox"/> Good				(30) <input type="checkbox"/> Above Average		(30) <input type="checkbox"/> Average		
(309) <input type="checkbox"/> 2 1/2 Story						(50) <input type="checkbox"/> Very Good				(40) <input type="checkbox"/> High		(40) <input type="checkbox"/> Good		
(304) <input type="checkbox"/> One Story Duplex						(60) <input type="checkbox"/> Excellent						(50) <input type="checkbox"/> Very Good		
(305) <input type="checkbox"/> Two Story Duplex												(60) <input type="checkbox"/> Excellent		
Assessor's Adjustment to Sale Price (+ or -):														
Assessor Comments and Reason for Adjustment:														
WD														
Comments from							Comments:							
000172500														

(Continue on back)

46640
NEBRASKA

Good Life. Great Service.

DEPARTMENT OF REVENUE

Real Estate Transfer Statement

13

FORM
521

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

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

1 County Name Webster - 91	2 County Number	3 Date of Sale/Transfer Mo. <u>04</u> Day <u>18</u> Yr. <u>2025</u>	4 Date of Deed Mo. <u>04</u> Day <u>16</u> Yr. <u>2025</u>				
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Donna Marie Wilson Street or Other Mailing Address 1040 N Franklin St City Red Cloud State NE Zip Code 68970 Phone Number (402) 879-9063 Email Address n/a		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Dalton L. Long Street or Other Mailing Address 1040 N Franklin St City Red Cloud State NE Zip Code 68970 Phone Number (402) 746-0229 Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation? <table><tr><td><input type="checkbox"/> Yes</td><td><input checked="" type="checkbox"/> No</td></tr><tr><td><input type="checkbox"/> Yes</td><td><input type="checkbox"/> No</td></tr></table> Email Address n/a		<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	<input type="checkbox"/> No
<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No						
<input type="checkbox"/> Yes	<input type="checkbox"/> No						

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

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

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

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

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

14 What is the current market value of the real property? 145,430.00	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No \$ _____ %
--	--

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

18 Address of Property 1040 N Franklin St Red Cloud, NE 68970 18a <input type="checkbox"/> No address assigned 18b <input type="checkbox"/> Vacant land	19 Name and Address of Person to Whom the Tax Statement Should be Sent Same as Grantee
--	--

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

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

22 Total purchase price, including any liabilities assumed.	22 \$ 185,000.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	23 \$ 0.00
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24 \$ 185,000.00

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

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

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

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

Kory McCracken

Print or Type Name of Grantee or Authorized Representative

(402) 746-3613

Phone Number

Signature of Grantee or Authorized Representative

Attorney

Title

4/16/2025

Date

Register of Deed's Use Only

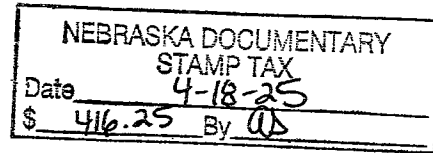
For Dept. Use Only

28 Date Deed Recorded Mo. <u>4</u> Day <u>18</u> Yr. <u>25</u>	29 Value of Stamp or Exempt Number \$ 416.25	30 Recording Data BK2025 Pg 816
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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 } ss.
County of Webster }

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 P.M. Recorded in Book 2025
on Page 816
Abbey Thig County Clerk
10.00 Deputy
Ind Comp Assessor Carded



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 16, 2025.

Donna M. Wilson
Donna Marie Wilson

STATE OF FLORIDA, COUNTY OF Clay) ss.

The foregoing instrument was acknowledged before me on April 16th, 2025, by Donna Marie Wilson, a single person.

Comm. expires Sep 02, 2028

[Signature]
Notary Public



Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2025	838	2/25/2025	Base: 91-0002			Affiliated:			Unified:				
Location ID		Sale Number		Useability & Code #		Parcel Number								
000108200		74		4 09		GeoCde	Tw	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4371					00	0	10005		015	0000
Land		Improvements		Total		Date of Sale Property Classification Code								
1,315		19,460		20,775		Status	Property Type		Zoning	Location	City Size	Parcel Size		
Assessor Location: RED CLOUD (RC)						A) 1	B) 01		C) 1	D) 1	E) 6	F) 1		
				Residential				Commercial						
Multiple Improvements:				Multiple. Improvements. :				Multiple. Improvements. :						
Construction Date:				Construction Date : 1900				Construction Date :						
Floor:				Floor Sq. Ft. : 950				Floor Sq. Ft. :						
Building Cost New:				Cost : 91,820				Cost :						
Single Family Style: 101				Residential Condition: 20				Commercial Occupancy Code:						
(100) <input type="checkbox"/> Mobile Home				(10) <input type="checkbox"/> Worn Out				Primary: Other1: Other2:						
(101) <input checked="" type="checkbox"/> One Story				(20) <input checked="" type="checkbox"/> Badly Worn				Commercial Construction Class:						
(102) <input type="checkbox"/> Two Story				(30) <input type="checkbox"/> Average				(1) <input type="checkbox"/> Fireproof Structural Steel Frame						
(103) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(2) <input type="checkbox"/> Reinforced Concrete Frame						
(104) <input type="checkbox"/> 1 1/2 Story				(50) <input type="checkbox"/> Very Good				(3) <input type="checkbox"/> Masonry Bearing Walls						
(111) <input type="checkbox"/> Bi-Level				(60) <input type="checkbox"/> Excellent				(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls						
(106) <input type="checkbox"/> Other								(5) <input type="checkbox"/> Metal Frame and Walls						
Townhouse or Duplex Style:				Residential Quality: 30				(6) <input type="checkbox"/> Pole Frame						
(301) <input type="checkbox"/> One Story				(10) <input type="checkbox"/> Low				Cost Rank:				Condition:		
(302) <input type="checkbox"/> Two Story				(20) <input type="checkbox"/> Fair				(10) <input type="checkbox"/> Low				(10) <input type="checkbox"/> Worn Out		
(307) <input type="checkbox"/> 1 1/2 Story				(30) <input checked="" type="checkbox"/> Average				(20) <input type="checkbox"/> Average				(20) <input type="checkbox"/> Badly Worn		
(308) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(30) <input type="checkbox"/> Above Average				(30) <input type="checkbox"/> Average		
(309) <input type="checkbox"/> 2 1/2 Story				(50) <input type="checkbox"/> Very Good				(40) <input type="checkbox"/> High				(40) <input type="checkbox"/> Good		
(304) <input type="checkbox"/> One Story Duplex				(60) <input type="checkbox"/> Excellent								(50) <input type="checkbox"/> Very Good		
(305) <input type="checkbox"/> Two Story Duplex												(60) <input type="checkbox"/> Excellent		
Assessor's Adjustment to Sale Price (+ or -):														
Assessor Comments and Reason for Adjustment:														
QCD; TERMINATING OBLIGATIONS IN DEED OF TRUST														
Comments from							Comments:							
000108200														
(Continue on back)														

Real Estate Transfer Statement

FORM
521

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

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

1 County Name Webster - 91		2 County Number		3 Date of Sale/Transfer Mo. <u>02</u> Day <u>25</u> Yr. <u>2025</u>		4 Date of Deed Mo. <u>02</u> Day <u>25</u> Yr. <u>2025</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Jonathan VanCleve and Chelsie VanCleve Street or Other Mailing Address 445 N Seward St City Red Cloud State NE Zip Code 68970 Phone Number (402) 879-9392 Email Address n/a				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Michael Funaro Street or Other Mailing Address 367 Beverly Ave City San Leandro State CA Zip Code 94577-1925 Phone Number (510) 472-2000 Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address n/a			

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

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

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

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

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

14 What is the current market value of the real property? 20,940.00		15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No \$ _____ %	
---	--	--	--

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

18 Address of Property 445 N Seward St Red Cloud, NE 68970		19 Name and Address of Person to Whom the Tax Statement Should be Sent Same as Grantee	
18a <input type="checkbox"/> No address assigned 18b <input type="checkbox"/> Vacant land			

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	\$	0.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions)		23		\$	0.00	
24 Adjusted purchase price paid for real estate (line 22 minus line 23)		24		\$	0.00	
25 If this transfer is exempt from the documentary stamp tax, list the exemption number <u>3</u> .						
26 Is an affidavit as described in Neb. Rev. Stat. § 76-2,141 required because the property is located within a county or other geographic area with an active air force ballistic missile field? (See Instructions) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No						
27 If yes, is the required affidavit attached to this filing? <input type="checkbox"/> Yes <input type="checkbox"/> No						

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

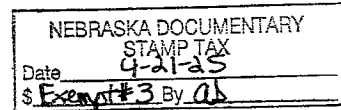
sign here	Kory McCracken		(402) 746-3613	
	Print or Type Name of Grantee or Authorized Representative		Phone Number	
	Signature of Grantee or Authorized Representative		Date	
	Attorney		4/21/2025	
	Title			

Register of Deed's Use Only			For Dept. Use Only	
28 Date Deed Recorded Mo. <u>4</u> Day <u>21</u> Yr. <u>25</u>	29 Value of Stamp or Exempt Number \$ <u>Exempt #3</u>	30 Recording Data <u>BK 2025, Pg 838</u>		

State of Nebraska } ss.
County of Webster }

BOOK 2025 PAGE 838

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 1:11
o'clock P. M. Recorded in Book 2025
on Page 838
Abbey Hong County Clerk
10-20 Deputy
Ind Comp Assessor Carded



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.

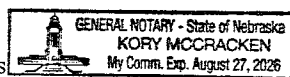
Jonathan VanCleve

Chelsie VanCleve

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on February 25, 2025, by Jonathan VanCleve and Chelsie VanCleve, husband and wife.

Comm. expires



Notary Public

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2025	841	4/18/2025	Base: 91-0074			Affiliated:			Unified:				
Location ID		Sale Number		Useability & Code #		Parcel Number								
000329200		75		1		GeoCde	Tw	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4133			00	0	20035		007	0000		
Land		Improvements		Total		Date of Sale Property Classification Code								
3,660		89,030		92,690		Status	Property Type		Zoning	Location	City Size	Parcel Size		
Assessor Location: BLUE HILL (BH)				A) 1	B) 01	C) 1	D) 1	E) 6	F) 2					

	Residential	Commercial
Multiple Improvements:	Multiple Improvements :	Multiple Improvements :
Construction Date:	Construction Date : 1900	Construction Date :
Floor:	Floor Sq. Ft. : 1,136	Floor Sq. Ft. :
Building Cost New:	Cost : 127,640	Cost :
Single Family Style: 101	Residential Condition: 30	Commercial Occupancy Code:
(100) <input type="checkbox"/> Mobile Home	(10) <input type="checkbox"/> Worn Out	Primary: Other1: Other2:
(101) <input checked="" type="checkbox"/> One Story	(20) <input type="checkbox"/> Badly Worn	Commercial Construction Class:
(102) <input type="checkbox"/> Two Story	(30) <input checked="" type="checkbox"/> Average	(1) <input type="checkbox"/> Fireproof Structural Steel Frame
(103) <input type="checkbox"/> Split Level	(40) <input type="checkbox"/> Good	(2) <input type="checkbox"/> Reinforced Concrete Frame
(104) <input type="checkbox"/> 1 1/2 Story	(50) <input type="checkbox"/> Very Good	(3) <input type="checkbox"/> Masonry Bearing Walls
(111) <input type="checkbox"/> Bi-Level	(60) <input type="checkbox"/> Excellent	(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls
(106) <input type="checkbox"/> Other		(5) <input type="checkbox"/> Metal Frame and Walls
Townhouse or Duplex Style:	Residential Quality: 30	(6) <input type="checkbox"/> Pole Frame
(301) <input type="checkbox"/> One Story	(10) <input type="checkbox"/> Low	Cost Rank: Condition:
(302) <input type="checkbox"/> Two Story	(20) <input type="checkbox"/> Fair	(10) <input type="checkbox"/> Low (10) <input type="checkbox"/> Worn Out
(307) <input type="checkbox"/> 1 1/2 Story	(30) <input checked="" type="checkbox"/> Average	(20) <input type="checkbox"/> Average (20) <input type="checkbox"/> Badly Worn
(308) <input type="checkbox"/> Split Level	(40) <input type="checkbox"/> Good	(30) <input type="checkbox"/> Above Average (30) <input type="checkbox"/> Average
(309) <input type="checkbox"/> 2 1/2 Story	(50) <input type="checkbox"/> Very Good	(40) <input type="checkbox"/> High (40) <input type="checkbox"/> Good
(304) <input type="checkbox"/> One Story Duplex	(60) <input type="checkbox"/> Excellent	(50) <input type="checkbox"/> Very Good
(305) <input type="checkbox"/> Two Story Duplex		(60) <input type="checkbox"/> Excellent

Assessor's Adjustment to Sale Price (+ or -):	
Assessor Comments and Reason for Adjustment:	
JTWD	
Comments from	Comments:
000329200	

(Continue on back)

9020

NEBRASKA

Good Life. Great Service.

DEPARTMENT OF REVENUE

Real Estate Transfer Statement

FORM
521

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

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

1 County Name Webster - 91	2 County Number <input checked="" type="checkbox"/>	3 Date of Sale/Transfer Mo. 4 Day 18 Yr. 25	4 Date of Deed Mo. 4 Day 16 Yr. 25
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Riley E. Armes and Kellie A. Armes Street or Other Mailing Address 302 S. Payne St.. City Blue Hill State NE Zip Code 68930 Phone Number (402) 984-5770 Email Address N/A		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Trevor K. Campbell and Hannah J. Satterly Street or Other Mailing Address 302 S. Payne St. City Blue Hill State NE Zip Code 68930 Phone Number (402) 705-3814 Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address N/A	

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

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

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

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

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

14 What is the current market value of the real property? 155,000.00	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No \$ _____ %
--	--

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

18 Address of Property 302 S. Payne St., Blue Hill NE 68930	19 Name and Address of Person to Whom the Tax Statement Should be Sent Grantees
---	---

18a ☐ No address assigned 18b ☐ Vacant land

20 Legal Description (Attach additional pages, if needed.)
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 _____	22 Total purchase price, including any liabilities assumed.	22 \$ 155,000.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	23 \$ 0.00	
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24 \$ 155,000.00	
25 If this transfer is exempt from the documentary stamp tax, list the exemption number _____		
26 Is an affidavit as described in Neb. Rev. Stat. § 76-2.141 required because the property is located within a county or other geographic area with an active air force ballistic missile field? (See Instructions) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
27 If yes, is the required affidavit attached to this filing? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		

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

Trevor K. Campbell

Print or Type Name of Grantee or Authorized Representative

Signature of Grantee or Authorized Representative

Grantee

Title

(402) 705-3814

Phone Number

4/17/2025

Date

Register of Deed's Use Only

For Dept. Use Only

28 Date Deed Recorded Mo. 4 Day 21 Yr. 25	29 Value of Stamp or Exempt Number \$ 348.75	30 Recording Data BK2025, Pg 841
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Nebraska Department of Revenue

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

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

Grantee—Retain a copy of this document

2025 Apr 21 03:08 PM 348.75 Book 2025 Page 841

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

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

Executed: April 16, 2025.

Riley Armes

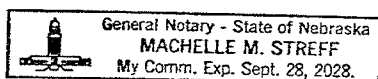
RILEY E. ARMES

Kellie Armes

KELLIE A. ARMES

STATE OF NEBRASKA)
COUNTY OF Webster) ss:

The foregoing warranty deed was acknowledged before me on April 16, 2025, by Riley E. Armes and Kellie A. Armes.



Machelle M. Streff

Notary Public

My commission expires: 9/28/2028

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2025	870	4/23/2025	Base: 91-0002		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
000130500		76		1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value						4371			00	0	10020		017	0000
Land		Improvements		Total		Date of Sale Property Classification Code								
1,315		54,320		55,635		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: RED CLOUD (RC)						A) 1	B) 01	C) 1	D) 1	E) 6	F) 1			
				Residential				Commercial						
Multiple Improvements:				Multiple Improvements. :				Multiple Improvements. :						
Construction Date:				Construction Date : 1910				Construction Date :						
Floor:				Floor Sq. Ft. : 1,166				Floor Sq. Ft. :						
Building Cost New:				Cost : 125,150				Cost :						
Single Family Style: 101				Residential Condition: 25				Commercial Occupancy Code:						
(100) <input type="checkbox"/> Mobile Home				(10) <input type="checkbox"/> Worn Out				Primary: Other1: Other2:						
(101) <input checked="" type="checkbox"/> One Story				(20) <input checked="" type="checkbox"/> Badly Worn				Commercial Construction Class:						
(102) <input type="checkbox"/> Two Story				(30) <input checked="" type="checkbox"/> Average				(1) <input type="checkbox"/> Fireproof Structural Steel Frame						
(103) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(2) <input type="checkbox"/> Reinforced Concrete Frame						
(104) <input type="checkbox"/> 1 1/2 Story				(50) <input type="checkbox"/> Very Good				(3) <input type="checkbox"/> Masonry Bearing Walls						
(111) <input type="checkbox"/> Bi-Level				(60) <input type="checkbox"/> Excellent				(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls						
(106) <input type="checkbox"/> Other								(5) <input type="checkbox"/> Metal Frame and Walls						
Townhouse or Duplex Style:				Residential Quality: 30				(6) <input type="checkbox"/> Pole Frame						
(301) <input type="checkbox"/> One Story				(10) <input type="checkbox"/> Low				Cost Rank:		Condition:				
(302) <input type="checkbox"/> Two Story				(20) <input type="checkbox"/> Fair				(10) <input type="checkbox"/> Low		(10) <input type="checkbox"/> Worn Out				
(307) <input type="checkbox"/> 1 1/2 Story				(30) <input checked="" type="checkbox"/> Average				(20) <input type="checkbox"/> Average		(20) <input type="checkbox"/> Badly Worn				
(308) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(30) <input type="checkbox"/> Above Average		(30) <input type="checkbox"/> Average				
(309) <input type="checkbox"/> 2 1/2 Story				(50) <input type="checkbox"/> Very Good				(40) <input type="checkbox"/> High		(40) <input type="checkbox"/> Good				
(304) <input type="checkbox"/> One Story Duplex				(60) <input type="checkbox"/> Excellent						(50) <input type="checkbox"/> Very Good				
(305) <input type="checkbox"/> Two Story Duplex										(60) <input type="checkbox"/> Excellent				
Assessor's Adjustment to Sale Price (+ or -):														
Assessor Comments and Reason for Adjustment:														
WD														
Comments from						Comments:								
000130500														

(Continue on back)

Real Estate Transfer Statement

FORM

521

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

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

1 County Name Webster - 91		2 County Number <input checked="" type="checkbox"/>		3 Date of Sale/Transfer Mo. <u>4</u> Day <u>23</u> Yr. <u>2025</u>		4 Date of Deed Mo. <u>4</u> Day <u>23</u> Yr. <u>2025</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Brady Schmitz and Madeline Schmitz Street or Other Mailing Address 421 N Chestnut St City Red Cloud State NE Zip Code 68970 Phone Number Email Address n/a				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Mark Johnson Street or Other Mailing Address 331 W 9th Avenue City Red Cloud State NE Zip Code 68970 Phone Number 402-746-4170 Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address n/a			

7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home.					
(A) Status		(B) Property Type			(C)
<input checked="" type="checkbox"/> Improved <input type="checkbox"/> Unimproved <input type="checkbox"/> IOLL		<input checked="" type="checkbox"/> Single Family <input type="checkbox"/> Multi-Family <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Agricultural <input type="checkbox"/> Recreational <input type="checkbox"/> Mineral Interests-Nonproducing <input type="checkbox"/> Mineral Interests-Producing <input type="checkbox"/> State Assessed <input type="checkbox"/> Exempt			<input type="checkbox"/> Mobile Home
8 Type of Deed					
<input type="checkbox"/> Conservator <input type="checkbox"/> Bill of Sale <input type="checkbox"/> Cemetery <input type="checkbox"/> Corrective <input type="checkbox"/> Death Certificate - Transfer on Death <input type="checkbox"/> Distribution <input type="checkbox"/> Easement <input type="checkbox"/> Executor <input type="checkbox"/> Land Contract/Memo <input type="checkbox"/> Lease <input type="checkbox"/> Mineral <input type="checkbox"/> Partition <input type="checkbox"/> Personal Rep. <input type="checkbox"/> Quit Claim <input type="checkbox"/> Sheriff <input type="checkbox"/> Trust/Trustee <input checked="" type="checkbox"/> Warranty <input type="checkbox"/> Other _____					
9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller?		10 Type of Transfer			
<input type="checkbox"/> Buyer <input type="checkbox"/> Seller <input checked="" type="checkbox"/> No		<input type="checkbox"/> Distribution <input type="checkbox"/> Auction <input type="checkbox"/> Court Decree <input type="checkbox"/> Foreclosure <input type="checkbox"/> Easement <input type="checkbox"/> Exchange <input type="checkbox"/> Irrevocable Trust <input type="checkbox"/> Gift <input type="checkbox"/> Grantor Trust <input type="checkbox"/> Life Estate <input type="checkbox"/> Partition <input checked="" type="checkbox"/> Sale <input type="checkbox"/> Revocable Trust <input type="checkbox"/> Satisfaction of Contract <input type="checkbox"/> Transfer on Death <input type="checkbox"/> Trustee to Beneficiary <input type="checkbox"/> Other (Explain) _____			
11 Was ownership transferred in full? (If No, explain the division.)			12 Was real estate purchased for same use? (If No, state the intended use.)		
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.)					
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Aunt or Uncle to Niece or Nephew <input type="checkbox"/> Family Corp., Partnership, or LLC <input type="checkbox"/> Self <input type="checkbox"/> Brothers and Sisters <input type="checkbox"/> Grandparents and Grandchild <input type="checkbox"/> Spouse <input type="checkbox"/> Ex-spouse <input type="checkbox"/> Parents and Child <input type="checkbox"/> Step-parent and Step-child <input type="checkbox"/> Other _____					
14 What is the current market value of the real property?			15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)		
75,000.00			<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No \$ _____ %		
16 Does this conveyance divide a current parcel of land?			17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.)		
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			<input checked="" type="checkbox"/> Yes GTA Real Estate Gro <input type="checkbox"/> No		
18 Address of Property 331 W 9th Avenue Red Cloud, NE 68970			19 Name and Address of Person to Whom the Tax Statement Should be Sent Grantee		
18a <input type="checkbox"/> No address assigned 18b <input type="checkbox"/> Vacant land					

20 Legal Description (Attach additional pages, if needed.) Lots Seven (7) and Eight (8), Block Seventeen (17), Smith and Moore's Addition to Red Cloud, Webster County, Nebraska	
21 If agricultural, list total number of acres transferred in this transaction _____.	
22 Total purchase price, including any liabilities assumed.	22 \$ 75,000.00
23 Was non-real property included in the purchase?	23 \$ _____
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	24 \$ 75,000.00
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 _____.	
26 Is an affidavit as described in Neb. Rev. Stat. § 76-2,141 required because the property is located within a county or other geographic area with an active air force ballistic missile field? (See Instructions)	
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
27 If yes, is the required affidavit attached to this filing? <input type="checkbox"/> Yes <input type="checkbox"/> No	

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

Mark Johnson

Print or Type Name of Grantee or Authorized Representative

Signature of Grantee or Authorized Representative

Grantee

Title

Phone Number

4/23/2025

Date

sign
here

Register of Deed's Use Only

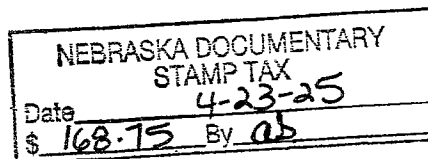
28 Date Deed Recorded Mo. <u>4</u> Day <u>23</u> Yr. <u>25</u>	29 Value of Stamp or Exempt Number \$ 168.75	30 Recording Data BK2025 Pg 870
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For Dept. Use Only

State of Nebraska } ss.
County of Webster }

BOOK 2025 PAGE 870

Entered on the
numerical index and filed for record in the
Clerk's office of said county this 23 day
of April A.D., 20 25 at 10:43
o'clock a.M. Recorded in Book 2025
on Page 870
Abbey Thirig County Clerk
16.00 Deputy
Ind Comp Assessor Carded



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:

- (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.

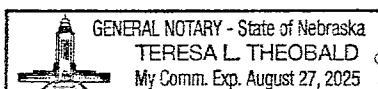
Executed April 23, 2025.

Brady Schmitz

Madeline Schmitz

STATE OF NEBRASKA)
) ss.
COUNTY OF WEBSTER)

The foregoing instrument was acknowledged before me on April 23, 2025 by Brady Schmitz and Madeline Schmitz, a married couple.



Notary Public

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2025	922	4/28/2025	Base: 91-0074		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
000327000		77		1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4133			00	0	20035		003	0000		
Land		Improvements		Total		Date of Sale Property Classification Code								
2,390		136,350		138,740		Status	Property Type		Zoning	Location	City Size	Parcel Size		
Assessor Location: BLUE HILL (BH)				A) 1	B) 01	C) 1	D) 1	E) 6	F) 1					
				Residential				Commercial						
Multiple Improvements:				Multiple Improvements. :				Multiple Improvements. :						
Construction Date:				Construction Date : 1905				Construction Date :						
Floor:				Floor Sq. Ft. : 1,385				Floor Sq. Ft. :						
Building Cost New:				Cost : 144,555				Cost :						
Single Family Style: 104				Residential Condition: 30				Commercial Occupancy Code:						
(100) <input type="checkbox"/> Mobile Home				(10) <input type="checkbox"/> Worn Out				Primary: Other1: Other2:						
(101) <input type="checkbox"/> One Story				(20) <input type="checkbox"/> Badly Worn				Commercial Construction Class:						
(102) <input type="checkbox"/> Two Story				(30) <input checked="" type="checkbox"/> Average				(1) <input type="checkbox"/> Fireproof Structural Steel Frame						
(103) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(2) <input type="checkbox"/> Reinforced Concrete Frame						
(104) <input checked="" type="checkbox"/> 1 1/2 Story				(50) <input type="checkbox"/> Very Good				(3) <input type="checkbox"/> Masonry Bearing Walls						
(111) <input type="checkbox"/> Bi-Level				(60) <input type="checkbox"/> Excellent				(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls						
(106) <input type="checkbox"/> Other								(5) <input type="checkbox"/> Metal Frame and Walls						
Townhouse or Duplex Style:				Residential Quality: 30				(6) <input type="checkbox"/> Pole Frame						
(301) <input type="checkbox"/> One Story				(10) <input type="checkbox"/> Low				Cost Rank:		Condition:				
(302) <input type="checkbox"/> Two Story				(20) <input type="checkbox"/> Fair				(10) <input type="checkbox"/> Low		(10) <input type="checkbox"/> Worn Out				
(307) <input type="checkbox"/> 1 1/2 Story				(30) <input checked="" type="checkbox"/> Average				(20) <input type="checkbox"/> Average		(20) <input type="checkbox"/> Badly Worn				
(308) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(30) <input type="checkbox"/> Above Average		(30) <input type="checkbox"/> Average				
(309) <input type="checkbox"/> 2 1/2 Story				(50) <input type="checkbox"/> Very Good				(40) <input type="checkbox"/> High		(40) <input type="checkbox"/> Good				
(304) <input type="checkbox"/> One Story Duplex				(60) <input type="checkbox"/> Excellent						(50) <input type="checkbox"/> Very Good				
(305) <input type="checkbox"/> Two Story Duplex										(60) <input type="checkbox"/> Excellent				
Assessor's Adjustment to Sale Price (+ or -):														
Assessor Comments and Reason for Adjustment:														
WD														
Comments from						Comments:								
000327000														

(Continue on back)

Real Estate Transfer Statement

FORM
521

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

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

1 County Name Webster - 91		2 County Number		3 Date of Sale/Transfer Mo. <u>04</u> Day <u>28</u> Yr. <u>2025</u>		4 Date of Deed Mo. <u>04</u> Day <u>25</u> Yr. <u>2025</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Jaden Baker and Haley Baker Street or Other Mailing Address 2645 W. Riverside Rd City Ayr State NE Zip Code 68925 Phone Number (308) 390-6550 Email Address N.A.				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Makenzie M. Svoboda Street or Other Mailing Address 218 W. Gage St. P.O. Box 41 City Blue Hill State NE Zip Code 68930 Phone Number (402) 519-3383 Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address N.A.			

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

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

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

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

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

14 What is the current market value of the real property? 151,000.00	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No \$ _____ %
--	--

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

18 Address of Property 218 W. Gage St. Blue Hill, NE 68930	19 Name and Address of Person to Whom the Tax Statement Should be Sent See Grantee
--	--

18a <input type="checkbox"/> No address assigned	18b <input type="checkbox"/> Vacant land
--	--

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

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

22 Total purchase price, including any liabilities assumed.	22 \$ 151,000.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	23 \$ _____
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24 \$ 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 within a county or other geographic area with an active air force ballistic missile field? (See instructions)
☐ Yes ☒ No

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

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

sign here	Print or Type Name of Grantee or Authorized Representative Danielle L. Kelley	(402) 463-4198
	Signature of Grantee or Authorized Representative <i>Danielle L. Kelley</i>	Phone Number
	Closing Department Manager	4/28/2025
	Title	Date

Register of Deed's Use Only		For Dept. Use Only
28 Date Deed Recorded Mo. <u>4</u> Day <u>29</u> Yr. <u>25</u>	29 Value of Stamp or Exempt Number \$ 339.75	30 Recording Data BK2025, Pg 922

Index _____
Computer _____
Assessor _____
Carded _____

NEBRASKA DOCUMENTARY
STAMP TAX
Date: 04/29/25
\$ 339.75 By AS

Bk 2025, Pg 922

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 29 day
of April A.D., 2025, at 10:48
o'clock AM. Recorded in Book 2025
on Page 922

Abbey Hing

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, **JADEN BAKER AND HALEY BAKER, HUSBAND AND WIFE**, in consideration of One Dollar and other valuable consideration, the receipt of which is hereby acknowledged, conveys to **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:

- (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.

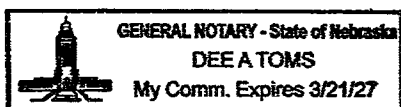
Executed April 25, 2025.

Jaden Baker
Jaden Baker

STATE OF NEBRASKA

COUNTY OF Adams } ss.

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



Dee A Toms
Notary Public - Dee A. Toms

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2025	964	4/30/2025	Base: 65-0011		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
001104400		78		1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value						4375	2	9	9	2	00000	1	000	1120
Land		Improvements		Total		Date of Sale Property Classification Code								
450,130		67,600		517,730		Status	Property Type		Zoning	Location	City Size	Parcel Size		
Irrigation Type:						A) 1	B) 05		C) 5	D) 3	E) 0	F) 9		
LCG		ACRES:		VALUE:		LCG		ACRES:		VALUE:				
IRRIGATED 1A1						GRASSLAND 1G1								
1A						1G								
2A1						2G1								
2A						2G								
3A1						3G1								
3A						3G								
4A1						4G1								
4A						4G								
DRYLAND 1D1						Shelterbelt/Timber								
1D		6.850		22,640		Accretion								
2D1						Waste								
2D		54.190		169,885		Other								
3D1		10.940		32,435		AG LAND TOTAL		144.230		436,290				
3D						Roads		3.270						
4D1						Farm Sites		1.000		13,840				
4D		72.250		211,330		Home Sites								
						Recreation								
Dwellings						Other								
Outbuildings				67,600		Non-AG TOTAL		4.270		13,840				

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

(Continue on back)

11044
6/1/20

NEBRASKA

Good Life. Great Service.

DEPARTMENT OF REVENUE

Real Estate Transfer Statement

18

FORM

521

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

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

1 County Name Webster - 91	2 County Number	3 Date of Sale/Transfer Mo. 4 Day 30 Yr. 2025	4 Date of Deed Mo. 4 Day 30 Yr. 2025
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Ross L. Montgomery and Courtney C. Montgomery Street or Other Mailing Address 3022 Road E City Superior State NE Zip Code 68978 Phone Number 402-746-4429 Email Address		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Andrew J. Miller and Kristin K. Miller Street or Other Mailing Address 4127 Road D City Hardy State NE Zip Code 68943 Phone Number (402) 879-5100 Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address	

7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home.			
(A) Status	(B) Property Type		(C)
<input checked="" type="checkbox"/> Improved <input checked="" type="checkbox"/> Unimproved <input type="checkbox"/> IOLL	<input type="checkbox"/> Single Family <input type="checkbox"/> Multi-Family <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Agricultural <input type="checkbox"/> Recreational	<input type="checkbox"/> Mineral Interests-Nonproducing <input type="checkbox"/> Mineral Interests-Producing <input type="checkbox"/> State Assessed <input type="checkbox"/> Exempt	<input type="checkbox"/> Mobile Home
8 Type of Deed <input type="checkbox"/> Conservator <input type="checkbox"/> Distribution <input type="checkbox"/> Land Contract/Memo <input type="checkbox"/> Partition <input type="checkbox"/> Sheriff <input type="checkbox"/> Other <input type="checkbox"/> Bill of Sale <input type="checkbox"/> Corrective <input type="checkbox"/> Easement <input type="checkbox"/> Lease <input type="checkbox"/> Personal Rep. <input type="checkbox"/> Trust/Trustee <input type="checkbox"/> Cemetery <input type="checkbox"/> Death Certificate - Transfer on Death <input type="checkbox"/> Executor <input type="checkbox"/> Mineral <input type="checkbox"/> Quit Claim <input checked="" type="checkbox"/> Warranty			
9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? <input type="checkbox"/> Buyer <input type="checkbox"/> Seller <input checked="" type="checkbox"/> No		10 Type of Transfer <input type="checkbox"/> Distribution <input type="checkbox"/> Foreclosure <input type="checkbox"/> Irrevocable Trust <input type="checkbox"/> Revocable Trust <input type="checkbox"/> Transfer on Death <input type="checkbox"/> Auction <input type="checkbox"/> Easement <input type="checkbox"/> Gift <input type="checkbox"/> Life Estate <input checked="" type="checkbox"/> Sale <input type="checkbox"/> Trustee to Beneficiary <input type="checkbox"/> Court Decree <input type="checkbox"/> Exchange <input type="checkbox"/> Grantor Trust <input type="checkbox"/> Partition <input type="checkbox"/> Satisfaction of Contract <input type="checkbox"/> Other (Explain)	
11 Was ownership transferred in full? (If No, explain the division.) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		12 Was real estate purchased for same use? (If No, state the intended use.) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Aunt or Uncle to Niece or Nephew <input type="checkbox"/> Family Corp., Partnership, or LLC <input type="checkbox"/> Self <input type="checkbox"/> Other <input type="checkbox"/> Brothers and Sisters <input type="checkbox"/> Grandparents and Grandchild <input type="checkbox"/> Spouse <input type="checkbox"/> Ex-spouse <input type="checkbox"/> Parents and Child <input type="checkbox"/> Step-parent and Step-child			
14 What is the current market value of the real property? 695,000.00		15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No \$ _____ %	
16 Does this conveyance divide a current parcel of land? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
18 Address of Property		19 Name and Address of Person to Whom the Tax Statement Should be Sent Andrew J. Miller and Kristin K. Miller 4127 Road D Hardy, NE 68943	
18a <input type="checkbox"/> No address assigned 18b <input checked="" type="checkbox"/> Vacant land			

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

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	22 \$ 740,000.00
23 Was non-real property included in the purchase? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	23 \$ 45,000.00	
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 stamp tax, list the exemption number		
26 Is an affidavit as described in Neb. Rev. Stat. § 76-2,141 required because the property is located within a county or other geographic area with an active air force ballistic missile field? (See instructions) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
27 If yes, is the required affidavit attached to this filing? <input type="checkbox"/> Yes <input type="checkbox"/> No		

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

sign here Jennifer M Jensen
Print or Type Name of Grantee or Authorized Representative
Signature of Grantee or Authorized Representative
Title / Closing Agent
402-879-4341
Phone Number
4-30-2025
Date

Register of Deed's Use Only

For Dept. Use Only

28 Date Deed Recorded Mo. 4 Day 30 Yr. 25	29 Value of Stamp or Exempt Number \$ 1563.75	30 Recording Data BK 2025 Pg 964
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Nebraska Department of Revenue

Form No. 95-269-2008 7-2024 Rev. Supersedes 95-269-2008 10-2020

2025 Apr 30 10:42 AM 1563.75 Book 2025 Page 964

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

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 (NW 1/4); 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 }
County of Webster } ss.

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

Abbey L. Hing

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 corner of
the Northwest Quarter (NW¼) of said Section Nine (9), Township Two (2) North,
Range Nine (9) West of the 6th PM., 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 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 (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:

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

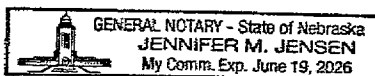
Executed: April 30, 2025.

[Signature]
ROSS L. MONTGOMERY, Grantor

[Signature]
COURTNEY C. MONTGOMERY, Grantor

State of Nebraska)
County of Nuckolls) ss.

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



[Signature]
Notary Public
Jennifer M. Jensen

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2025	965	1/10/2025	Base: 91-0002				Affiliated:		Unified:				
Location ID		Sale Number		Useability & Code #		Parcel Number								
000123800		79		4 05		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value						4371			00	0	10020		006	0000
Land		Improvements		Total		Date of Sale Property Classification Code								
1,830		51,575		53,405		Status	Property Type		Zoning	Location	City Size	Parcel Size		
Assessor Location: RED CLOUD (RC)						A) 1	B) 01		C) 1	D) 1	E) 6	F) 1		

	Residential	Commercial
Multiple Improvements:	Multiple. Improvements. :	Multiple. Improvements. :
Construction Date:	Construction Date : 1930	Construction Date :
Floor:	Floor Sq. Ft. : 902	Floor Sq. Ft. :
Building Cost New:	Cost : 88,735	Cost :
Single Family Style: 101	Residential Condition: 30	Commercial Occupancy Code:
(100) <input type="checkbox"/> Mobile Home	(10) <input type="checkbox"/> Worn Out	Primary: Other1: Other2:
(101) <input checked="" type="checkbox"/> One Story	(20) <input type="checkbox"/> Badly Worn	Commercial Construction Class:
(102) <input type="checkbox"/> Two Story	(30) <input checked="" type="checkbox"/> Average	(1) <input type="checkbox"/> Fireproof Structural Steel Frame
(103) <input type="checkbox"/> Split Level	(40) <input type="checkbox"/> Good	(2) <input type="checkbox"/> Reinforced Concrete Frame
(104) <input type="checkbox"/> 1 1/2 Story	(50) <input type="checkbox"/> Very Good	(3) <input type="checkbox"/> Masonry Bearing Walls
(111) <input type="checkbox"/> Bi-Level	(60) <input type="checkbox"/> Excellent	(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls
(106) <input type="checkbox"/> Other		(5) <input type="checkbox"/> Metal Frame and Walls
Townhouse or Duplex Style:	Residential Quality: 20	(6) <input type="checkbox"/> Pole Frame
(301) <input type="checkbox"/> One Story	(10) <input type="checkbox"/> Low	Cost Rank: Condition:
(302) <input type="checkbox"/> Two Story	(20) <input checked="" type="checkbox"/> Fair	(10) <input type="checkbox"/> Low (10) <input type="checkbox"/> Worn Out
(307) <input type="checkbox"/> 1 1/2 Story	(30) <input type="checkbox"/> Average	(20) <input type="checkbox"/> Average (20) <input type="checkbox"/> Badly Worn
(308) <input type="checkbox"/> Split Level	(40) <input type="checkbox"/> Good	(30) <input type="checkbox"/> Above Average (30) <input type="checkbox"/> Average
(309) <input type="checkbox"/> 2 1/2 Story	(50) <input type="checkbox"/> Very Good	(40) <input type="checkbox"/> High (40) <input type="checkbox"/> Good
(304) <input type="checkbox"/> One Story Duplex	(60) <input type="checkbox"/> Excellent	(50) <input type="checkbox"/> Very Good
(305) <input type="checkbox"/> Two Story Duplex		(60) <input type="checkbox"/> Excellent

Assessor's Adjustment to Sale Price (+ or -):	
Assessor Comments and Reason for Adjustment:	
QCD; DISSOLUTION	
Comments from	Comments:
000123800	

(Continue on back)

35600

NEBRASKA

Good Life. Great Service.

DEPARTMENT OF REVENUE

Real Estate Transfer Statement

79

FORM

521

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

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

1 County Name Select County	2 County Number	3 Date of Sale/Transfer Mo. <u>1</u> Day <u>10</u> Yr. <u>2025</u>	4 Date of Deed Mo. <u>1</u> Day <u>10</u> Yr. <u>2025</u>
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Ronald K. Strickland Street or Other Mailing Address 829 North Elm Street City Red Cloud State NE Zip Code 68970 Phone Number Email Address NA		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Susan A. Strickland Street or Other Mailing Address 729 North Elm Street City Red Cloud State NE Zip Code 68970 Phone Number (509) 824-2667 Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address NA	

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

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

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

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

10 Type of Transfer ☐ Distribution ☐ Foreclosure ☐ Irrevocable Trust ☐ Revocable Trust ☐ Transfer on Death
☐ Auction ☐ Easement ☐ Gift ☐ Life Estate ☐ Sale ☐ Trustee to Beneficiary
☒ Court Decree ☐ Exchange ☐ Grantor Trust ☐ Partition ☐ Satisfaction of Contract ☐ Other (Explain) _____

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

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

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

14 What is the current market value of the real property?
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?
☐ Yes ☒ No

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

18 Address of Property
829 North Elm Street, Red Cloud, NE 68970
729 North Elm

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

18a ☐ No address assigned 18b ☐ Vacant land

20 Legal Description (Attach additional pages, if needed.)
Lots Four (4), Five (5) and Six (6), Block Six (6), Smith & Moore's Addition to Red Cloud, Webster County, Nebraska

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

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

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

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

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

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

Susan A. Strickland

Print or Type Name of Grantee or Authorized Representative

(509) 824-2667

Phone Number

sign
here

Signature of Grantee or Authorized Representative

Grantee

Title

Date

1/14/2025

Register of Deed's Use Only

For Dept. Use Only

28 Date Deed Recorded Mo. <u>4</u> Day <u>30</u> Yr. <u>25</u>	29 Value of Stamp or Exempt Number \$ Exempt #12	30 Recording Data BK 2025 Pg 965
---	--	--

Nebraska Department of Revenue

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

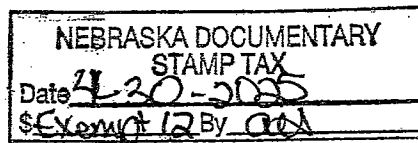
Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2)

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

State of Nebraska } ss.
County of Webster }

BOOK 2025 PAGE 9165

Entered on the
numerical index and filed for record in the
Clerk's office of said county this 20th day
of April A.D., 2025, at 12:05
o'clock P. M. Recorded in Book 2025
on Page 9165
Abbein H. H. H. H. County Clerk
\$10.00 Deputy
Ind Comp Assessor Carded



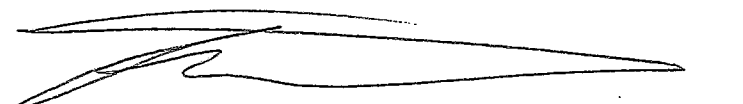
Return to: Theobald Law Office
P O Box 423
Red Cloud, NE 68970

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.

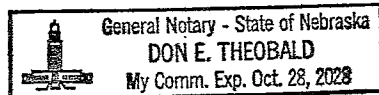
Executed: January 10, 2025:



Ronald Strickland

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on January 10, 2025 by Ronald Strickland. Also known as Ronald K. Strickland, a single person.





Notary Public

Residential & Commercial Sales Worksheet

Cnty No.		Book	Page	Sale Date	School District Code									
91		2025	976	4/30/2025	Base: 91-0002		Affiliated:		Unified:					
Location ID		Sale Number		Useability & Code #		Parcel Number								
000171800		80		1		GeoCde	Twn	Rng	Sect	Qrt	Subdly	Area	Blk	Parcel
					Date of Sale Assessed Value	4371			00	0	10125		004	0000
Land		Improvements		Total		Date of Sale Property Classification Code								
4 , 615		85 , 540		90 , 155		Status	Property Type		Zoning	Location		City Size		Parcel Size
Assessor Location: RED CLOUD (RC)					A) 1	B) 01	C) 1	D) 1	E) 6	F) 3				
					Residential					Commercial				
Multiple Improvements:					Multiple Improvements :					Multiple Improvements :				
Construction Date:					Construction Date : 1962					Construction Date :				
Floor:					Floor Sq. Ft. : 1,680					Floor Sq. Ft. :				
Building Cost New:					Cost : 160,785					Cost :				
Single Family Style: 101					Residential Condition: 30					Commercial Occupancy Code:				
(100) <input type="checkbox"/> Mobile Home					(10) <input type="checkbox"/> Worn Out					Primary: Other1: Other2:				
(101) <input checked="" type="checkbox"/> One Story					(20) <input type="checkbox"/> Badly Worn					Commercial Construction Class:				
(102) <input type="checkbox"/> Two Story					(30) <input checked="" type="checkbox"/> Average					(1) <input type="checkbox"/> Fireproof Structural Steel Frame				
(103) <input type="checkbox"/> Split Level					(40) <input type="checkbox"/> Good					(2) <input type="checkbox"/> Reinforced Concrete Frame				
(104) <input type="checkbox"/> 1 1/2 Story					(50) <input type="checkbox"/> Very Good					(3) <input type="checkbox"/> Masonry Bearing Walls				
(111) <input type="checkbox"/> Bi-Level					(60) <input type="checkbox"/> Excellent					(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls				
(106) <input type="checkbox"/> Other										(5) <input type="checkbox"/> Metal Frame and Walls				
Townhouse or Duplex Style:					Residential Quality: 30					(6) <input type="checkbox"/> Pole Frame				
(301) <input type="checkbox"/> One Story					(10) <input type="checkbox"/> Low					Cost Rank:		Condition:		
(302) <input type="checkbox"/> Two Story					(20) <input type="checkbox"/> Fair					(10) <input type="checkbox"/> Low		(10) <input type="checkbox"/> Worn Out		
(307) <input type="checkbox"/> 1 1/2 Story					(30) <input checked="" type="checkbox"/> Average					(20) <input type="checkbox"/> Average		(20) <input type="checkbox"/> Badly Worn		
(308) <input type="checkbox"/> Split Level					(40) <input type="checkbox"/> Good					(30) <input type="checkbox"/> Above Average		(30) <input type="checkbox"/> Average		
(309) <input type="checkbox"/> 2 1/2 Story					(50) <input type="checkbox"/> Very Good					(40) <input type="checkbox"/> High		(40) <input type="checkbox"/> Good		
(304) <input type="checkbox"/> One Story Duplex					(60) <input type="checkbox"/> Excellent							(50) <input type="checkbox"/> Very Good		
(305) <input type="checkbox"/> Two Story Duplex												(60) <input type="checkbox"/> Excellent		
Assessor's Adjustment to Sale Price (+ or -):														
Assessor Comments and Reason for Adjustment: JTWD 														
Comments from 000171800										Comments: 				
(Continue on back)														

NEBRASKA

Good Life. Great Service.

DEPARTMENT OF REVENUE

Real Estate Transfer Statement

80

FORM
521

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

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

1 County Name Webster - 91	2 County Number <input checked="" type="checkbox"/>	3 Date of Sale/Transfer Mo. <u>4</u> Day <u>30</u> Yr. <u>2025</u>	4 Date of Deed Mo. <u>4</u> Day <u>21</u> Yr. <u>2025</u>
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Smart Choice Properties, LLC Street or Other Mailing Address 308 Windsor City Woods State NE Zip Code 68970 Phone Number N/A Email Address n/a		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Gina Krieger and Judy Ryan Street or Other Mailing Address 905 N Franklin Street City Red Cloud State NE Zip Code 68970 Phone Number 402-519-3596 Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address n/a	

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

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

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

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

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

14 What is the current market value of the real property? 139,000.00	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No \$ _____ %
--	--

16 Does this conveyance divide a current parcel of land? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) <input checked="" type="checkbox"/> Yes Mach 1 Realty <input type="checkbox"/> No
---	---

18 Address of Property 905 N Franklin St Red Cloud, NE 68970	19 Name and Address of Person to Whom the Tax Statement Should be Sent Grantees
18a <input type="checkbox"/> No address assigned 18b <input type="checkbox"/> Vacant land	

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

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? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	23 \$ _____	23 \$ _____
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24 \$ 139,000.00	24 \$ 139,000.00
25 If this transfer is exempt from the documentary stamp tax, list the exemption number _____		
26 Is an affidavit as described in Neb. Rev. Stat. § 76-2,141 required because the property is located within a county or other geographic area with an active air force ballistic missile field? (See Instructions) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
27 If yes, is the required affidavit attached to this filing? <input type="checkbox"/> Yes <input type="checkbox"/> No		

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

Gina Krieger

Print or Type Name of Grantee or Authorized Representative

Signature of Grantee or Authorized Representative

Grantee

Title

Phone Number

4/13/2025

Date

sign
here

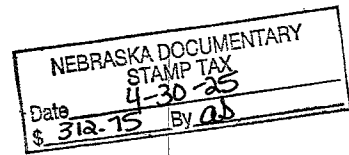
Register of Deed's Use Only

For Dept. Use Only

28 Date Deed Recorded Mo. <u>4</u> Day <u>30</u> Yr. <u>25</u>	29 Value of Stamp or Exempt Number \$ 312.75	30 Recording Data BK2025, Pg 976
---	--	--

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., 20 25, at 3:35
o'clock PM. Recorded in Book 2025
on Page 976-977
Abbey King County Clerk
16.00 Deputy
Ind 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):

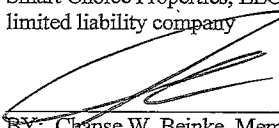
Lots Six (6), Seven (7), Eight (8), Nine (9), Ten (10), Eleven (11) and Twelve (12), Block Four (4), Fairview Subdivision to the City of Red Cloud, Webster County, Nebraska, along with the East half of the vacated alley adjacent thereto


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 21, 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

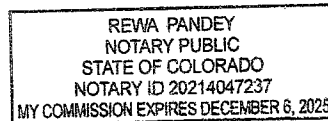
STATE OF COLORADO)
COUNTY OF JEFFERSON) ss.

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



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

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 for. The verification of accurate sales data is essential to establish real property 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:402-746-2715 e-mail assessor@webstercounty.ne.gov

(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 (remodeling, 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 zillow

(SELLER/BUYER) What influenced your sale/purchase of the property? Loved the property & where it was located. Also it was a nice small town

(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? \$ I was the buyer

(SELLER) Was this a sale of partial interest in the property? Yes ☐ No
If yes, please explain I WAS the buyer

(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 ☒ No
If yes, please explain _____

(BUYER) Do you own other property nearby? ___ Yes ☒ No
If yes, did it influence what you paid for the property? ___ Yes ___ No

(SELLER/BUYER) What influenced your sale/purchase? Circle all that apply: Family, Location,
Health, Retirement, Land, or 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? \$ I was the buyer
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? ☒ 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?
Stove, Refrigerator & over the stove microwave - Value unknown

(SELLER/BUYER) Do you think this property sold for its full market value? ☒ Yes ___ No

(SELLER) Was the property made available to other potential purchasers? ___ Yes ___ No
If no, please explain I was the buyer

(SELLER/BUYER) How many bedrooms (must have a closet to be considered a bedroom)? 3 How many
bathrooms? 1 1/2 What type of heating and cooling? central air / high efficiency boiler

(SELLER/BUYER) If 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: Gina Krieger

le one) Phone# 402-519-3596

Date: 5-11-2025

Buyer/Seller (circ

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2025	1014	4/29/2025	Base: 01-0123			Affiliated:		Unified:					
Location ID		Sale Number		Useability & Code #		Parcel Number								
000510300		81		4 05		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value						4131			00	0	30010		001	0000
Land		Improvements		Total		Date of Sale Property Classification Code								
2,410		4,165		6,575		Status	Property Type		Zoning	Location	City Size	Parcel Size		
Assessor Location: BLADEN (BLA)						A) 1	B) 01		C) 1	D) 1	E) 7	F) 3		

	Residential	Commercial
Multiple Improvements:	Multiple. Improvements. :	Multiple. Improvements. :
Construction Date:	Construction Date : 1971	Construction Date :
Floor:	Floor Sq. Ft. : 896	Floor Sq. Ft. :
Building Cost New:	Cost : 36,550	Cost :
Single Family Style: 100	Residential Condition: 30	Commercial Occupancy Code:
(100) <input checked="" type="checkbox"/> Mobile Home	(10) <input type="checkbox"/> Worn Out	Primary: Other1: Other2:
(101) <input type="checkbox"/> One Story	(20) <input type="checkbox"/> Badly Worn	Commercial Construction Class:
(102) <input type="checkbox"/> Two Story	(30) <input checked="" type="checkbox"/> Average	(1) <input type="checkbox"/> Fireproof Structural Steel Frame
(103) <input type="checkbox"/> Split Level	(40) <input type="checkbox"/> Good	(2) <input type="checkbox"/> Reinforced Concrete Frame
(104) <input type="checkbox"/> 1 1/2 Story	(50) <input type="checkbox"/> Very Good	(3) <input type="checkbox"/> Masonry Bearing Walls
(111) <input type="checkbox"/> Bi-Level	(60) <input type="checkbox"/> Excellent	(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls
(106) <input type="checkbox"/> Other		(5) <input type="checkbox"/> Metal Frame and Walls
Townhouse or Duplex Style:	Residential Quality: 20	(6) <input type="checkbox"/> Pole Frame
(301) <input type="checkbox"/> One Story	(10) <input type="checkbox"/> Low	Cost Rank: Condition:
(302) <input type="checkbox"/> Two Story	(20) <input checked="" type="checkbox"/> Fair	(10) <input type="checkbox"/> Low (10) <input type="checkbox"/> Worn Out
(307) <input type="checkbox"/> 1 1/2 Story	(30) <input type="checkbox"/> Average	(20) <input type="checkbox"/> Average (20) <input type="checkbox"/> Badly Worn
(308) <input type="checkbox"/> Split Level	(40) <input type="checkbox"/> Good	(30) <input type="checkbox"/> Above Average (30) <input type="checkbox"/> Average
(309) <input type="checkbox"/> 2 1/2 Story	(50) <input type="checkbox"/> Very Good	(40) <input type="checkbox"/> High (40) <input type="checkbox"/> Good
(304) <input type="checkbox"/> One Story Duplex	(60) <input type="checkbox"/> Excellent	(50) <input type="checkbox"/> Very Good
(305) <input type="checkbox"/> Two Story Duplex		(60) <input type="checkbox"/> Excellent

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

Assessor Comments and Reason for Adjustment:
 JTWD; SALE BETWEEN PARENT & CHILD

Comments from **Comments:**
 000510300

(Continue on back)

Real Estate Transfer Statement

FORM
521

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

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

1 County Name Webster - 91		2 County Number		3 Date of Sale/Transfer Mo. <u>04</u> Day <u>29</u> Yr. <u>2025</u>		4 Date of Deed Mo. <u>04</u> Day <u>29</u> Yr. <u>2025</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Ronald K. Topham Street or Other Mailing Address 420 McKelvey St City Bladen State NE Zip Code 68928 Phone Number (402) 705-7138 Email Address n/a				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Ronald K. Topham and Slade Topham Street or Other Mailing Address 420 McKelvey St City Bladen State NE Zip Code 68928 Phone Number (402) 705-7138 Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address n/a			

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

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

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

11 Was ownership transferred in full? (If No, explain the division.)		12 Was real estate purchased for same use? (If No, state the intended use.)	
<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No 1/2 Interest	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No

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

14 What is the current market value of the real property? 6,575.00		15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)	
		<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No \$ _____ %

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

18 Address of Property 205 E Helen Bladen, NE 68928		19 Name and Address of Person to Whom the Tax Statement Should be Sent Same as Grantee	
18a <input type="checkbox"/> No address assigned	18b <input type="checkbox"/> Vacant land		

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

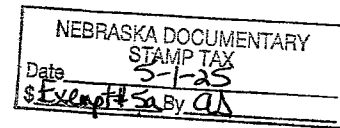
21 If agricultural, list total number of acres transferred in this transaction _____.		22 Total purchase price, including any liabilities assumed.		22	\$	0.00
23 Was non-real property included in the purchase?		23		\$	0.00	
<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	24		\$	0.00	
24 Adjusted purchase price paid for real estate (line 22 minus line 23)		25 If this transfer is exempt from the documentary stamp tax, list the exemption number 5a				
26 Is an affidavit as described in Neb. Rev. Stat. § 76-2,141 required because the property is located within a county or other geographic area with an active air force ballistic missile field? (See Instructions)						
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No						
27 If yes, is the required affidavit attached to this filing? <input type="checkbox"/> Yes <input type="checkbox"/> No						

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

sign here	Kory McCracken		(402) 746-3613	
	Print or Type Name of Grantee or Authorized Representative		Phone Number	
	Signature of Grantee or Authorized Representative		Date	
	Attorney		4/29/2025	
	Title		Date	

Register of Deed's Use Only			For Dept. Use Only	
28 Date Deed Recorded Mo. <u>5</u> Day <u>1</u> Yr. <u>25</u>	29 Value of Stamp or Exempt Number \$ Exempt # 5a	30 Recording Data BK2025, Pg 1014		

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 1 day
of May, A.D., 2025, at 3:05
o'clock PM. Recorded in Book 2025
on Page 1014
Abbey Harg County Clerk
10-88 Deputy
Ind Comp Assessor Carded **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.

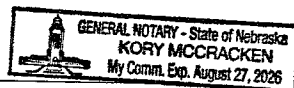
Executed April 29, 2025.

Ronald K. Topham
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



Kory McCracken
Notary Public

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code									
91	2025	1015	5/1/2025	Base: 91-0002			Affiliated:	Unified:					
Location ID		Sale Number	Useability & Code #		Parcel Number								
000117400		82	4	05	GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value					4491			00	0	10005		028	0000
Land		Improvements	Total		Date of Sale Property Classification Code								
2,185		5,100	7,285		Status	Property Type		Zoning	Location	City Size	Parcel Size		
Assessor Location: RED CLOUD (RC)					A) 1	B) 03	C) 3	D) 1	E) 6	F) 2			
			Residential				Commercial						
Multiple Improvements:			Multiple Improvements :				Multiple Improvements : 4						
Construction Date:			Construction Date :				Construction Date : 1930						
Floor:			Floor Sq. Ft. :				Floor Sq. Ft. : 528						
Building Cost New:			Cost :				Cost : 13,690						
Single Family Style:			Residential Condition:				Commercial Occupancy Code:						
(100) <input type="checkbox"/> Mobile Home			(10) <input type="checkbox"/> Worn Out				Primary: 391 Other1: Other2:						
(101) <input type="checkbox"/> One Story			(20) <input type="checkbox"/> Badly Worn				Commercial Construction Class: 4						
(102) <input type="checkbox"/> Two Story			(30) <input type="checkbox"/> Average				(1) <input type="checkbox"/> Fireproof Structural Steel Frame						
(103) <input type="checkbox"/> Split Level			(40) <input type="checkbox"/> Good				(2) <input type="checkbox"/> Reinforced Concrete Frame						
(104) <input type="checkbox"/> 1 1/2 Story			(50) <input type="checkbox"/> Very Good				(3) <input type="checkbox"/> Masonry Bearing Walls						
(111) <input type="checkbox"/> Bi-Level			(60) <input type="checkbox"/> Excellent				(4) <input checked="" type="checkbox"/> Wood or Steel Framed Ext. Walls						
(106) <input type="checkbox"/> Other							(5) <input type="checkbox"/> Metal Frame and Walls						
Townhouse or Duplex Style:			Residential Quality:				(6) <input type="checkbox"/> Pole Frame						
(301) <input type="checkbox"/> One Story			(10) <input type="checkbox"/> Low				Cost Rank: 20		Condition: 10				
(302) <input type="checkbox"/> Two Story			(20) <input type="checkbox"/> Fair				(10) <input type="checkbox"/> Low		(10) <input checked="" type="checkbox"/> Worn Out				
(307) <input type="checkbox"/> 1 1/2 Story			(30) <input type="checkbox"/> Average				(20) <input checked="" type="checkbox"/> Average		(20) <input type="checkbox"/> Badly Worn				
(308) <input type="checkbox"/> Split Level			(40) <input type="checkbox"/> Good				(30) <input type="checkbox"/> Above Average		(30) <input type="checkbox"/> Average				
(309) <input type="checkbox"/> 2 1/2 Story			(50) <input type="checkbox"/> Very Good				(40) <input type="checkbox"/> High		(40) <input type="checkbox"/> Good				
(304) <input type="checkbox"/> One Story Duplex			(60) <input type="checkbox"/> Excellent						(50) <input type="checkbox"/> Very Good				
(305) <input type="checkbox"/> Two Story Duplex									(60) <input type="checkbox"/> Excellent				
Assessor's Adjustment to Sale Price (+ or -):													
Assessor Comments and Reason for Adjustment:													
WD; TRANSFER TO LLC													
Comments from							Comments:						
000117400													
(Continue on back)													

3/8/30

Real Estate Transfer Statement

82

FORM
521

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

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

1 County Name Webster - 91	2 County Number	3 Date of Sale/Transfer Mo. <u>05</u> Day <u>01</u> Yr. <u>2025</u>	4 Date of Deed Mo. <u>05</u> Day <u>01</u> Yr. <u>2025</u>
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Amy L. Springer Street or Other Mailing Address 116 W 4th Ave City Red Cloud State NE Zip Code 68970 Phone Number (402) 746-0411 Email Address n/a		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Glasspring Studio, LLC Street or Other Mailing Address 116 W 4th Ave City Red Cloud State NE Zip Code 68970 Phone Number (402) 746-0411 Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Email Address n/a	

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

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

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

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

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

14 What is the current market value of the real property? 7,285.00	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No \$ _____ %
--	--

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

18 Address of Property 125 N Webster St Red Cloud, NE 68970 18a <input type="checkbox"/> No address assigned 18b <input type="checkbox"/> Vacant land	19 Name and Address of Person to Whom the Tax Statement Should be Sent Same as Grantee
--	--

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

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

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

Kory McCracken

Print or Type Name of Grantee or Authorized Representative

Signature of Grantee or Authorized Representative

Attorney

Title

(402) 746-3613

Phone Number

4/28/2025

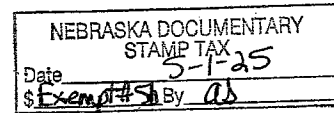
Date

Register of Deed's Use Only

For Dept. Use Only

28 Date Deed Recorded Mo. <u>5</u> Day <u>1</u> Yr. <u>25</u>	29 Value of Stamp or Exempt Number \$ Exempt # 5b	30 Recording Data BK 2025, Pg 1015
--	---	--

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

State of Nebraska } ss.
County of Webster }Entered on the
numerical index and filed for record in the
Clerk's office of said county this 1 day
of May A.D., 2025 at 3:07
o'clock PM. Recorded in Book 2025
on Page 1015
Abbey Hering County Clerk
ID 00 AD Deputy
Ind Comp Assessor Carded **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.

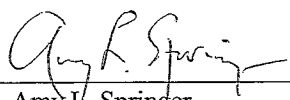
GRANTOR covenants (jointly and severally, if more than one) with the GRANTEE that GRANTOR:

(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 1, 2025.



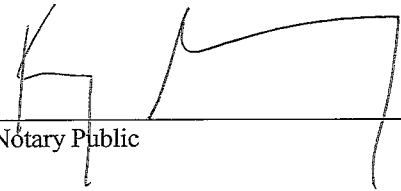
Amy L. Springer

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on May 1, 2025, by Amy L. Springer, a single person.

Comm. expires _____





Notary Public

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2025	1016	5/1/2025	Base: 65-0011		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
001012800		83		4 05		GeoCde	Tw	Rng	Sect	Qrt	Subdlv	Area	Blk	Parcel
Date of Sale Assessed Value				4487	1	9	31	4	00000	1	000	0800		
Land		Improvements		Total		Date of Sale Property Classification Code								
344,695				344,695		Status	Property Type		Zoning	Location	City Size	Parcel Size		
		Irrigation Type:				A) 2	B) 05		C) 5	D) 3	E) 0	F) 9		
LCG		ACRES:		VALUE:		LCG		ACRES:		VALUE:				
IRRIGATED 1A1						GRASSLAND 1G1		66.000		109,890				
1A						1G								
2A1						2G1								
2A						2G								
3A1						3G1								
3A						3G								
4A1						4G1								
4A						4G								
DRYLAND 1D1						Shelterbelt/Timber								
1D						Accretion								
2D1						Waste		13.000		6,500				
2D						Other								
3D1		77.000		228,305		AG LAND TOTAL		156.000		344,695				
3D						Roads		4.000						
4D1						Farm Sites								
4D						Home Sites								
						Recreation								
Dwellings						Other								
Outbuildings						Non-AG TOTAL		4.000						

Assessor's Adjustment to Sale Price (+ or -):		Total Recapture Value:	
Assessor Comments and Reason for Adjustment:			
DEED OF DISTRIBUTION BY PR; BETWEEN PARENT & CHILD			
Comments from		Comments:	
001012800			

(Continue on back)

60800

NEBRASKA

Good Life. Great Service.

DEPARTMENT OF REVENUE

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 is signed and items 1-27 are accurately completed.

1 County Name Webster - 91		2 County Number <input checked="" type="checkbox"/>		3 Date of Sale/Transfer Mo. 5 Day 25 Yr. 25		4 Date of Deed Mo. 5 Day 1 Yr. 25	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Mark Jeffery, Personal Representative of the Estate of Kermit Jeffery Street or Other Mailing Address 2941 80 Road City Burr Oak State KS Zip Code 66936 Phone Number (785) 545-5527 Email Address				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Juel Hughes Street or Other Mailing Address 85917 520 Avenue City Royal State NE Zip Code 68773 Phone Number Is the grantee a 501(c)(3) organization? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> If Yes, is the grantee a 509(a) foundation? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Email Address			

7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home.					
(A) Status		(B) Property Type			(C)
<input type="checkbox"/> Improved	<input type="checkbox"/> Single Family	<input type="checkbox"/> Industrial	<input type="checkbox"/> Mineral Interests-Nonproducing	<input type="checkbox"/> State Assessed	<input type="checkbox"/> Mobile Home
<input checked="" type="checkbox"/> Unimproved	<input type="checkbox"/> Multi-Family	<input checked="" type="checkbox"/> Agricultural	<input type="checkbox"/> Mineral Interests-Producing	<input type="checkbox"/> Exempt	
<input type="checkbox"/> IOLL	<input type="checkbox"/> Commercial	<input type="checkbox"/> Recreational			
8 Type of Deed <input type="checkbox"/> Conservator <input checked="" type="checkbox"/> Distribution <input type="checkbox"/> Land Contract/Memo <input type="checkbox"/> Partition <input type="checkbox"/> Sheriff <input type="checkbox"/> Other _____ <input type="checkbox"/> Bill of Sale <input type="checkbox"/> Corrective <input type="checkbox"/> Easement <input type="checkbox"/> Lease <input type="checkbox"/> Personal Rep. <input type="checkbox"/> Trust/Trustee <input type="checkbox"/> Cemetery <input type="checkbox"/> Death Certificate - Transfer on Death <input type="checkbox"/> Executor <input type="checkbox"/> Mineral <input type="checkbox"/> Quit Claim <input type="checkbox"/> Warranty					
9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? <input type="checkbox"/> Buyer <input type="checkbox"/> Seller <input checked="" type="checkbox"/> No		10 Type of Transfer <input checked="" type="checkbox"/> Distribution <input type="checkbox"/> Foreclosure <input type="checkbox"/> Irrevocable Trust <input type="checkbox"/> Revocable Trust <input type="checkbox"/> Transfer on Death <input type="checkbox"/> Auction <input type="checkbox"/> Easement <input type="checkbox"/> Gift <input type="checkbox"/> Life Estate <input type="checkbox"/> Sale <input type="checkbox"/> Trustee to Beneficiary <input type="checkbox"/> Court Decree <input type="checkbox"/> Exchange <input type="checkbox"/> Grantor Trust <input type="checkbox"/> Partition <input type="checkbox"/> Satisfaction of Contract <input type="checkbox"/> Other (Explain) _____			
11 Was ownership transferred in full? (If No, explain the division.) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			12 Was real estate purchased for same use? (If No, state the intended use.) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Aunt or Uncle to Niece or Nephew <input type="checkbox"/> Family Corp., Partnership, or LLC <input type="checkbox"/> Self <input type="checkbox"/> Other _____ <input type="checkbox"/> Brothers and Sisters <input type="checkbox"/> Grandparents and Grandchild <input type="checkbox"/> Spouse <input type="checkbox"/> Ex-spouse <input checked="" type="checkbox"/> Parents and Child <input type="checkbox"/> Step-parent and Step-child					
14 What is the current market value of the real property? 320,550.00 Assessed			15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No \$ _____ %		
16 Does this conveyance divide a current parcel of land? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
18 Address of Property			19 Name and Address of Person to Whom the Tax Statement Should be Sent Juel Hughes 85917 520 Avenue Royal, NE 68773		
18a <input checked="" type="checkbox"/> No address assigned 18b <input type="checkbox"/> Vacant land					

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

21 If agricultural, list total number of acres transferred in this transaction 160

22 Total purchase price, including any liabilities assumed.	22 \$	0.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach Itemized list.) (see instructions)	23 \$	1
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24 \$	0.00
25 If this transfer is exempt from the documentary stamp tax, list the exemption number 15		
26 Is an affidavit as described in Neb. Rev. Stat. § 76-2,141 required because the property is located within a county or other geographic area with an active air force ballistic missile field? (See Instructions) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
27 If yes, is the required affidavit attached to this filing? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		

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

Randall Alexander

Print or Type Name of Grantee or Authorized Representative

(402) 879-4751

Phone Number

sign
here

Signature of Grantee or Authorized Representative

Attorney at Law

Title

Date

5/21/2025

Register of Deed's Use Only			For Dept. Use Only
28 Date Deed Recorded Mo. 5 Day 5 Yr. 25	29 Value of Stamp or Exempt Number \$ Exempt # 15	30 Recording Data BK2025 Pg 1016	

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

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

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

2025 May 05 08:32 AM Ex015 Book 2025 Page 1016

Index _____
Computer _____
Assessor _____
Carded _____

NEBRASKA DOCUMENTARY
STAMP TAX
Date: 05/05/25
\$ Ex015 By AS

Bk 2025, Pg 1016

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 05 day
of May A.D., 2025, at 08:32
o'clock AM. Recorded in Book 2025
on Page 1016

Attest

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

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

**DEED OF DISTRIBUTION
BY
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.

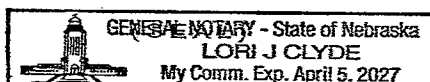
Executed 5-1, 2025.

Mark Jeffery PR
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 Nebraska) ss:

The foregoing instrument was acknowledged before me on
5-1, 2025, by Mark Jeffery, Personal Representative of the
Estate of Kermit Jeffery, Deceased.



Lori J. Clyde
Notary Public

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2025	1035	5/5/2025	Base: 01-0123		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
002508000		84		4	05	GeoCde	Tw	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value						4129	4	12	2	0	00000	1	000	0000
Land		Improvements		Total		Date of Sale Property Classification Code								
735,385		22,090		757,475		Status	Property Type		Zoning	Location	City Size	Parcel Size		
Irrigation Type:						A) 1	B) 05		C) 5	D) 3	E) 0	F) 10		
LCG		ACRES:		VALUE:		LCG		ACRES:		VALUE:				
IRRIGATED 1A1						GRASSLAND 1G1								
1A						1G								
2A1						2G1								
2A						2G								
3A1						3G1								
3A						3G								
4A1						4G1								
4A						4G								
DRYLAND 1D1		43.960		145,290		Shelterbelt/Timber								
1D		111.210		367,550		Accretion								
2D1						Waste		2.550		1,275				
2D						Other								
3D1		5.590		16,575		AG LAND TOTAL		228.560		721,545				
3D						Roads		4.900						
4D1		10.850		31,735		Farm Sites		1.000		13,840				
4D		54.400		159,120		Home Sites								
						Recreation								
Dwellings						Other								
Outbuildings				22,090		Non-AG TOTAL		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)

Real Estate Transfer Statement

FORM
521

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

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

1 County Name WEBSTER - 91		2 County Number 91		3 Date of Sale/Transfer Mo. 5 Day 5 Yr. 2025		4 Date of Deed Mo. 5 Day 5 Yr. 2025	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Kevin & Mary Karr Street or Other Mailing Address PO Box 187 2347 Road 750 City Bladen State NE Zip Code 68928 Phone Number (402) 460-8514 Email Address kevin.karr54@gmail.com				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Trevor & Jennifer Karr Street or Other Mailing Address 770 West Ave. City Bladen State NE Zip Code 68928 Phone Number (402) 460-9220 Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address jckarr@gtmc.net			

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

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

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

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

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

14 What is the current market value of the real property? \$889,200		15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No \$ _____ %	
---	--	--	--

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

18 Address of Property Aq. Land Bladen, NE 68928		19 Name and Address of Person to Whom the Tax Statement Should be Sent Trevor Karr 770 West Ave. Bladen, NE 68928	
18a <input type="checkbox"/> No address assigned	18b <input type="checkbox"/> Vacant land		

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

21 If agricultural, list total number of acres transferred in this transaction 234 +-	
--	--

22 Total purchase price, including any liabilities assumed		22	\$	889,200.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions)		23	\$	
24 Adjusted purchase price paid for real estate (line 22 minus line 23)		24	\$	889,200.00

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 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.

Trevor Karr

Print or Type Name of Grantee or Authorized Representative

sign
here

Signature of Grantee or Authorized Representative

Grantee

Title

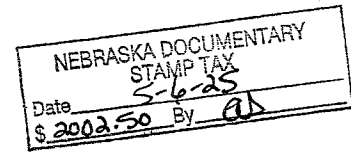
402-460-9220
Phone Number

Date

Register of Deed's Use Only

For Dept. Use Only

26 Date Deed Recorded Mo. 5 Day 6 Yr. 25		27 Value of Stamp or Exempt Number \$ 2002.50		28 Recording Data BK2025, Pg 1035	
--	--	---	--	---	--

State of Nebraska } ss.
County of Webster }Entered on the
numerical index and filed for record in the
Clerk's office of said county this 6 day
of May, A.D., 2025 at 8:36
o'clock 24 M. Recorded in Book 2025
on Page 1035
Abhey Parag County Clerk
10.00 Deputy
Ind Comp Assessor Carded 

Return Address: Sullivan Shoemaker P.C., L.L.O.; attn: D. Charles Shoemaker; PO Box 309, Hastings, NE 68902-0309

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.

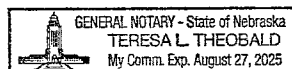
EXECUTED: May 5, 2025.

Kevin W. Karr

Mary L. Karr

STATE OF NEBRASKA)
) ss.
COUNTY OF Webster)

The foregoing instrument was acknowledged before me on the 5th day of May, 2025th, Kevin W. Karr and Mary L. Karr, husband and wife, Grantors.



Notary Public

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2025	1078	5/2/2025	Base: 65-0011		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
001102601		85		4 05		GeoCde	Twn	Rng	Sect	Qrt	Subdlv	Area	Blk	Parcel
Date of Sale Assessed Value						4375	2	9	6	0	00000	1	000	1025
Land		Improvements		Total		Date of Sale Property Classification Code								
8,305,010		1,455,255		9,760,265		Status	Property Type		Zoning	Location	City Size	Parcel Size		
Irrigation Type:						A) 2	B) 05		C) 5	D) 3	E) 0	F) 9		
LCG		ACRES:		VALUE:		LCG		ACRES:		VALUE:				
IRRIGATED 1A1		150.650		868,495		GRASSLAND 1G1		290.420		483,550				
1A		128.580		741,265		1G		88.630		97,825				
2A1		7.720		44,505		2G1		57.190		86,360				
2A		119.700		663,740		2G		11.280		5,640				
3A1		24.000		126,960		3G1		3.600		5,220				
3A						3G								
4A1		70.200		371,360		4G1		5.080		6,290				
4A		145.650		770,440		4G		46.150		42,685				
DRYLAND 1D1		209.470		692,300		Shelterbelt/Timber								
1D		437.500		1,445,945		Accretion		9.020						
2D1		85.000		266,470		Waste		9.820		4,910				
2D		133.050		417,110		Other								
3D1		221.650		657,190		AG LAND TOTAL		2,387.770		8,188,490				
3D						Roads		46.290						
4D1		125.720		367,735		Farm Sites		2.500		41,520				
4D		7.690		22,495		Home Sites		2.830		75,000				
						Recreation								
Dwellings				757,485		Other								
Outbuildings				697,770		Non-AG TOTAL		51.620		116,520				

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
TRUSTEE'S WD; TRANSFER TO REV TRUST	
Comments from	Comments:
001102601 001102800 001102900 001103100 001103200 001103300 001103301	
001103700 001104000 001104100 001109400 001114100 001405600 001405800	
001550300 001550400 001550900 001551100 001555100 001506200 0016145	

(Continue on back)

Real Estate Transfer Statement

85

FORM
521

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

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

1 County Name Webster - 91	2 County Number	3 Date of Sale/Transfer Mo. <u>05</u> Day <u>02</u> Yr. <u>2025</u>	4 Date of Deed Mo. <u>05</u> Day <u>02</u> Yr. <u>2025</u>
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Lanny R and Kristin M Greenhalgh Street or Other Mailing Address 1910 Road M City Guide Rock State NE Zip Code 68942 Phone Number (402) 984-6375 Email Address n/a		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Lanny R Greenhalgh, Trustee and Kristin M Greenhalgh, Trustee Street or Other Mailing Address 1910 Road M City Guide Rock State NE Zip Code 68942 Phone Number (402) 984-6375 Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address n/a	

7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home.					
(A) Status		(B) Property Type			(C)
<input checked="" type="checkbox"/> Improved	<input type="checkbox"/> Single Family	<input type="checkbox"/> Industrial	<input type="checkbox"/> Mineral Interests-Nonproducing	<input type="checkbox"/> State Assessed	<input type="checkbox"/> Mobile Home
<input type="checkbox"/> Unimproved	<input type="checkbox"/> Multi-Family	<input checked="" type="checkbox"/> Agricultural	<input type="checkbox"/> Mineral Interests-Producing	<input type="checkbox"/> Exempt	
<input type="checkbox"/> IOLL	<input type="checkbox"/> Commercial	<input type="checkbox"/> Recreational			
8 Type of Deed <input type="checkbox"/> Conservator <input type="checkbox"/> Distribution <input type="checkbox"/> Land Contract/Memo <input type="checkbox"/> Partition <input type="checkbox"/> Sheriff <input type="checkbox"/> Other _____ <input type="checkbox"/> Bill of Sale <input type="checkbox"/> Corrective <input type="checkbox"/> Easement <input type="checkbox"/> Lease <input type="checkbox"/> Personal Rep. <input checked="" type="checkbox"/> Trust/Trustee <input type="checkbox"/> Cemetery <input type="checkbox"/> Death Certificate - Transfer on Death <input type="checkbox"/> Executor <input type="checkbox"/> Mineral <input type="checkbox"/> Quit Claim <input type="checkbox"/> Warranty					
9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? <input type="checkbox"/> Buyer <input type="checkbox"/> Seller <input checked="" type="checkbox"/> No		10 Type of Transfer <input type="checkbox"/> Distribution <input type="checkbox"/> Foreclosure <input type="checkbox"/> Irrevocable Trust <input checked="" type="checkbox"/> Revocable Trust <input type="checkbox"/> Transfer on Death <input type="checkbox"/> Auction <input type="checkbox"/> Easement <input type="checkbox"/> Gift <input type="checkbox"/> Life Estate <input type="checkbox"/> Sale <input type="checkbox"/> Trustee to Beneficiary <input type="checkbox"/> Court Decree <input type="checkbox"/> Exchange <input type="checkbox"/> Grantor Trust <input type="checkbox"/> Partition <input type="checkbox"/> Satisfaction of Contract <input type="checkbox"/> Other (Explain) _____			
11 Was ownership transferred in full? (If No, explain the division.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <u>1/2 interest each</u>			12 Was real estate purchased for same use? (If No, state the intended use.) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No _____		
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Aunt or Uncle to Niece or Nephew <input type="checkbox"/> Family Corp., Partnership, or LLC <input type="checkbox"/> Self <input checked="" type="checkbox"/> Other <u>Trust for Grantors</u> <input type="checkbox"/> Brothers and Sisters <input type="checkbox"/> Grandparents and Grandchild <input checked="" type="checkbox"/> Spouse <input type="checkbox"/> Ex-spouse <input type="checkbox"/> Parents and Child <input type="checkbox"/> Step-parent and Step-child					
14 What is the current market value of the real property? 8,000,000.00			15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No \$ _____ %		
16 Does this conveyance divide a current parcel of land? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
18 Address of Property Rural Webster Co. Nebraska 1910 Road M Guide Rock, NE 68942			19 Name and Address of Person to Whom the Tax Statement Should be Sent (Same as Grantee)		
18a <input type="checkbox"/> No address assigned 18b <input type="checkbox"/> Vacant land					
20 Legal Description (Attach additional pages, if needed.) (See descriptions attached)					

21 If agricultural, list total number of acres transferred in this transaction <u>n/a</u>	
22 Total purchase price, including any liabilities assumed.	22 \$ <u>0.00</u>
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	23 \$ <u>0.00</u>
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24 \$ <u>0.00</u>
25 If this transfer is exempt from the documentary stamp tax, list the exemption number <u>4</u>	
26 Is an affidavit as described in Neb. Rev. Stat. § 76-2,141 required because the property is located within a county or other geographic area with an active air force ballistic missile field? (See Instructions) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
27 If yes, is the required affidavit attached to this filing? <input type="checkbox"/> Yes <input type="checkbox"/> No	

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

David B. Garwood

(402) 746-3613

Print or Type Name of Grantee or Authorized Representative

Phone Number

Signature of Grantee or Authorized Representative

Attorney

5/2/2025

Title

Date

Register of Deed's Use Only

For Dept. Use Only

28 Date Deed Recorded Mo. <u>5</u> Day <u>6</u> Yr. <u>25</u>	29 Value of Stamp or Exempt Number \$ <u>Exempt #4</u>	30 Recording Data <u>BK2025, Pg 1078</u>
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West
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63435 I

63436 I

Quarter (NE $\frac{1}{4}$ NW $\frac{1}{4}$) 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 NW $\frac{1}{4}$ 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 NE $\frac{1}{4}$ NW $\frac{1}{4}$ 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 SE $\frac{1}{4}$ SW $\frac{1}{4}$ 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.

12005
64450
The West Half of the Northwest Quarter (W $\frac{1}{2}$ NW $\frac{1}{4}$) and the Southwest Quarter (SW $\frac{1}{4}$), of Section One (1), Township Two (2) North, Range Ten (10) West of the 6th P.M., Webster County, Nebraska.

64475
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.

64485
The Southeast Quarter (SE $\frac{1}{4}$) 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 (SE $\frac{1}{4}$) 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 southwest corner of said Southeast Quarter (SE $\frac{1}{4}$), this being the TRUE PLACE OF BEGINNING; thence N00°07'40"E (assumed bearing) along the west line of said Southeast Quarter (SE $\frac{1}{4}$) 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 (SE $\frac{1}{4}$); 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 (SW $\frac{1}{4}$) 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 Quarter (SW $\frac{1}{4}$); thence N00°07'40"E (assumed bearing) along the east line of said Southwest Quarter (SW $\frac{1}{4}$) 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 S00°07'40"W an arc distance of 1426.66 feet to the place of beginning containing 3.73 acres;

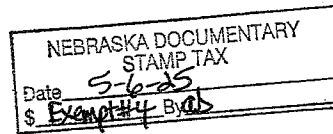
64680 The Northwest Quarter (NW $\frac{1}{4}$) of Section Twelve (12), Township Two (2) North, Range Ten (10) West of the Sixth P.M., Webster County, Nebraska;

62055 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 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 $\frac{1}{2}$ of said Section 35 a distance of 42.7 feet to a $\frac{1}{2}$ " rebar located on the Northerly Right-of-Way line of Hwy #136, said $\frac{1}{2}$ " rebar being the Actual Point of Beginning; thence continuing North 00°19'31" West and along the said West line of the said South half of Section 35 a distance of 2555.95 feet to a $\frac{1}{2}$ " rebar located 33.787 feet South of the West $\frac{1}{4}$ corner of said Section 35; running thence North 89°07'38.6" East a distance of 31.95 feet to a $\frac{1}{2}$ " 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 $\frac{1}{2}$ " rebar located by a fence corner, said $\frac{1}{2}$ " rebar being located 21.7 feet South of the North line of the South $\frac{1}{2}$ 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 $\frac{1}{2}$ " 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 $\frac{1}{2}$ " 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 $\frac{1}{2}$ " 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 $\frac{1}{2}$ " 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 $\frac{1}{2}$ " rebar located by a fence corner; running thence South 02°25'00" West a distance of 619.914 feet to a $\frac{1}{2}$ " rebar; running thence South 85°31'21" West a distance of 85.310 feet to a $\frac{1}{2}$ " rebar; running thence South 00°10'30" East a distance of 605.353 feet to a $\frac{1}{2}$ " 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 $\frac{1}{2}$ " 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 $\frac{1}{2}$ " 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 $\frac{1}{2}$ " rebar located by a fence corner; running thence South 00°25'02" East a distance of 127.743 feet to a $\frac{1}{2}$ " 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 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 Northerly 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 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 to any easements or restrictions of record; AND

166045 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 } ss.
County of Webster }Entered on the
numerical index and filed for record in the
Clerk's office of said county this 6 day
of May A.D., 20 25, at 1:55
o'clock PM. Recorded in Book 2025
on Page 1078-1082
Cheryl Harris County Clerk
34.00 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 (NE $\frac{1}{4}$) 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 NE $\frac{1}{4}$ which is the True Point of Beginning; thence S00°00'E, along the assumed west line of said NE $\frac{1}{4}$, 665.00 feet; thence S90°00'E 547.00 feet; thence N00°00'W 665.00 feet to the north line of said NE $\frac{1}{4}$; thence N90°00'W, along the north line of said NE $\frac{1}{4}$, 547.00 feet to the Point of Beginning.

The Southwest Quarter (SW $\frac{1}{4}$) of Section Six (6), Township Two (2) North, Range Nine (9) West of The 6th P.M., Webster County, Nebraska;

The Northeast Quarter (NE $\frac{1}{4}$); North Half of the Southeast Quarter (N $\frac{1}{2}$ SE $\frac{1}{4}$); and the South Half of the Southwest Quarter (S $\frac{1}{2}$ SW $\frac{1}{4}$) 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 (NE $\frac{1}{4}$) 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 (W $\frac{1}{2}$ SW $\frac{1}{4}$) of Section Eight (8), Township Two (2) North, Range Nine (9) West of The 6th P.M., Webster County, Nebraska;

The Northwest Quarter (NW $\frac{1}{4}$) of Section Nineteen (19), Township Two (2) North, Range Nine (9), West of the 6th P.M., Webster County, Nebraska;

The Southeast Quarter (SE $\frac{1}{4}$) 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 (NE $\frac{1}{4}$) 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 (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 Quarter (NE¼NW¼) 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 NW¼ 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 (SE $\frac{1}{4}$) 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 southwest corner of said Southeast Quarter (SE $\frac{1}{4}$), this being the TRUE PLACE OF BEGINNING; thence N00°07'40"E (assumed bearing) along the west line of said Southeast Quarter (SE $\frac{1}{4}$) 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 (SE $\frac{1}{4}$); 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 (SW $\frac{1}{4}$) 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 Quarter (SW $\frac{1}{4}$); thence N00°07'40"E (assumed bearing) along the east line of said Southwest Quarter (SW $\frac{1}{4}$) 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 S00°07'40"W an arc distance of 1426.66 feet to the place of beginning containing 3.73 acres;

The Northwest Quarter (NW $\frac{1}{4}$) 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 (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 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 $\frac{1}{2}$ of said Section 35 a distance of 42.7 feet to a $\frac{1}{2}$ " rebar located on the Northerly Right-of-Way line of Hwy #136, said $\frac{1}{2}$ " rebar being the Actual Point of Beginning; thence continuing North 00°19'31" West and along the said West line of the said South half of Section 35 a distance of 2555.95 feet to a $\frac{1}{2}$ " rebar located 33.787 feet South of the West $\frac{1}{4}$ corner of said Section 35; running thence North 89°07'38.6" East a distance of 31.95 feet to a $\frac{1}{2}$ " 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 $\frac{1}{2}$ " rebar located by a fence corner, said $\frac{1}{2}$ " rebar being located 21.7 feet South of the North line of the South $\frac{1}{2}$ 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 $\frac{1}{2}$ " 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 $\frac{1}{2}$ " 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 $\frac{1}{2}$ " 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 $\frac{1}{2}$ " 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 $\frac{1}{2}$ " 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 Northerly 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 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.

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

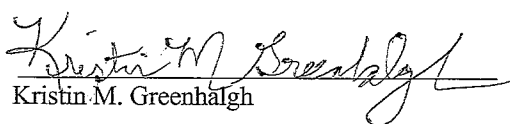
(1) is lawfully seized of such real estate and that it is free from encumbrances; except easements and restrictions of record;

(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.

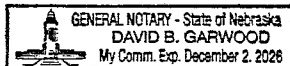
Executed May 2, 2025.


Lanny R. Greenhalgh



Kristin M. Greenhalgh

STATE OF NEBRASKA, COUNTY OF WEBSTER: ss.

The foregoing instrument was acknowledged before me on May 2, 2025, by Lanny R. Greenhalgh and Kristin M. Greenhalgh, husband and wife.



Comm. expires 12-2-2026


Notary Public

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code								
91	2025	1086	5/7/2025	Base: 91-0074		Affiliated:		Unified:				
Location ID		Sale Number	Useability & Code #	Parcel Number								
000327400		86	1	GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4133			00	0	20035		003	0000
Land		Improvements	Total	Date of Sale Property Classification Code								
2,040	149,430	151,470	Status	Property Type	Zoning	Location	City Size	Parcel Size				
Assessor Location: BLUE HILL (BH)				A) 1	B) 01	C) 1	D) 1	E) 6	F) 1			
			Residential			Commercial						
Multiple Improvements:			Multiple Improvements. :			Multiple Improvements. :						
Construction Date:			Construction Date : 1962			Construction Date :						
Floor:			Floor Sq. Ft. : 1,239			Floor Sq. Ft. :						
Building Cost New:			Cost : 142,735			Cost :						
Single Family Style: 101			Residential Condition: 35			Commercial Occupancy Code:						
(100) <input type="checkbox"/> Mobile Home			(10) <input type="checkbox"/> Worn Out			Primary: Other1: Other2:						
(101) <input checked="" type="checkbox"/> One Story			(20) <input type="checkbox"/> Badly Worn			Commercial Construction Class:						
(102) <input type="checkbox"/> Two Story			(30) <input checked="" type="checkbox"/> Average			(1) <input type="checkbox"/> Fireproof Structural Steel Frame						
(103) <input type="checkbox"/> Split Level			(40) <input checked="" type="checkbox"/> Good			(2) <input type="checkbox"/> Reinforced Concrete Frame						
(104) <input type="checkbox"/> 1 1/2 Story			(50) <input type="checkbox"/> Very Good			(3) <input type="checkbox"/> Masonry Bearing Walls						
(111) <input type="checkbox"/> Bi-Level			(60) <input type="checkbox"/> Excellent			(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls						
(106) <input type="checkbox"/> Other						(5) <input type="checkbox"/> Metal Frame and Walls						
Townhouse or Duplex Style:			Residential Quality: 30			(6) <input type="checkbox"/> Pole Frame						
(301) <input type="checkbox"/> One Story			(10) <input type="checkbox"/> Low			Cost Rank:			Condition:			
(302) <input type="checkbox"/> Two Story			(20) <input type="checkbox"/> Fair			(10) <input type="checkbox"/> Low			(10) <input type="checkbox"/> Worn Out			
(307) <input type="checkbox"/> 1 1/2 Story			(30) <input checked="" type="checkbox"/> Average			(20) <input type="checkbox"/> Average			(20) <input type="checkbox"/> Badly Worn			
(308) <input type="checkbox"/> Split Level			(40) <input type="checkbox"/> Good			(30) <input type="checkbox"/> Above Average			(30) <input type="checkbox"/> Average			
(309) <input type="checkbox"/> 2 1/2 Story			(50) <input type="checkbox"/> Very Good			(40) <input type="checkbox"/> High			(40) <input type="checkbox"/> Good			
(304) <input type="checkbox"/> One Story Duplex			(60) <input type="checkbox"/> Excellent						(50) <input type="checkbox"/> Very Good			
(305) <input type="checkbox"/> Two Story Duplex									(60) <input type="checkbox"/> Excellent			
Assessor's Adjustment to Sale Price (+ or -):												
Assessor Comments and Reason for Adjustment:												
WD												
Comments from						Comments:						
000327400												

(Continue on back)

8880

Real Estate Transfer Statement

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FORM
521

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

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

1 County Name Webster - 91		2 County Number		3 Date of Sale/Transfer Mo. 05 Day 07 Yr. 2025		4 Date of Deed Mo. 04 Day 21 Yr. 2025	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Paul S. Krueger and Megan E. Krueger Street or Other Mailing Address 1036 Road Z City Bladen State NE Zip Code 68928 Phone Number (402) 469-5349 Email Address N.A.				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Jackson Balfour Street or Other Mailing Address 202 W. Gage St. City Blue Hill State NE Zip Code 68930 Phone Number (402) 519-8107 Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address N.A.			

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

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

9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? <input type="checkbox"/> Buyer <input type="checkbox"/> Seller <input checked="" type="checkbox"/> No		10 Type of Transfer <input type="checkbox"/> Auction <input type="checkbox"/> Court Decree <input type="checkbox"/> Distribution <input type="checkbox"/> Easement <input type="checkbox"/> Exchange <input type="checkbox"/> Foreclosure <input type="checkbox"/> Gift <input type="checkbox"/> Grantor Trust <input type="checkbox"/> Irrevocable Trust <input type="checkbox"/> Life Estate <input type="checkbox"/> Partition <input type="checkbox"/> Revocable Trust <input checked="" type="checkbox"/> Sale <input type="checkbox"/> Satisfaction of Contract <input type="checkbox"/> Transfer on Death <input type="checkbox"/> Trustee to Beneficiary <input type="checkbox"/> Other (Explain)	
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11 Was ownership transferred in full? (If No, explain the division.) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	12 Was real estate purchased for same use? (If No, state the intended use.) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
---	--

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

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

18 Address of Property 202 W. Gage St. Blue Hill, NE 68930	19 Name and Address of Person to Whom the Tax Statement Should be Sent See Grantee
--	--

18a ☐ No address assigned 18b ☐ Vacant land

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

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

22 Total purchase price, including any liabilities assumed	22 \$ 165,000.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	23 \$ _____
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24 \$ 165,000.00

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

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

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

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

sign here	Print or Type Name of Grantee or Authorized Representative Danielle L. Kelley	(402) 463-4198
	Signature of Grantee or Authorized Representative <i>Danielle L. Kelley</i>	Phone Number
	Closing Department Manager	5/7/2025
	Title	Date

Register of Deed's Use Only		For Dept. Use Only
28 Date Deed Recorded Mo. 5 Day 1 Yr. 25	29 Value of Stamp or Exempt Number \$ 371.25	30 Recording Data BK2025 Pg 1086

Index _____
Computer _____
Assessor _____
Carded _____

NEBRASKA DOCUMENTARY
STAMP TAX

Date: 05/07/25

\$ 371.25 By AS

Bk 2025, Pg 1086

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 07 day
of May A.D., 2025, at 10:40
o'clock AM. Recorded in Book 2025
on Page 1086

Abbey Hing

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.

Paul S. Krueger

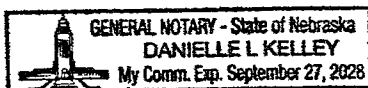
Paul S. Krueger

Megan E. Krueger

Megan E. Krueger

STATE OF NEBRASKA
COUNTY OF Adams } ss.

On this 21st day of April, 2025, before me personally appeared **Paul S. Krueger**
and **Megan E. Krueger**.



Danielle L. Kelley
Notary Public - *Danielle L. Kelley*

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2025	1102	4/23/2025	Base: 91-0002		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
001501000		87		4 05		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value						4373	2	10	24	4	00000	1	000	0000
Land		Improvements		Total		Date of Sale Property Classification Code								
59,710		158,625		218,335		Status	Property Type		Zoning	Location	City Size	Parcel Size		
Irrigation Type:						A) 1	B) 05		C) 7	D) 3	E) 0	F) 7		
LCG		ACRES:		VALUE:		LCG		ACRES:		VALUE:				
IRRIGATED 1A1						GRASSLAND 1G1		1.110		1,850				
1A						1G		3.400		5,660				
2A1						2G1								
2A						2G								
3A1						3G1		7.590		11,005				
3A						3G								
4A1						4G1								
4A						4G								
DRYLAND 1D1						Shelterbelt/Timber								
1D		0.020		65		Accretion								
2D1						Waste								
2D						Other								
3D1		0.270		800		AG LAND TOTAL		12.900		20,870				
3D						Roads		1.340						
4D1						Farm Sites		1.000		13,840				
4D		0.510		1,490		Home Sites		1.000		25,000				
						Recreation								
Dwellings				132,050		Other								
Outbuildings				26,575		Non-AG TOTAL		3.340		38,840				

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

(Continue on back)

Real Estate Transfer Statement

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

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

1 County Name Webster - 91	2 County Number	3 Date of Sale/Transfer Mo. <u>4</u> Day <u>23</u> Yr. <u>2025</u>	4 Date of Deed Mo. <u>4</u> Day <u>23</u> Yr. <u>2025</u>
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Ian W. Olson Street or Other Mailing Address 918 N. Locust City Red Cloud State Nebraska Zip Code 68970 Phone Number Email Address		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Ashley L. Olson Street or Other Mailing Address 1880 Rd J City Guide Rock State Nebraska Zip Code 68942 Phone Number (402) 746-0140 Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address	

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

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

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

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

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

14 What is the current market value of the real property? \$275,000	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No \$ _____ %
---	--

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

18 Address of Property 1880 Rd J Guide Rock, NE 68942 18a <input type="checkbox"/> No address assigned 18b <input type="checkbox"/> Vacant land	19 Name and Address of Person to Whom the Tax Statement Should be Sent Ashley L. Olson 1880 Rd J Guide Rock, NE 68942
--	---

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

See attached

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

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

Ashley L. Olson

(402) 746-0140

Print or Type Name of Grantee or Authorized Representative

Phone Number

sign
here

Signature of Grantee or Authorized Representative

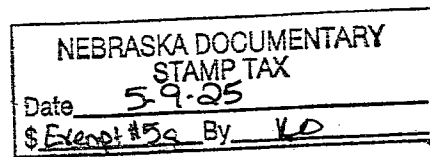
Grantee

Title

Date

Register of Deed's Use Only			For Dept. Use Only
28 Date Deed Recorded Mo. <u>5</u> Day <u>9</u> Yr. <u>25</u>	29 Value of Stamp or Exempt Number \$ Exempt # 5a	30 Recording Data BK 2025, Pg 1102	

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, 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 9 day
of May A.D., 2025, at 12:56
o'clock P M. Recorded in Book 2025
on Page 1102
Abby Harig County Clerk
10.00 10 Deputy
Ind Comp Assessor CardedRETURN 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):

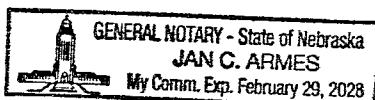
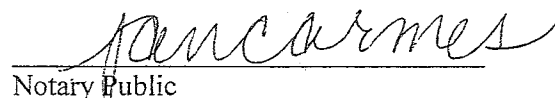
A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 2 NORTH, RANGE 10 WEST OF THE SIXTH P.M., WEBSTER COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 2 NORTH, RANGE 10 WEST OF THE SIXTH 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: 4/23/25, 2025.


Ian W. Olson

STATE OF NEBRASKA)
COUNTY OF ADAMS) ss.

The foregoing instrument was acknowledged before me on the 23rd day of April, 2025, by Ian W. Olson, former spouse of Grantee.

Notary Public