Residential & Commercial Sales Worksheet

(Continue on back)			
			000147400
Comments:			Comments from
			JTWD
a a	ljustment:	and Reason for Ac	Assessor Comments and Reason for Adjustment:
	ice (+ or -):	tment to Sale Pr	Assessor's Adjustment to Sale Price (+ or -):
(60) □ Excellent		uplex	(305) ☐ Two Story Duplex
ent (50) □ Very Good	(60) Excellent	uplex	(304) ☐ One Story Duplex
(40) □ High (40) □	(50) Uery Good		(309) 🗆 2 1/2 Story
(30) □ Above Average (30) □ Average	(40) 🗆 Good		(308) □ Split Level
ge (20) □ Average (20) □ Badly Worn	(30) □ Average		(307) 🗆 1 1/2 Story
	(20) 🗆 Fair		(302) □ Two Story
Cost Rank: Condition:	(10) 🗆 Low		(301) □ One Story
(6) □ Pole Frame	Residential Quality:		Townhouse or Duplex Style:
(5) 🛘 Metal Frame and Walls		dir see	(106) □ Other
(4)			(111) □ Bi-Level
(3)	(50) □ Very Good		(104) 🗆 1 1/2 Story
(2)	(40) □ Good		(103) Split Level
(1) ☐ Fireproof Structural Steel F	(30) □ Average		(102) □ Two Story
Wom Commercial Construction Class:	(20) □ Badly Worn		(101) □ One Story
	(10) Worn Out		(100) Mobile Home
oh,	Residential Condition:	-	Single Family Style:
Cost:	Cost:	_	
Floor Sq. Ft. :	Floor Sq. Ft. :	Floor:	
	Construction Date:		
Multiple. Improvements. :	Multiple, improvements. :	Multiple Improvements:	Muli
Residential Commercial Commercial	Res		
A) 1 B) 01 C) 1 D) 1 E) 6 F) 4	(RC)	RED CLOUD (R	Assessor Location:
7,480 Status Property Type Zoning Location City Size Parcel Size	47,	34,655	12,825
Date of Sale Property Classification Code	Total	Improvements	Land
4491 00 0 10035 008 0000	Value	Date of Sale Assessed Value	D _i
GeoCde Twn Rug Sect Ort Subdiv Area Blk Parcel	1	88	000147400
Code#	Useability & Code#	Sale Number	Location D
025 Base: 91-0002 Affiliated: Unified:	5/15/2025	25 1119	91 2025
ate School District Code	Sale Date	ok Page	Cnty No. Book

SHE NEBRASKA

Good Life. Great Service DEPARTMENT OF REVENUE

Real Estate Transfer Statement

88

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.

Mo. 3 Day 1 Yr. 1 Yr. 1 Nebraska Department of Revenue
Form No. 96-269-2008 7-2024 Rev. Supersedes 96-269-2008 10-2020
Grantee—Retain a copy of this document for your records. 20 Legal Description (Attach additional pages, if needed.)
All of Block Eight (8), Kaley and Jackson Addition to Red here sign 18a V No address assigned 18 Address of Property 16 Does this conveyance divide a current parcel of land? 14 What is the current market value of the real property? 13 Was the transfer 11 Was ownership transferred in full? (If No, explain the division.) 21 If agricultural, list total number of acres transferred in this transaction Email Address n/a 22 Total purchase price, including any liabilities assumed..... 9 5 Grantor's Name, Address, and Telephone (Please Print) Street or Other Mailing Address See Attached 8 Type of Deed 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. Phone Number Grantor's Name (Seller) Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? County Name no address assigned 84,000.00 Yes (A) Status Improved If yes, is the required affidavit attached to this filing? Yes OL OL Bill of Sale Unimproved Cemetery Yes Signature of Grantee or Authorized Representative 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.

Ronald T. Strobl

Print or Type Mame of Grantel of Authorized Representative S No Webster - 91 S No S No between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the No Death Certificate - Transfer on Death Corrective Multi-Family
Commercial The deed will not be recorded unless this statement is signed and items 1-27 are accurately completed. **S** No Multi-Family Single Family 20 Aunt or Uncle to Niece or Nephew Ex-spouse Brothers and Sisters 18b Vacant land 29 10 Type of Transfer Value of Stamp or Exempt Number Court Decree County Number Auction State Yes Register of Deed's Use Only Recreational Agricultural Industrial Executor Easement Exchange Distribution No No Easement Distribution Parents and Child Family Corp., Partnership, or LLC Grandparents and Grandchild Zip Code Grantor Trust Gift Foreclosure Lease Mineral Land Contract/Memo (B) Property Type 30 Recording Email Address n/a Red Cloud Grantee Grantee 19 Name and Address of Person to Whom the Tax Statement Should be Sent 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) (402) 984--35/8 Grantee's Name (Buyer)
Ronald T. Strobl and Lara J. Strobl 6 Grantee's Name, Address, and Telephone (Please Print) 3 Date of Sale/Transfer Street or Other Mailing Address 835 N Walnut St Mineral Interests-Producing Mineral Interests-Nonproducing Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) ves Southern Title, LLC No Partition Irrevocable Trust Revocable Trust Life Estate Cloud, Webster County, Nebraska Was real estate purchased for same use? (If No, state the intended use.) **S** No Partition Quit Claim Yes Step-parent and Step-child Personal Rep. appropriate box. N To Spouse Self Yr. 2025 Sale Satisfaction of Contract State
NE
NE
Is the grantee a 501 (c)(3) organization?
If Yes, is the grantee a 509(a) foundation? 19 ✓ Warranty Sheriff 4 Date of Deed Mo. 5 Exempt Trust/Trustee State Assessed 22 \$ 24 23 Other Other (Explain) Trustee to Beneficiary Other Transfer on Death Date Phone Number 5 For Dept. Use Only 84,000,00 84,000,00 \preceq Zip Code 68970 Mobile Home 2025 Yes Yes 0 N N

Daniel Gillett
216 Jowa Ave
Salman KS 67401
785-577-1412

Bradley Gillett
310 E 7 \$ St

Solomon, \$ 5 67880

785-365-4005

Margo Gillett
316 F 7 Th St
Solomon, KS 67480

State of Nebraska Sss.

Entered on the numerical index and filed for record in the Clerk's office of sale county this 15 day of Muly A.D., 20.35, at 1.33 o'clock D.M. Recorded in Book 30.35 on Page 1114 18.00 Obbay toning County Clerk

Comp 5

Assessor___Carded

NEBRASKA PTAX-

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

JOINT TENANCY WARRANTY DEED

common, the following described real estate (as defined in Neb. Rev. Stat. 76-201): Lara J. Strobl, husband and wife, convey to Grantees, as joint tenants and not as tenants in DOLLAR (\$1.00) and other valuable consideration received from Grantees, Ronald T. Strobl and resident of Kansas, and Margo Gillett, a single person, Grantors, in consideration of ONE Daniel Gillett, a married person and resident of Kansas, Bradley Gillett, a married person and

All of Block Eight (8), Kaley and Jackson Addition to Red Cloud, Webster County, Nebraska

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

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

Daniel Gillett	Man	Executed
Ħ (i) Holl	Jan Jan
	× .	Ü
		/O , 2025.
Bradley Gillet	Backberry	
,	De the H	

Margo Gillett

The foregoing instrument was acknowledged before me on May 15, 2025 by Daniel Gillett, a married person and resident of Kansas, Bradley Gillett, a married person and resident of Kansas and Margo Gillett, a single person.

COUNTY OF WEBSTER STATE OF NEBRASKA

) ss.

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

Notary Public

Residential & Commercial Sales Worksheet

Cnty No. Book	k Page	Sale	Sale Date			School Dis	School District Code		
	1.00 miles	5/8/	2000	Base: 65-	65-0011 <i>‡</i>	Affiliated:	See the second second second	Unified:	The second secon
Location ID	Sale Number	Useability & Code #	& Code#			Parcel l	Parcel Number		
000600900	89	Ľ		GeoCde Twn	Rng	Sect Ort	Subdiv	Area Blk	Parcel
Da	Date of Sale Assessed Value	Value		4487		00 0	40005	003	0000
Land	Improvements	Te	Total		Date of Sa	de Propert	y Classifica	Date of Sale Property Classification Code	
1,635			1,635	Status	Property Type	Zoning	Location	City Size	Parcel Size
Assessor Location:	GUIDE ROCK ((GR)		A) 2 I	B) 01	O 1	D) 1	E) 7	F) 3
			Residential				Commercial		
Multi	Multiple Improvements:	Multiple. Improvements. :	ements.:		Multiple. Ir	Multiple. Improvements. :			
		Construction Date:			Construction Date :	n Date :			
		Floor Sq. Ft. :			Floor Sq. Ft. :				
		Cost:			Cost:				
Single Family Style:		Residential Condition:	ondition:		Commer	Commercial Occupancy Code:	cy Code:		
(100) Mobile Home		(10) 🗆 W	Worn Out		Primary:	0	Other1:		
(101) □ One Story		(20) 🗆 Ba	Badly Worn		Commer	Commercial Construction Class:	tion Class:		
(102) 🗆 Two Story			Average			Fireproof Structural Steel Frame	uctural Steel	Frame	
(103) Split Level		(40) Good	Good		9 9	Reinforced Concrete Frame	Concrete Fran	ne	
- 1			Excellent			Wood or Steel Framed Ext.	el Framed Ex	ct. Walls	
(106) □ Other					(5) 🗆	Metal Frame and Walls	and Walls		
Cownhouse or Duplex Style:		Residential Quality:	uality:		(S)	□ Pole Frame			
(301) □ One Story		(10) 🗆 Low	W		Cost Rank:	K:	C	Condition:	
(302) □ Two Story		(20) 🗆 Fair	H		(10) 🗆	Low	(1)	(10) U Wom Out	Out
1			Average			Аустаде			Badly Worn
- 1			od		(30)	Above Average			1ge
			Very Good		(4 ₀)	High	(40)		
(304) One Story Duplex	plex	(60) D Ex	Excellent				(50)		Very Good
- 11	fment to Sale P	*ica (+ n* -)	• Section of the sect	Sept mineral particles and the			Contract to Expendent to the Contract of the C		
Assessor Comments and Reason for Adjustment:	and Reason for A	djustment:							
JTWD				:					
Comments from				Com	Comments:		-		
000600900									
								(Соп	(Continue on back)
								(000	manufacture of the country

14040 NEBRASKA

Good Life. Great Service. DEPARTMENT OF REVENUE

Real Estate Transfer Statement

To be filed with the Register of Deeds.
Read instructions on reverse side.
If additional space is needed, add an attachment and identify the applicable item number. 89

> FORM 521

20 Legal Description (Attach additional pages, if needed.) 18 14 28 Date Deed Recorded sign 18a No address assigned 16 Does this conveyance divide a current parcel of land? 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) City Guide Rock here 21 If agricultural, list total number of acres transferred in this transaction Email Address n/a 22 Total purchase price, including any liabilities assumed..... 11 Was ownership transferred in full? (If No, explain the division.) 5 Grantor's Name, Address, and Telephone (Please Print) Phone Number (402) 257-7591 Grantor's Name (Seller)
Philip L. Troudt and Charlene M. Hartman Troudt
Street or Other Mailing Address
450 Republican St 8 Type of Deed 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. Mo. Address of Property 210 E Grant St What is the current market value of the real property? Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? 27 Lots Nineteen (19) and Twenty (20), Block Three (3), Original Town of Guide Rock, Webster County, Nebraska Guide Rock, NE 68942 1,635.00 ₹ Yes (A) Status ✓ Unimproved Buyer IOL Cemetery Bill of Sale Improved 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

(402) Print or Day _ Signature of Grantee or Authorized Representative ₹ No S No Webster - 91 No Seller No Death Certificate - Transfer on Death ふ ₹ Type Name Corrective Conservator The deed will not be recorded unless this statement is signed and items 1-27 are accurately completed. Single Family Commercial Multi-Family 3 Aunt or Uncle to Niece or Nephew Brothers and Sisters of Grantee or Authorized Representation 18b Vacant land 10 Type of Transfer S Value of Stamp Court Decree County Number Auction 2 ىلا Register of Deed's Use Only Recreational Agricultural Industrial Distribution Executor Exchange Easement Easement No Distribution Zip Code 68942 Parents and Child Grandparents and Grandchild Family Corp., Partnership, or LLC Grantor Trust Gift Foreclosure Mineral Lease Land Contract/Memo (B) Property Type Title Attorney 17 19 Name and Address of Person to Whom the Tax Statement Should be Phone Number (402) 587-2337 Guide Rock 6 Grantee's Name, Address, and Telephone (Please Print) 3 Date of Sale/Transfer Grantee's Name (Buyer)
Arcie D. Skinner and Linda G. Same Street or Other Mailing Address 320 Republican St Mineral Interests-Producing Mineral Interests-Nonproducing Mo. 05 nail Address Recording P Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) Was the mortgage assumed? (If Yes, state the amount and ☐ Yes Partition Irrevocable Trust Life Estate Spore as 12 Was real estate purchased for same use? (If No, state the intended use.) Data Day 08 Grantee Yes S No Partition Quit Claim Personal Rep. Step-parent and Step-child Spouse ı ∴ ✓ Sale Revocable Trust S Is the grantee a 501(c)(3) organization?
If Yes, is the grantee a 509(a) foundation? IIDO □ No Satisfaction of Contract 2025 . Skinner Trust/Trustee

Warranty Sheriff State Assessed
Exempt 4 Date of Deed Mo. 22 24 23 05 69 S 8 Other Trustee to Beneficiary Day Transfer on Death Other (Explain) Other interest rate.) 8 Date Phone Number For Dept. Use Only 5/8/2025 (402) 746-3613 \preceq Zip Code 68942 500,00 Mobile Home Yes Yes 500,00 2025 0 0,00 % 38

Retain a copy of this document for your records

State of Nebraska ss. County of Webster

or Clock of the Recorded in Book 2025 on Page of the control of th

on Page

One Through

County Clerk
Deputy Carded Deputy

Comp

Assessor

NEBRASKA D A DOCUMENTARY
TAMP TAX
Y1535

JOINT TENANCY WARRANTY DEED

Rev. Stat. 76-201): wife, as joint tenants, GRANTEES, the following described real estate (as defined in Neb. is hereby acknowledged, convey to Arcie D. Skinner and Linda G. Skinner, husband and GRANTOR, in consideration of ONE AND NO/100 DOLLARS (\$1.00) receipt of which Philip L. Troudt a/k/a Phillip L. Troudt and Charlene M. Hartman Troudt,

Lots Nineteen (19) and Twenty (20), Block Three (3), Original Town of Guide Rock, Webster County, Nebraska

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

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

Executed May'8, 2025

Phillip L. Troudt

Charlene M. Hartman Troudt Leskery Mf

STATE OF NEBRASKA, COUNTY OF WEBSTER

Troudt and Charlene M. Hartman Troudt, husband and wife. The foregoing instrument was acknowledged before me on May 8, 2025, by Phillip

Comm. expires

Notary Public

Residential & Commercial Sales Worksheet

(Continue on back)			
Comments:		000613700	0006
			ž
	djustment:	Assessor Comments and Reason for Adjustment:	Assesso
	ice (+ or -):	Assessor's Adjustment to Sale Price (+ or -):	Assess
(60) □ Excellent		i Ni	(305)
, (50) □ Very Good	(60) □ Excellent	One Story Duplex	(304)
(40) □ High (40) □	(50) □ Very Good	1 2 1/2 Story	(309) 🗆
	(40) □ Good	l Split Level	(308)
(20) 🖼 Average (20) 🖼 Badly Wom	(30) Average	1 11/2 Story	(307)
	(20) 🗆 Fair	1 Two Story	(302)
Cost Rank: 20 Condition: 20	(10) □ Low	One Story	(301)
(6) □ Pole Frame	Residential Quality:	Townhouse or Duplex Style:	Townhou
(5) Metal Frame and Walls		Other	(106)
(4) U Wood or Steel Framed Ext. Walls	(60) Excellent	l Bi-Level	(111)
d (3) Masonry Bearing Walls	(50) U Very Good	1 11/2 Story	(104)
(2) ☐ Reinforced Concrete Frame	(40) □ Good	l Split Level	(103) 🗆
(1) ☐ Fireproof Structural Steel Frame	(30) □ Average	(102) □ Two Story	(102)
	(20) □ Badly Worn	One Story	(101)
	(10) □ Worn Out	Mobile Home	(100) 🗆
	Residential Condition:		Single Fa
Cost: 37,440	Cost:		
Floor Sq. Ft.: 240	Floor Sq. Ft. :		
	Construction Date:		
Multiple. Improvements.:	Multiple. Improvements. :	Multiple Improvements:	
Residential Commercial	Resider		
A) 1 B) 03 C) 3 D) 1 E) 7 F) 4	(GR)	Assessor Location: GUIDE ROCK (Assesso
985 Status Property-Type Zoning Location City Size Parcel Size	30,985	3,150 27,835	
Date of Sale Property Classification Code	Total	Land Improvements	${f T}$
4487 00 0 40015 001 0000	Value	Date of Sale Assessed Value	
GeoCde Twn Rug Sect Ort Subdiv Area Blk Parcel	H	000613700 90	0006
de# Parcel Number	Useability & Code #	Location D Sale Number	Loca
5 Base: 65-0011 Affiliated: Unified:	5/14/2025	2025 1121	91
School District Code	Sale Date	Vo. Book Page	Cnty No.

1480 NEBRASKA

Good Life. Great Service. DEPARTMENT OF REVENUE

Real Estate Transfer Statement

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

FORM 521

Mo. Day Nebraska Department of Revenue 28 Date Deed Recorded

Mo. Day here sign 20 Legal Description (Attach additional pages, if needed.) 18a No address assigned 16 Does this conveyance divide a current parcel of land? City Hastings 13 Was the transfer between 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 21 If agricultural, list total number of acres transferred in this transaction 11 Was ownership transferred in full? (If No, explain the division.) 9 24 Adjusted purchase price paid for real estate (line 22 minus line 23) ... 22 Total purchase price, including any liabilities assumed...... 5 Grantor's Name, Address, and Telephone (Please Print) 8 Type of Deed Email Address n/a Phone Number (402) 705-8080 Street or Other Mailing Address 911 W "J" St Grantor's Name (Seller) George J. J. Beckby 1 County Name 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. Address of Property Was transfer part of IRS like-kind exchange (I.R.C. § 1031 See attached Guide Rock, NE 68942 230 A St 28,580.00 √ Yes (A) Status xchange) by buyer or seller?

Buyer Seller No Improved Unimproved <u>o</u>F Cemetery Bill of Sale Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement.

KORY MCCracken

Phone I

Phone I current market value of the Signature of Grantee or Authorized Representative ₹ No Webster - 91 No No. Death Certificate – Transfer on Death Corrective Conservator | ∴ ✓ Commercial The deed will not be recorded unless this statement is signed and items 1-27 are accurately completed relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.)

Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC Self 20 Multi-Family Single Family Aunt or Uncle to Niece or Nephew Ex-spouse **Brothers and Sisters** 18b Vacant land 29 Value of Stamp 10 Type of Transfer real property? Court Decree County Number State NE Auction Register of Deed's Use Only
or Exempt Number 3 Industrial Recreational Agricultural Exchange ☐ Easement Distribution No. Executor Easement Distribution Zip Code 68901 Parents and Child Grandparents and Grandchild Grantor Trust Gift Foreclosure Mineral Land Contract/Memo Lease (B) Property Type Attorney 30 Recording Grantee's Name (Buyer)
WSKD, LLC
Street or Other Mailing Address
230 A St Phone Number (402) 257-7574 17 Guide Rock 6 Grantee's Name, Address, and Telephone (Please Print) 3 Date of Sale/Transfer Same as Grantee Mineral Interests-Nonproducing Email Address Mineral Interests-Producing мо. 05 Name and Address of Person to Whom the Tax Statement Should be Sent Was transfer through a real estate agent or a title company? (If Yes, include the name Was the mortgage assumed? (If Yes, state the amount and interest rate.) of the agent or title company contact.) Yes Irrevocable Trust Partition Life Estate 大名のよう 12 Was real estate purchased for same use? (If No, state the intended use.) Day . ₹ Yes ۲ No Partition 4 Quit Claim Step-parent and Step-child Personal Rep. Spouse <u>'</u> ✓ Sale Revocable Trust S Satisfaction of Contract Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation? N_O 20 2025 ☐ Trust/Trustee D Sheriff 4 Date of Deed Mo. 04 Yes Exempt State Assessed 22 24 23 S S 8 Other (Explain) Other Trustee to Beneficiary Day Transfer on Death Other 30 Date Phone Number For Dept. Use 4/28/2025 (402) 746-3613 50,000,00 50,000,00 Mobile Home ***** Yes Yes Zip Code 68942 $\widehat{\mathbb{O}}$ 2025 0.00 Only %

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

The West 120 feet (W120') of that portion of Lot One (1) lying South of Minnie Creek, and the West 120 feet (W120') of Lot Two (2), Block One (1), Vance's 2nd Addition to the Village of Guide Rock, Webster County, Nebraska.

State of Nebraska 3ss.

Entered on the numerical index and filed for record in the Clerk's office of sid county this 15 day of WAW A.D., 20 35 at 4:00 o'clock P. M. Recorded in Book 3035 on Page 1131

Characteristics of the county Clerk 10.00 Assessor Carded



WARRANTY DEED

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

The West 120 feet (W120') of that portion of Lot One (1) lying South of Minnie Creek, and the West 120 feet (W120') of Lot Two (2), Block One (1), Vance's 2nd Addition to the Village of Guide Rock, Webster County, Nebraska.

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

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

Executed April 30, 2025.

George J.-J. Beckby

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

George J. J. Beckby, a single person. The foregoing instrument was acknowledged before me on April 20, 2025, by

Comm. expires



Notáry Públic

Agricultural Land Sales Worksheet

21,310	7.740	Non-AG TOTAL	40,650		Outbuildings
		Other	136,480		Dwellings
		Recreation			
21,310	2.810	Home Sites	177,720	60.760	4D
		Farm Sites			4D1
	4.930	Roads			3D
928,375	391.360	AG LAND TOTAL			3D1
		Other	387,985	123.760	2D
2,055	4.110	Waste		•	2D1
		Accretion	65,935	19.950	ID
		Shelterbelt/Timber			DRYLAND IDI
		4G			4A
		4G1			4A1
		3G	-	-	3A
17,170	11.840	3G1			3A1
460	0.920	2G			2A
58,735	38.900	2G1			2A1
42,655	25.620	1G			1A
175,660	105.500	GRASSLAND 1G1			IRRIGATED 1A1
VALUE:	ACRES:	LCG	VALUE:	ACRES:	Lcc
E) 0 F) 9	C) 5 D) 3	A) 2 B) 05		Irrigation Type:	
1 City Size Parcel Size	Zoning Location	Status Property Type	1,130,350	177,130	953,220
ation Code	Date of Sale Property Classifics	Date of Sal	Total	Improvements	Land
1 000 8700	25 0 00000	4371 2 11 2	alue'	Date of Sale Assessed Value	Dai
Area Blk Parcel	Sect Ort Subdiv	GeoCde Iwn Rng S	4 05	91	001910100
	Parcel Number		Useability & Code#	Sale Number	Location D
Unified:	Affiliated:	Base: 91-0002 A	5/16/2025	5 1123	91 2025
e	School District Code		Sale Date	k Page	Cnty No. Book

(Continue on back)	
	000102700 000170000 000133900 00011310
0 000118400 000103500	001910100 001910101 002012100 001815301 000173400 000118400 00010350
nents:	Comments from Comments:
LD	DEED OF DISTRIBUTION BY PR; BETWEEN PARENT & CHILD
	Assessor Comments and Reason for Adjustment:
Total Recapture Value:	Assessor's Adjustment to Sale Price (+ or -):

NEBRASKA

Good Life. Great Service.

Real Estate Transfer Statement 4 \ • To be filed with the Register of Deeds. • Read instructions on reverse side. • If additional space is needed, add an attachment and identify the applicable item number.

FORM **521**

Register of Deed's Use Only 28 Date Deed Recorded Mo. 5 Day 16 Yr. a S SEXEMPTH S 30 Recording Data No. 5 Day 16 Yr. a S SEXEMPTH S SK abas form No. 96-269-2008 7-2024 Rev. Supersedes 96-269-2008 10-2020 Grantee — Retain a copy of this document for your records	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. JOSEPH J. MCDole Print or Type Napelof Grantee or Authorized Representative Personal Representtive Signature of Grantee or Authorized Representative Title Date	22 Total purchase price, including any liabilities assumed	18a No address assigned 18b Vacant land 20 Legal Description (Attach additional pages, if needed.) See Attached 21 If agricultural, list total number of acres transferred in this transaction 402+/-	16 Does this conveyance divide a current parcel of land? Yes No 19 No 19 No Gra	What is the current market value of the real property? 1,027,160.00	Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives ☐ Yes	9 Was transfer part of IHS like-kind exchange (I.R.C. § 1031	Type of Deed Conservator Distribution Easement Easement Cemetery Death Certificate – Transfer on Death Executor	(A) Status (B) Prop Improved Single Family Industrial Min Unimproved Multi-Family Agricultural Min IOLL Commercial Recreational	NA 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home.	NE 68970	Zip Code	Joseph J. McDole, Personal Representative of the Estate of Jerry Jer	ne (Please Print)	2 County Number
Recording Data BKabas A IIA3 Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2)	nat it is, to the best of my knowledge and belief, true, complete, and correct, (402) 746-4824 Phone Number Fitte Date	22 \$ 0,00 23 \$ 0,00 24 \$ 0,00 county or other geographic area with an active air force ballistic missile field? (See Instructions)		17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) Yes	Was the mortgage assumed? (If Yes, state the amount and interest rate.) Yes No \$%	and beneficiary relatives? (If Yes, check the appropriate box.) Family Corp., Partnership, or LLC Self Other Other Grandparents and Grandchild Spouse Other Other	Irrevocable Trust Revocable Trust Transfer on Death Life Estate Sale Trustee to Beneficiary Partition Satisfaction of Contract Other (Explain) 12 Was real estate purchased for same use? (If No, state the intended use.) Yes No	riff [t/Trustee ranty	(B) Property Type (C) Mineral Interests-Nonproducing State Assessed Mobile Home Mineral Interests-Producing Exempt		Is the grantee a 501 (c)(3) organization? If Yes, is the grantee a 509(a) foundation?	Street or Other Mailing Address 841 North Walnut Street State	Grantee's Name (Buyer) Joseph J. McDole	Mo. 5 Day 16 Yr. 25 Mo. 5 Day 16 Yr. 25 Mo. 5 Day 16 Yr. 25 Mo. 6 Grantee's Name, Address, and Telephone (Please Print)	te of Sale/Transfer 4 Date of Deed

- The West Half of the Southeast Quarter (W1/2SE1/4) of Section Twenty-five County, Nebraska, AND (25), Township Two (2) North, Range Eleven (11) West of the 6th P.M., Webster
- 69/10 The Southeast Quarter (SE1/4) of Section Twenty-three (23), Township Three (3) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska, AND
- S. North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska, AND The Southwest Quarter (SW1/4) of Section Twenty-five (25), Township Two (2)
- Range Eleven (11) West of the 6th P.M., Webster County, Nebraska, AND Northwest Quarter (NW1/4) of Section Eleven (11), Township One (1) North, A Triangular Tract North of the Railroad in County Surveyor's Lot Two (2) in the
- Lots One (1), Two (2), Three (3), Four (4), Five (5), Six (6), Seven (7) and Eight (8), Block Two (2), Highland and Welch's Addition to Red Cloud, Webster Lot Four (4) to the City of Red Cloud, Webster County, Nebraska, AND County, Nebraska and the North One Hundred Seventy-five (175) feet of Annex
- 3750 Webster County, Nebraska, AND The Lots One (1) and The County The North One Hundred (100) Feet by One Hundred Thirty-two (132) Feet of two(132) Feet in Block Thirty-three (33), Original Town of Red Cloud, Nebraska, and the South One Hundred Fifty (150) Feet by One Hundred Thirty-Block Thirty-three (33) in the Original Town of Red Cloud, Webster County,
- Lot Three (3), Block Five (5), Original Town of Red Cloud, Webster County, Nebraska, AND Lots One (1) and Two (2) and the North Twenty-one and one-half (21½) Feet of
- Lots Three (3) and Four (4), Block Four (4), Original Town of Red Cloud and the North Thirty-two (32) Feet of the East Eighteen (18) Feet of Lot Four (4) and the North Thirty-two (32) Feet of Lots Five (5) and Six (6), Williams Addition to Red Clod, Webster County, Nebraska, and

Ninety (S 90) feet of Said Lots Five (5) and Six (6), Block One (1); all in North of the South Ninety (S 90) feet of said Lot Four (4), Block One (1); and all that part of Lots Five (5) and Six (6), Block One (1), Lying North of the South Williams Addition to the City of Red Cloud, Webster County, Nebraska All that part of the East Eighteen (E 18) feet of Lot Four (4), Block One (1), lying

and Ten (10) and the South Nine (9) Feet of Lot Eleven (11), Block The West half of the following described land: Lots Eight (8), Nine (9) Block One (1), Williams Addition to Red Cloud, Webster County, Nebraska,

- ుని^{స్త్ర}The West One Hundred Twelve and one-half (112 ½) Feet of the North One Hundred Eighty-seven and one-half (187 1/2) Feet of Lot B, Miner's Subdivision of Annex Lot Twenty-seven (27), Red Cloud, Webster County, Nebraska, AND
- Lots Nine (9), Ten (10), Eleven (11) and Twelve (12), Block Twenty-two (22), Smith & Moore's Addition to Red Cloud, Webster County, Nebraska, AND
- The North Half of Lot Nineteen (19) and All of Lots Twenty (20) and Twenty-one (21), Block Twenty-two (22), Original Town of Red Cloud, Webster County

State of Nebraska ss. County of Webster



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

DEED OF DISTRIBUTION BY PERSONAL REPRESENTATIVE

pursuant to appointment by the County Court of Webster County, Nebraska, Grantor, conveys Rev. Stat. 76-201): and releases to Joseph J. McDole, Grantee, the following described real estate (as defined in Neb. Joseph J. McDole, Personal Representative of the Estate of Jerry Jerome McDole, Deceased,

The West Half of the Southeast Quarter (W1/2SE1/4) of Section Twenty-five (25), Township Two (2) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska, AND

North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska, AND The Southeast Quarter (SE1/4) of Section Twenty-three (23), Township Three (3)

North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska, AND The Southwest Quarter (SW1/4) of Section Twenty-five (25), Township Two (2)

Range Eleven (11) West of the 6th P.M., Webster County, Nebraska, AND Northwest Quarter (NW1/4) of Section Eleven (11), Township One (1) North, A Triangular Tract North of the Railroad in County Surveyor's Lot Two (2) in the

Lots One (1), Two (2), Three (3), Four (4), Five (5), Six (6), Seven (7) and Eight (8), Block Two (2), Highland and Welch's Addition to Red Cloud, Webster County, Nebraska and the North One Hundred Seventy-five (175) feet of Annex Lot Four (4) to the City of Red Cloud, Webster County, Nebraska, AND

The North One Hundred (100) Feet by One Hundred Thirty-two (132) Feet of Block Thirty-three (33) in the Original Town of Red Cloud, Webster County, Nebraska, and the South One Hundred Fifty (150) Feet by One Hundred Thirty-two(132) Feet in Block Thirty-three (33), Original Town of Red Cloud, Webster County, Nebraska, AND Lots One (1) and Two (2) and the North Twenty-one and one-half (21½) Feet of Lot Three (3), Block Five (5), Original Town of Red Cloud, Webster County, Nebraska, AND

North Thirty-two (32) Feet of Lots Five (5) and Six (6), Williams Addition to Red Clod, Webster County, Nebraska, and North Thirty-two (32) Feet of the East Eighteen (18) Feet of Lot Four (4) and the Lots Three (3) and Four (4), Block Four (4), Original Town of Red Cloud and the

Ninety (S 90) feet of Said Lots Five (5) and Six (6), Block One (1); all in that part of Lots Five (5) and Six (6), Block One (1), Lying North of the South North of the South Ninety (S 90) feet of said Lot Four (4), Block One (1); and all Williams Addition to the City of Red Cloud, Webster County, Nebraska All that part of the East Eighteen (E 18) feet of Lot Four (4), Block One (1), lying

The West half of the following described land: Lots Eight (8), Nine (9) and Ten (10) and the South Nine (9) Feet of Lot Eleven (11), Block Block One (1), Williams Addition to Red Cloud, Webster County, Nebraska,

The West One Hundred Twelve and one-half (112 ½) Feet of the North One Hundred Eighty-seven and one-half (187 ½) Feet of Lot B, Miner's Subdivision of Annex Lot Twenty-seven (27), Red Cloud, Webster County, Nebraska, AND

Lots Nine (9), Ten (10), Eleven (11) and Twelve (12), Block Twenty-two (22), Smith & Moore's Addition to Red Cloud, Webster County, Nebraska, AND

The North Half of Lot Nineteen (19) and All of Lots Twenty (20) and Twenty-one (21), Block Twenty-two (22), Original Town of Red Cloud, Webster County, Nebraska.

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

Executed May _/_____, 2025.

the Estate of Jerry Jerome McDole, Deceased Joseph J. McDole, Personal Representative of

STATE OF NEBRASKA, COUNTY OF WEBSTER,) ss.

The foregoing instrument was acknowledged before me on May 1/6, 2025 by Joseph J. McDole, Personal Representative of the Estate of Jerry Jerome McDole, Deceased.

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

Notary Public

Agricultural Land Sales Worksheet

38,840	10.970	IOTAL	Non-AG TOTAL	106,815		Outouildings	
		Other		64,475		Dwellings	
		Recreation					
25,000	1.000	Home Sites	H	26,795	9.160	4D	
13,840	1.000	Farm Sites				4D1	
	8.970	Roads				3 D	
922,610	471.530	TOTAL	AG LAND TOTAL			3D1	
		Other		50,315	16.050	2D	
2,555	5.110	Waste		95	0.030	2D1	
		Accretion		209,670	63.440	ΙĐ	
		Shelterbelt/Timber	Shelterb			AND IDI	DRYLAND
219,790	142.670	4G				4A	
3,565	2.030	4G1				4A1	
165,330	92.450	3G				3A	
12,365	6.850	3G1				3A1	
16,280	10.480	2G				2A	
74,240	50.430	2G1				2A1	
93,250	45.430	1G				lA	
48,360	27.400	ND IGI	GRASSLAND			ATED 1A1	IRRIGATED
VALUE:	ACRES:		LCG	VALUE:	ACRES:	LCG	T
E) 0 F) 10	5 D) 3	05 C)	A) 1 B)		Irrigation Type:	I	
City Size Parcel Size	Zoning Location	Property Type Z	Status Pro	1,132,740	171,290	961,450	9
tion Code	Date of Sale Property Classification Code	ate of Sale Pro	ם	Total	Ітргоуетепts	Land	L
1 000 0000	0 00000	9 11	4375 2	alue	Date of Sale Assessed Value	Date	
Area Blk Parcel	Qrt Subdiv	Ring Sect	GeoCde Twn	4 05	92)5300	001105300
	Parcel Number	Pa		Useability & Code#	Sale Number	Location ID	Locat
Unified:	Ċ.)11 Affiliated	Base: 65-0011	5/16/2025	1125	2025	91
	School District Code	School		Sale Date	Page	. Book	Cnty No.

			a				A		1
		001105300 001106000	Comments from Comments:			DEED OF DISTRIBUTION BY PR; BETWEEN PARENT & CHILD	Assessor Comments and Reason for Adjustment:	Assessor's Adjustment to Sale Price (+ or -):	
and the second s			aents:			LD		Total Recapture Value:	

Sold States

NEBRASKA Good Life. Great Service. DEPARTMENT OF REVENUE

FORM **521**

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

28 Date Deed Recorded Mo. 5 Day 16 Yr. 35 \$ Exampt # 15 Nobraska Department of Revenue Form No. 38-289-2008 7-2024 Rev. Supersedes 98-289-2008 10-2020		and that I am duly authorized to sign this statement. Dayid B. Garwood Print or Type Name of Grantipe or Authorized Representative Sign Signature of Grantee or Authorized Representative	Yes Volume 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	sion : ee :	20 Legal Description (Attach additional pages, if needed.) (See legal description attached) 21 If agricultural, list total number of acres transferred in this transaction 480+-	18 Address of Property 2358 RD L Guide Rock, NE 68942 18a No address assigned 18b Vacant land		Was the transfer between relatives, or if to a trustee, are the trustor and Ves	9 Was transfer part of IRS like- Kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? Buyer Seller W No Court Decree Exchange Gran 11 Was ownership transferred in full? (If No, explain the division.)	r Distribution Distribution Easement Easement Executor	(A) Status (E Improved Single Family Industrial Unimproved Multi-Family Agricultural 10LL Commercial Recreational	n/a 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home.	Phone Number (402) 257-4315	City State State City Oche NE 68942	sss Nep.		Vebster - 91 Grantor's Name Address, and Telephone (Please Print)	The deed will not be recorded unless this statement County Name 2 County Number
8K 2085 R 1135 Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2)	nly For Dept. Use Only	(402) 746-3613 Phone Number Sー/レーン 5 Date	elief, t	22 \$ 0,00		Rosemary Anderson 2358 Road L Guide Rock, NE 68942	a title compan	beneficiary relatives? (If Yes, check the appropriate box.) Family Corp., Partnership, or LLC Self Grandparents and Grandchild Spouse Parents and Child Step-parent and Step-child It is not to a control of the con	Foreclosure Irrevocable Trust Revocable Trust Transfer on Death Gift Life Estate Sale Grantor Trust Partition Satisfaction of Contract Other (Explain) 12 Was real estate purchased for same use? (If No, state the intended use.) Ver Yes No	riff ☐	(B) Property Type (C) Mineral Interests-Nonproducing State Assessed Mobile Home Mineral Interests-Producing Exempt	-	Phone Number Is the grantee a 501(c)(3) organization? Yes (402) 257-4315 If Yes, is the grantee a 509(a) foundation? Yes No	Zip Co 68942	Street or Other Mailing Address 2358 Road L	Grantee's Name (Buyer) Rosemary Anderson. Dawn Caldwell Christopher & Troy Anderson.Ga	ess, and Telephone (Please Print)	and items 1-27 are accurately completed. ale/Transfer

The Northwest Quarter (NW1/4), the Southeast Quarter (SE1/4) and the North Half of the Southwest Quarter (N1/2SW1/4) of Section Eleven (11), Township Two (2) North, Range (9) West of the 6th P.M., Webster County, Nebraska; AND

The North Half of the Northwest Quarter (N½NW¾) of Section Thirteen (13), Township Two (2) North, Range (9) 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 16 day of Mul. A.D., 2025 at 3.5 o'clock 0 M. Recorded in Book 2025 on Page 1125

O'bboat Hand County Clerk 10.00 Assessor Carded



DEED OF DISTRIBUTION BY PERSONAL REPRESENTATIVE

following described real estate (as defined in Neb. Rev. Stat. 76-201): undivided one-half (1/2) interest; to Dawn Caldwell, Christopher Anderson, Troy Anderson, and Gail Martin, an undivided one-eighth (1/8) interest each; GRANTEES, the Case No. PR 24-26, GRANTOR, conveys and releases to Rosemary Anderson, an Deceased, pursuant to appointment by the County Court of Webster County, Nebraska, Rosemary Anderson, Personal Representative of the Estate of Roy K. Anderson

of the Southwest Quarter (N½SW¼) of Section Eleven (11), Township Two (2) North, Range (9) West of the 6th P.M., Webster County, Nebraska; AND The Northwest Quarter (NW1/4), the Southeast Quarter (SE1/4) and the North Half

Nebraska; Township Two (2) North, Range (9) West of the 6th P.M., Webster County, The North Half of the Northwest Quarter (N½NW1/4) of Section Thirteen (13),

subject to easements and restrictions of record.

has legal power and lawful authority to convey and release the same. the real estate from said estate. GRANTOR covenants with GRANTEE that GRANTOR GRANTOR has determined that the GRANTEES are the persons entitled to distributon of

Executed May 16, 2025.

ESTATE OF ROY K. ANDERSON, DECEASED.

Y: Rosemany Underson GR Rosemary Anderson, Personal Representative

STATE OF NEBRASKA, COUNTY OF WEBSTER: SS

Deceased. The foregoing instrument was acknowledged before me on May 16: 2025, Rosemary Anderson, Personal Representative of the Estate of Roy K. Anderson, 2025, by

Comm. expires December 2, 2026.

DAVID B. GARWOOD

Wy Comm. Exp. December 2 2028

David B. Garwood, Notary Public

Residential & Commercial Sales Worksheet

(Continue on back)			
		000620700	00
Comments:	i i i i i i i i i i i i i i i i i i i	Comments from	Com
TAXES PAID TO ACQUIRE PROPERTY	DUE TO BACK	JTQCD; BAD SALE	占
ment:	Reason for Adju	Assessor Comments and Reason for Adjustment:	Asse
(+ or -):	t to Sale Price	Assessor's Adjustment to Sale Price (+ or -):	Ass
(60) 🗆 Excellent) Two Story Duplex	(305)
☐ Excellent (50) ☐ Very Good	(60)) One Story Duplex	(304)
(40)	(50)) 🗆 2 1/2 Story	(309) 🗆
\verage (30) □	(40)		(308)
□ Average (20) □ Average (20) □ Badly Worm	(30)) 🗆 1 1/2 Story	(307)
⊞ Fair (10) □ Low (10) □ Worn Out	(20)	1	(302)
☐ Low Cost Rank: Condition:	(10)) ☐ One Story	(301)
Residential Quality: 20 (6) 🗆 Pole Frame	Re	Townhouse or Duplex Style:	[own
(5) ☐ Metal Frame and Walls	u) □ Other	(106)
(4)	(60)) 🗆 Bi-Level	(111)
□ Very Good (3) □	(50)) 🗆 1 1/2 Story	(104)
. □ · Good (2) □	(40	1	(103)
□ Average	(30)) 🗆 Two Story	(102)
□ Badly Wom Commercial Construction Class:	(20)) 🛘 One Story	(101)
₩ Worn Out	(10)) 🗷 Mobile Home	(100) 🖼
Residential Condition: 10 Commercial Occupancy Code:	-	Single Family Style: 100	Singl
50,775		Bulldi	
Floor Sq. Ft.: 1,280 Floor Sq. Ft.:	Floor: Floo		
Construction Date : 1991 Construction Date :	Construction Date: Cor	Const	
Multiple. Improvements. :	Multiple Improvements: Mul	Multiple In	
Residential Commercial			
A) 1 B) 01 C) 1 D) 1 E) 7 F) 2)E ROCK (GR)	Assessor Location: GUIDE	Asse
52,005 Status Property Type Zoning Location City Size Parcel Size	50,025	1,980	
Total Date of Sale Property Classification Code	Improvements	Land Im	
ie 4487 00 0 40030 000 0000	Date of Sale Assessed Value	Date of S	
4 03 GeoCde Twn Rug Sect Ort Subdiv Area Blk Parcel	93	000620700	00
Useability & Code # Parcel Number	Sale Number 1	Location ID Sal	\mathbf{I}
5/15/2025 Base: 65-0011 Affiliated: Unified:	1126	91 2025	lo
Sale Date School District Code	Page	Cnty No. Book	Cnt

190-10 NEBRASKA

Good Life. Great Service.

Real Estate Transfer Statement

FORM **521**

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

Countly Name. Address. and Telephone (Please Print) Gramor's Name. Address. And B. Check City property is also a mobile horne. Gramor's Name (Please Print) Gramor's	5/16/2025 Date For Dept. Use Only	Attorney 5/16/2025 Title 5/16/2025 Date Only For Dept. Use Only BK 2025 A 124 Authorized by Neb Rev. Stat. 85 76-214 77:1927/0	re of Grantee of Author
County Name Webster - 91	and correct, (402) 746- Phone Number	within a county or other geographic area with an active air for the true, that it is, to the best of my knowledge and belief, true,	24 Adjusted purchase price paid for real estate (line 22 minus line 23)
County Name		23 22	See attached 21 If agricultural, list total number of acres transferred in this transaction 22 Total purchase price, including any liabilities assumed. 23 Was non-real property included in the purchase? 24 Was non-real property included in the purchase? 25 No (If Yes, enter dollar amount and attach itemized list.) (see instance)
County Name		SB	Guide Rock, NE 68942 18a No address assigned 18b Vacant land 20 Legal Description (Attach additional pages, if needed.)
County Name	? (If Yes, inc		45,110.00 16 Does this conveyance divide a current parcel of land? ☐ Yes ☑ No 18 Address of Property
Webster - 91	er	., Partnership, or LLC Self Solf Schild Step-child Step-child Step-child Step-child Step-child Step-child	Yes No Annt or Uncle to Niece or Brothers and Sisters Ex-spouse What is the current market value of the real property?
## Webster - 91 2 County Number 3 Date of Sale/Transfer 4 Date of Deed Mo. 05 Day 15 Yr. 2025 Mo. 05 Day 15 Mo. 0	ustee to Buther (Expla	eclosure	was the transfer between relatives or if to a trustee are.
e Webster - 91 2 County Number 3 Date of Sale/Transfer 4 Date of Deed 4 Date of Dee	Other	ntract/Memo ☐ Partition ☐ Sheriff ☐ Personal Rep. ☐ Trust/Trustee ☐ Quit Claim ☐ Warranty	Type of Deed
Webster - 91 County Number Webster - 91 2 County Number A Date of Sale/Transfer A Date of Deed		B) Property Type Mineral Interests-Nonproducing Mineral Interests-Producing	Single Family Industrial
County Name County Name County Number C		Email Address n/a if property is also a mobile home.	assification Number. Check one box in categories A and B. Check C
County Name Webster - 91 County Number Webster - 91 County Number 3 Date of Sale/Transfer Mo. 05 Day 15 Yr. 2025 Mo. 05		Is the grantee a	ggon State Zip IA 522 ne Number
County Name Webster - 91 County Number 3 Date of Sale/Transfer Mo. 05 Day 15 Yr. 2025 Grantor's Name, Address, and Telephone (Please Print) 4 Date of Deed Mo. 05 Day 15 Yr. 2025 Mo. 05 Day 15		y and Jolene Duffy y and Jolene Duffy Mailing Address	
Vebster - 91 2 County Number 3 Date of Sale/Transfer 4 Date of Deed Mo. 05 Day 15 Yr. 2025 Mo. 05 Day 15		6 Grantee's Name, Address, and Telephone (Please Print)	
The state of the s	15	3 Date of Sale/Transfer Mo. 05 Day 15 Yr. 2025 4 Date of Deed Mo. 05 Day	Webs

Nebraska, described as follows: Beginning at a point one hundred fifty feet west of the Southwest corner of Block 3, Talbot's Addition to the Village of Guide Rock; thence North one feet, thence East one hundred feet to the point of beginning. hundred seventy-five feet, thence West one hundred feet, thence South one hundred seventy-five That part of Lot D, Subdivision by Ordinance to the Village of Guide Rock, Webster County,

State of Nebraska Sss.
County of Webster

Entered on the numerical index and filed for record in the Clerk's office of said county this 14 day of MALL A.D., 20 25 at 4 00 o'clock 9 M. Recorded in Book 2025 on Page 1136

'n Obberthard County Clerk

Comp _Assessor_ Carded

NEBRASKA DOCUMENTARY STAMP TAX

JOINT TENANCY QUITCLAIM DEED

joint tenants, GRANTEES, the following described real estate (as defined in Neb. Rev. Stat. 76acknowledged, quitclaims and conveys to Derrick Duffy and Jolene Duffy, husband and wife, as NO/100 DOLLARS (\$1.00) and other valuable consideration receipt of which is hereby David Wilson, a single person, who has been single at all times since acquiring the real estate on June 10, 2015, GRANTOR, whether one or more, in consideration of ONE AND

of the Southwest corner of Block 3, Talbot's Addition to the Village of Guide Rock; That part of Lot D, Subdivision by Ordinance to the Village of Guide Rock, Webster County, Nebraska, described as follows: Beginning at a point one hundred fifty feet west thence North one hundred seventy-five feet, thence West one hundred feet, thence South one hundred seventy-five feet, thence East one hundred feet to the point of beginning.

Executed May 6, 2025.

David Wilson

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

Wilson, a single person. The foregoing instrument was acknowledged before me on May 1, 2025, by David

Comm. expires

Notary Public

Agricultural Land Sales Worksheet

	4.000		Non-AG TOTAL	Non-			1 gs	Outbuildings
		 -	Other				1gs	Dwellings
		1	Recreation					
	:	S	Home Sites		2,925	1.000	₽D	
		S	Farm Sites				4D1	41
	4.000	S	Roads				3D	
282,080	156.000		AG LAND TOTAL	AG LAI			3D1	ω
		H	Other		75,240	24.000	2D	
3,500	7.000	CD	Waste				2D1	2:
		<u> </u>	Accretion				1D	
		T	Shelterbelt/Timber	She			ID1	DRYLAND I
		41	4G				4A	
			4G1				4A1	4.
		41	3G				3A	
			3G1			,	3A1	3
		4,1	2G				2A	
58,890	39.000	1	2G1				2A1	2.
		47	1G				1A	
141,525	85.000	P-1	GRASSLAND 1G1	GRAS			IAI	٦
VALUE:	ACRES:		LCG	\mathbf{T}_{i}	VALUE:	ACRES:		LCG
E) 0 F) 9	D) 3	0 5	в) 05	A) 2		Irrigation Type:	Irrigat	
City Size Parcel Size	ng Location	e Zoning	Property Type	Status	282,080)	282,080
tion Code	Date of Sale Property Classification Code	ale Prope	Date of S	1	Total	Improvements	Imp	Land
1 000 1810	00000	3 4	3 9	4241		Date of Sale Assessed Value	Date of S	
Area Blk Parcel	Subdiv	Sect Ort	Twn Rug	GeoCde I	4 05	94		001201000
	Parcel Number	Parce			Useability & Code#	Sale Number Use	Sale	Location ID
Unified:		Affiliated:	65-0005 £	Base: 65	4/28/2025	1133	2025	91 2
School District Code	District Code	School 1			Sale Date	Page	Book	Cnty No.

	 	 		 ercocoronanen	yerroman yerr	 -	presservery	
		001201000	Comments from Comments:			WD; TRANSFER BETWEEN BROTHERS	Assessor Comments and Reason for Adjustment:	Assessor's Adjustment to Sale Price (+ or -):
(Continue on back)			ents:					Total Recapture Value:

NEBRASKA

Good Life, Great Service.

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

521

28 Date Deed Recorded Mo. 5 Day 21 Yr. 25 \$ 794. 25	Index 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 of Type Name of Grantee or Authorized Representative Attorney at Law Signature of Grantee or Authorized Representative Register of Deed's Use Only For Details 1. The Complete Authorized Representative Register of Deed's Use Only For Details 1. The Complete Authorized Representative For Details 2. The Complete Authorized Representative For Details 3. The Complete Authorized Representative For Details 3. The Complete Authorized Representative Authorized Register of Deed's Use Only	22 Total purchase price, including any liabilities assumed	Legal Description (Attach additional pages, if needed.) The Southeast Quarter (SE1/4) of Section Three of the 6th P.M., Webster County, Nebraska, inclu if agricultural, list total number of acres transferred in this transaction	14 What is the current market value of the real property? 352,095.00 \\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\	trustee, are the trustor and e to Niece or Nephew	Tansfer Distribution Fost (I.R.C. § 1031 Auction Easement Giller Seller Zil No Court Decree Exchange Gransfer Giller Zil No Court Decree Exchange Gransfer Giller Zil No Court Decree Exchange Gransfer Gransfer	8 Type of Deed Conservator Distribution Land C Easement Lease Cornective Easement Death Executor Minera	Us	City State Zip Code Lawrence NIE 68957 Phone Number 402-469-1301 Email Address	T County Name Webster - 91 Grantor's Name, Address, and Telephone (Please Print)	The deed will a
Bhabas Pall 33	hat it is, to the best of my knowledge and belief, true, complete, and correct, (402) 879-4751 Phope Number Phope Number Complete and correct, Phope Number Complete and correct and co	Total purchase price, including any liabilities assumed. 22 \$ 352,095,000 Was non-real property included in the purchase? 23 No (If Yes, enter dollar amount and attach itemized list.) (see instructions) 23 \$ 23 \$ 352,095,000 If this transfer is exempt from the documentary stamp tax, list the exemption number 15 an affidavit as described in Neb. Rev. Stat. § 76-2,141 required because the property is located within a county or other geographic area with an active air force ballistic missile field? (See Instructions) 27 If yes, is the required affidavit attached to this fiting? ☐ Yes ☐ No	3957 e (3) North, Range Nin	15 Was the mortgage assumed? (it Yes, state the amount and interest rate.) \[\begin{align*} \text{Yes} & \overline{\sigma} \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \	the appropriate box.) Self Self Spouse Step-parent and Step-child	Inevocable Trust Revocable Life Estate Safe Partition Safisfact 12 Was real estate purcha	Land Contract/Memo Partition Sheriff Other Lease Personal Rep. Trust/Trustee	B) Property Is also a mobile home. (C) Mineral Interests-Nonproducing State Assessed Mobile Home Mineral Interests-Producing Exempt	City State Lawrence Is the grantee a 501(c)(3) organization? Yes 1/2 No (402) 469-2284 If Yes, is the grantee a 509(a) foundation? Yes 1/2 No Email Address	Mo. 04 Day 28 Yr. 2025 Mo. 04 Day 28 Yr. 2025 6 Grantee's Name, Address, and Telephone (Please Print)	t is signed and items 1-27 are accurately completed.

Carded	Assessor	Index
,		

NEBRASKA DOCUMENTARY STAMP TAX

794.25 AS

Date: 05/21/25

Bk 2025, Pg 1133

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 May A.D., 2025, at 11:21 o'clock AM. Recorded in Book 2025 on Page 1133

Fee: \$10.00 By: AS Electronically Recorded Deputy

County Clerk

WARRANTY DEED

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

DALE LEMKE, A Single Person, Grantor, whether one or more, in consideration of One

Dollar (\$1.00) and other valuable consideration, receipt of which is hereby acknowledged conveys to RANDALL C. LEMKE, Grantee, the following described real estate (as defined in

Neb. Rev. Stat. 76-201) in Webster County, Nebraska:

The Southeast Quarter (SE1/4) of Section Three (3), Township Three (3) North, Range Nine (9), West of the 6th P.M., Webster County, Nebraska, including all easements. P.M., Webster County, Nebraska, including all easements.

Grantor reserves unto himself a life estate in the property for the life of the Grantor.

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

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

Executed: 7 8 20 25 DALE LEMKE, Grantor

STATE OF NEBR

COUNTY OF Nucho

The foregoing instrument was acknowledged before me on the <u>AS-</u> r) ______, 20<u>85</u>, by Dale Lemke, A Single Person, Grantor. day of

Comm. Sep. April 23, 2

Notary

Residential & Commercial Sales Worksheet

(Continue on back)			
		000507100	000
Comments:		Comments from	Соши
			₽
	djustment:	Assessor Comments and Reason for Adjustment:	Assess
	rice (+ or -):	Assessor's Adjustment to Sale Price (+ or -):	Asses
		☐ Two Story Duplex	(305)
(50) 🗆 Very Good	(60) □ Excellent	☐ One Story Duplex	(304)
(40) □	(50) □ Very Good		(309)
(30) ☐ Above Average (30) ☐ Average	(40) □ Good	□ Split Level	(308) [
age (20)	(30) 🖼 Average	□ 1 1/2 Story	(307) 🗆
WC	(20) □ Fair		(302)
Cost Rank: Condition:	(10) □ Low	One Story	(301)
(6) 🗆 Pole Frame	Residential Quality: 30	Cownhouse or Duplex Style:	ownhu
(5) Metal Frame and Walls		☐ Other	(106) 🗆
(4) ☐ Wood or Steel Framed Ext. Walls	(60) □ Excellent		(111)
(3) Masonry Bearing Walls	(50) □ Very Good	☐ 1 1/2 Story	(104)
			(103)
(1) ☐ Fireproof Structural Steel Frame	Œ	- 1	(102)
Commercial Construction Class:	(20) 🗷 Badly Worn		(101)
	(10) □ Worn Out	Mobile Home	(100)
Commercial Occupancy Code:	Residential Condition: 25	-	lingle]
Cost:	Cost: 143,435		
Floor Sq. Ft. :	н		
Construction Date :	Construction Date: 1910		
Multiple Impro	Multiple Improvements :	Multiple Improvements:	
Commercia	Residentia		
Н	A)	Assessor Location: BLADEN (BLA)	Assess
Status Property Type Zoming Location City Size Parcel Size	73,845	2,495 71,350	
Date of Sale Property Classification Code	Total	Land Improvements	
4131 00 0 30015 001 0000		Date of Sale Assessed Value	
GeoCde Iwn Rug Sect Ort Subdiv Area Blk Parcel	1	000507100 95	000
Parcel Number	Useability & Code#	Location D Sale Number	Loc
Base: 01-0123 Affiliated: Unified:	5/21/2025 B	1 2025 1134	91
School District Code	Sale Date	Cnty No. Book Page	Cnty

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Good Life. Great Service. NEBRASKA

Real Estate Transfer Statement

521 FORM

28 Date Deed Recorded

Mo. 5 Day 21 Yr. nere 20 Legal Description (Attach additional pages, if needed.) 23 Was non-real property included in the pulsulates:

| Yes | No (If Yes, enter dollar amount and attach itemized list.) (see instructions) | 22 Total purchase price, including any liabilities assumed... 21 If agricultural, list total number of acres transferred in this transaction 18 Address of Property 14 What is the current market value of the real property? 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.)

Yes VNo Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC Self

Brothers and Sisters 11 Was ownership transferred in full? (If No, explain the division.) City Glencoe 8 Type of Deed Phone Number (308) 830-3349 Street or Other Mailing Address 2613 Yost Rd 5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller)
Linda M. Butler F/K/A Linda M. Evans 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. Lots Four (4), Five (5), and the East Half (E½) of Lot Six (6), Block 1, Spence's Addition to Bladen, Webster County, Nebraska, according to the recorded plat Bladen, NE 68928 County Name 319 W. Helen St. Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? 107,000.00 No address assigned <u>⊡</u> % (A) Status Buyer ✓ Improved If yes, is the required affidavit attached to this filing? Wes öF Unimproved Cemetery Bill of Sale Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement.

Danielle L. Kelley

(402) Signature of Grantee or Authorized Representative Lor Type Name of Grantse or Authorized Representati __ 8 Webster - 91 Seller ✓ No Death Certificate - Transfer on Death J Conservator Corrective 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. S Single Family ☐ Ex-spouse Multi-Family Commercial Brothers and Sisters 18b Vacant land 29 10 Type of Transfer 2 County Number Value of Stamp or Exempt Number \$ a\omega. \tag{O}. \tag{S} Court Decree Auction Register of Deed's Use Only Recreational Agricultural Industrial Exchange Distribution _ Easement Easement
Executor 동 Distribution Parents and Child Grandparents and Grandchild Zip Code 74032 ☐ Gift ☐ Grantor Trust Foreclosure Land Contract/Memo _ Mineraf Lease (B) Property Type 30 Recording Data

57,2025 Closing Department Manager Mineral Interests-Producing Email Address N.A. 3 Date of Sale/Transfer Mo. 05 Day 21 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) 19 Name and Address of Person to Whom the Tax Statement Should be Sent City Bladen See Grantee Grantee's Name (Buyer)
Chance A. Bronson and Alaina Rogue Bronson
Street or Other Mailing Address
319 W. Helen St. 6 Grantee's Name, Address, and Telephone (Please Print) Phone Number (208) 718-8416 Mineral Interests-Nonproducing Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.)

☐ Yes Adams Land Title Co. ☐ No □ Æ Partition Life Estate Irrevocable Trust 12 Was real estate purchased for same use? (If No, state the intended use.) Day 21 ₹ Yes Partition <u>₹</u> Quit Claim Personal Rep. Step-parent and Step-child Spouse __ Yr. 2025 √ Sale Satisfaction of Contract Revocable Trust Is the grantee a 501(c)(3) organization?
If Yes, is the grantee a 509(a) foundation? □ S 134 Sheriff
Trust/Trustee

Warranty 4 Date of Deed Mo. 05 [☐ Exempt State Assessed Authorized by Neb. 22 \$ Other Trustee to Beneficiary Other (Explain) ☐ Transfer on Death Day Rev. Stat. §§ 76-214, 77-1327(2) Other 16 Phone Number For Dept. Use Only 5/21/2025 (402) 463-4198 107,000,00 Mobile Home ≾ 2025 3 <!<

Carded	Assessor	Computer	Index

NEBRASKA DOCUMENTARY STAMP TAX

Date: 05/21/25

By AS

Bk 2025, Pg 1134

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 May A.D., 2025, at 02:28 o'clock PM. Recorded in Book 2025 on Page 1134

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

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

Warranty Deed

of One Dollar and other valuable consideration, the receipt of which is hereby acknowledged, conveys to in Neb. Stat. 76-201): tenants not as tenants in common, whether one or more, the following described real estate (as described CHANCE A. BRONSON AND ALAINA ROGUE BRONSON, HUSBAND AND WIFE, as joint The Grantor, LINDA M. BUTLER F/K/A LINDA M. EVANS, A SINGLE PERSON, in consideration

thereof. Addition to Bladen, Lots Four (4), Five (5), and the East Half (E½) of Lot Six (6), Block 1, Spence's Webster County, Nebraska, according to the recorded plat

GRANTOR covenants with GRANTEES that GRANTOR:

- Ξ is lawfully seized of such real estate and that it is free from all encumbrances subject to easements, assessments;
- **33** has legal power and lawful authority to convey the same;
- warrants and will defend title to the real estate against the lawful claims of all persons

GENERAL NOTARY - State of Nebraska CARLA JACKSON	on this 10th day of MON	COUNTY OF HOOMS		Executed 55 - 16, 2025.
Notary Public - Micho Lockson	2025, before me personally appeared Linda M. Butler.	ss .	Linds M. Butler	<u>025_</u> .

Agricultural Land Sales Worksheet

38,840	8.450	Non-AG TOTAL	27,035		Outbuildings
	6.130	Other	133,670		Dwellings
		Recreation			
25,000	1.000	Home Sites			4D
13,840	1.000	Farm Sites			4D1
	0.320	Roads			3 D
120,940	52.430	AG LAND TOTAL			3D1
		Other		-	2D
		Waste	75,710	24.350	2D1
		Accretion			מו
		Shelterbelt/Timber			DRYLAND 1D1
		4G			4A
		4G1			4A1
		3G			3A
		3G1			3A1
		2G			2A
9,815	6.500	2G1			2A1
		1G			1A
35,415	21.580	GRASSLAND 1G1			IRRIGATED 1A1
VALUE:	ACRES:	LCG	VALUE:	ACRES:	LCG
E) 0 F) 9	C) 5 D) 3	A) 1 B) 05		Irrigation Type:	
City Size Parcel Size	Zoning Location	Status Property Type	320,485	160,705	159,780
ation Code	Date of Sale Property Classification Code	Date of Sa	Total	Improvements	Land
1 000 7275	1 2 00000	4491 1 11	alue	Date of Sale Assessed Value	Dat
Area Bik Parcel	Sect Qrt Subdiv	GeoCde Twn Rng	4 05	96	001800100
	Parcel Number		Useability & Code#	Sale Number	Location ID
Unified:	Affiliated:	Base: 91-0002 A	3/27/2025	5 1160	91 2025
	School District Code		Sale Date	k Page	Cnty No. Book

(Continue on back)		
		001800100 000163900
	Comments:	Comments from Comi
		QCD; TRANSFER WITH COUSIN'S SPOUSE TO COUSIN
		Assessor Comments and Reason for Adjustment:
30,170	Total Recapture Value:	Assessor's Adjustment to Sale Price (+ or -):

NEBRASKA Good Life, Great Service.

Real Estate Transfer Statement q_{φ} To be filed with the Register of Deeds. Read instructions on reverse side. If additional space is needed, add an affachment and identify the applicable.

FORM **521**

Supersedes 96-269-2008 10-2020 Grantee —	28 Date Deed Recorded 29 Value of Stamp or Exempt Number 30 \$ 65100	ent and the	21 If agricultural, list total number of acres transferred in this transaction 50.88 acres. 22 Total purchase price, including any liabilities assumed	18a No address assigned 18b Vacant land 20 Legal Description (Attach additional pages, if needed.) See attached	18 Address of Property 1229 Highway 136 Red Cloud	16 Does this conveyance divide a current parcel of land? ☐ Yes ☑ No	14 What is the current market value of the real property? 291,255.00	13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, chec ✓ Yes No Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC ☐ Brothers and Sisters ☐ Grandparents and Grandchild ☐ Ex-spouse ☐ Parents and Child	er Dis	Distribution	(A) Status Commercial Comm	N/A 7 Property Classification Number. Check one box in categories A and B. Check C if property Classification Number.	436	State Zip Code NE 68970	Crantor's Name (Seller) Cynthia Duval Erickson, a single person Street or Other Mailing Address P.O. Box 241	Telephone (Please Print)	1 County Name Webster - 91 2 County Number 3 Date of Sale/Transfer Mo. 3 Day 7/r. 25 4 Date of Deed Mo. 3 Day	THE RESIDENCE AND CONTRACTOR CONT
your record	Recording Data	nat it is, to the best of my knowledge and belief, true, complete, and correct, (308) 384-1635 Phone Number Attorney Title Title	ions) 22 \$ 34], \$ 350,00 23 \$ 24 \$ 34], \$ 350,00 23 \$ 24 \$ 34], \$ 3550,00 25		19 Name and Address of Person to Whom the Tax Statement Should be Sent Same as #6 above	7 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.)	Was the mortgage assumed? (If Yes, state the am	and beneficiary relatives? (If Yes, check the appropriate box.) Family Corp., Partnership, or LLC Self Other Cousin's spouse	ure Irrevocable Trust Revocable Trust Transfer on Death Life Estate Sale Trustee to Beneficiary Partition Satisfaction of Contract Other (Explain) 12 Was real estate purchased for same use? (If No, state the intended use.) Yes No	ontract/Memo Partition Sheriff Personal Rep. Trust/Trustee Quit Claim Warranty	(B) Property Type (C) Mineral Interests-Nonproducing State Assessed Mobile Home Mineral Interests-Producing Exempt	N/A C if property is also a mobile home.	Phone Number Is the grantee a 501(c)(3) organization? Yes Volume No. (262) 456-8064 If Yes, is the grantee a 509(a) foundation? Yes Volume No. (262) 456-8064 If Yes, is the grantee a 509(a) foundation? Yes Volume No. (262) 456-8064 If Yes, is the grantee a 509(a) foundation?	State Zip Coo WI 53021	Grantes's Name (Buyer) Christopher Ray Knehans Street or Other Mailing Address 227 Lawrence St.	nd Telephone (Please Print)	3 Date of Sale/Transfer Mo. Saley Day Sale. Mo. Mo. Saley Day Sale. Vr. 25	

Legal description:

Corner of Block Thirty-two (32), Original Town of Red Cloud, thence East One Hundred Thirty-six (E 136') Feet; thence North Two Hundred Ninety (N 290') Feet, more or less, to the South (152') Feet, more or less, to the place of beginning, being a part of Lot A, Roats Subdivision of Red Cloud, Webster County, Nebraska South One Hundred Thirty-eight (S 138') Feet, more or less, to the Southeast corner of Annex Lot No. Twenty-one (21); thence Westward a distance of Forty-four (44') Feet to the Southwest corner of Annex Lot No. Twenty-one (21); thence South a distance of One Hundred Fifty-two of Ninety-two (92') Feet to the Northeast corner of Annex Lot No. Twenty-one (21); thence side of Highway Number 136; thence Westward along the South side of Highway 136 a distance County, Nebraska; EXCEPT the following described real estate: Beginning at the Southeast Range Eleven (11) West of the 6th P.M., and Lot A of Roats Subdivision to Red Cloud, Webster Lot One (1) in the Northwest Quarter (NW1/4) of Section One (1), Township One (1) North,

State of Nebraska 355.

Entered on the numer: al index and filed for record in the Clerk's office of said county this ala day of MALLAD, 20 als at 11:14 o'clock Adv. Recorded in Book 202 son Page 1160-1164 On Page 1100 112 County Clerk Assessor Carded

NEBRASKA DOCUMENTARY

Zachary Butz 308 N. Locust, Ste. 501 Grand Island, NE 68801 Record and return to:

Date \$ 657.00

QUITCLAIM DEED

Cynthia Duval Erickson, a single person, herein called the grantor whether one or more, in consideration of love and affection received from grantee, does hereby quitclaim, grant, bargain, sell, convey and confirm unto Christopher Ray Knehans, herein called the grantee whether one or more, the following described real property in Webster County, Nebraska:

less, to the Southeast corner of Annex Lot No. Twenty-one (21); thence Westward a distance of Forty-four (44') Feet to the Southwest corner of Annex Lot No. Twenty-one (21); thence South a distance of One Hundred Fifty-two (152') Feet, more or less, to the place of beginning, being a part of Lot A, Roats Subdivision of Red Cloud, Webster County, Nebraska of Highway Number 136; thence Westward along the South side of Highway 136 a distance of Ninety-two (92') Feet to the Northeast corner of Annex Lot No. Twenty-one (21); thence South One Hundred Thirty-eight (S 138') Feet, more or Original Town of Red Cloud, thence East One Hundred Thirty-six (E 136') Feet, thence North Two Hundred Ninety (N 290') Feet, more or less, to the South side Lot One (1) in the Northwest Quarter (NW1/4) of Section One (1), Township One (1) North, Range Eleven (11) West of the 6th P.M., and Lot A of Roats Subdivision to Red Cloud, Webster County, Nebraska: EXCEPT the following described real estate: Beginning at the Southeast Corner of Block Thirty-two (32),

TO HAVE AND TO HOLD the above-described premises together with all tenements, heredifaments and appurtenances thereto belonging unto the grantee and to grantee's heirs and

My commission expires:

NEBRASKA STATUTORY FORM POWER OF ATTORNEY

(IMPORTANT INFORMATION)

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

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

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

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

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

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

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

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

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

DESIGNATION OF AGENT:

I Cynthia Duval Erickson name the following person as my agent:

Name of Agent: Rachel Heinrich

Agent's Address: 8980 North School Hill Drive, Tucson, AZ 85473

Agent's Phone: (402) 469-8022

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

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

- (Yes) Real Property
- (Yes) Tangible Personal Property
- (Yes) Stocks and Bonds
- (Yes) Commodities and Options
- (Yes) Banks and Other Financial Institutions
- (Yes) Operation of Entity or Business
- (Yes) Insurance and Annuities
- (Yes) Estates, Trusts, and Other Beneficial Interests
- (Yes) Claims and Litigation

Personal and Family Maintenance

Benefits from Governmental Programs or Civil or Military Service

(Yes) (Yes) Retirement Plans

(Yes)

(Yes)

authority to act for me with respect to the following specific acts only as indicated below: GRANT OF SPECIFIC AUTHORITY: My agent and any successor agent has Create, amend, revoke, or terminate an inter vivos trust

- (Z)
- (No) Make a gift
- (No. Create or change rights of survivorship Create or change a beneficiary designation
- (No) Delegate to another person to exercise the authority granted under this
- (Yes) power of attorney
- (No) annuity, including a survivor benefit under a retirement plan Waive the principal's right to be a beneficiary of a joint and survivor

- (No) Exercise fiduciary powers that the principal has authority to delegate
- (No. Renóunce or disclaim an interest in property, including a power of

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

SPECIAL INSTRUCTIONS: None.

agent for appointment. a court to appoint a conservator of my estate or guardian of my person, I nominate my NOMINATION OF CONSERVATOR OR GUARDIAN: If it becomes necessary for

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

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

SIGNED: May <u>37</u>, 2020

Cynthia Duval Erickson 1229 Hwy 136, Red Cloud, NE 68970

Phone: (402) 469-8022

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

the person who is described in and who executed this Durable Power of Attorney, voluntary act and deed personally appeared before me and acknowledged the execution thereof to be her On May 39 , 2020, Cynthia Duval Erickson, personally known to me to be

A GENERAL NOTARY - State of Nebraska
DAVID B. GARWOOD
William W. Comm. Exp. October 22, 2022

Notary Public



IMPORTANT INFORMATION FOR AGENT

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

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

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

- Act loyally for the principal's benefit,
- Avoid conflicts that would impair your ability to act in the principal's best interest;
- m io Act with care, competence, and diligence;
- 4 Keep a record of all receipts, disbursements, and transactions made on behalf of the
- Ç٦ Cooperate with any person who has authority to make health care decisions for the principal expectations, to act in the principal's best interest; and do what you know the principal reasonably expects or, if you do not know the principal's
- 9 is consistent with the principal's best interest. Attempt to preserve the principal's estate plan if you know the plan and preserving the plan

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

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

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

Residential & Commercial Sales Worksheet

Comments from 0006060000	Assessor's Adjustment to Sale Price (+ or -): Assessor Comments and Reason for Adjustment: WD	(305) □ Two Story Duplex	(304) □ One Story Duplex (60) □ Excellent	(309) □ 21/2 Story (50) □ Very Good	Split Level (40) □	1 1/2 Story (30)	Two Story (20)	ex style: (10)		(111) Bi-Level (60) Excellent	(104) □ 11/2 Story (50) □ Very Good	(40)	(30)	(101) □ One Story (20) □ Badly Worn	me	39.17	\neg	_	Construction Date: Construction Date:	Multiple Improvements: Multiple Improvements :	Residential	Assessor Location: GUIDE ROCK (GR)	245 1,020 1,265	Land Improvements Total	Date of Sale Assessed Value	000606000 97 1	Location ID Sale Number Useability & Code #	91 2025 1165 5/22/2025 l	Cnty No. Book Page Sale Date
Comments: (Continue on back)		(60) \square Excellent	(50)	□ High (40) □	☐ Above Average (30) ☐	(20) Average (20) Badly Wom]		(3) Masonry Bearing Walls	(2) Reinforced Concrete Frame	(1) ☐ Fireproof Structural Steel Frame	cial Construction Class:	Primary: Other1: Other2:	Commercial Occupancy Code:	Cost:	Floor Sq. Ft. :	Construction Date:	ا ح	Commercial	C) 1 D) 1	Status Property Type Zoning Location City Size Parcel Size	Date of Sale Property Classification Code	4487 00 0 40010 001 0000	GeoCde Twn Rug Sect Ort Subdiv Area Blk Parcel	Parcel Number	Base: 65-0011 Affiliated: Unified:	School District Code

NEBRASKA

Good Life. Great Service.

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

FORM **521**

Sign Print or Type Name of Granitee or Authorized Representative Print or Type Name of Granitee or Authorized Representative Print or Type Name of Granitee or Authorized Representative Register of Deed's Use Only 28 Date Deed Recorded Mo. S Day A Yr. 45 Nebraska Department of Revenue Form No. 96-269-2008 7-2024 Rev. Supersedes 96-269-2008 10-2020 Grantee — Retain a copy of this documen	ase pricase pricase pricase pricase pricase fer is existence that the control of	100 Block State Street Guide Rock NE 6896 ned 186 Vacant land Th additional pages, if needed.) To 142 Block Guide	Brothers and Sisters Brothers and Sisters Brandparents and Child Lex-spouse 14 What is the current market value of the real property? The Does this conveyance divide a current parcel of land? Yes No	nsfer part of IRS like- hange (I.R.C. § 1031 e) by buyer or seller? er Seller \(\sqrt{\text{No}} \) No ership transferred in full? (If No, explain the division.) area for between relatives, or if to a trustee, are the trustor and transfer between relatives, or if to a trustee, are the trustor and transfer between relatives, or if to a trustee, are the trustor and transfer between relatives.	(A) Status (B) Improved Single Family Industrial Unimproved Multi-Family Agricultural IOLL Commercial Recreational 8 Type of Deed Conservator Distribution Lar Bill of Sale Corrective Easement Lee Cemetery Death Certificate - Transfer on Death Executor Mir	5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name, Address, and Telephone (Please Print) Grantor's Name, Address Street or Other Mailing Address State City Phone Number City City City City City City City City	• If additional space is needed, add an attachr The deed will not be recorded unless this statemen
sentative Title Title For Dept. Use Only ampt Number 30 Recording Data Sentation a copy of this document for your records. Retain a copy of this document for your records.	22 \$ \$ 0 0 0 0 0 0 0 0 0	19 Name and Address of Person to Whom the Tax Statement Should be Sent Scime as Grantee Rock Vances Addition	Grandchild Spouse Grandchild Spouse Step-parent and Step-child Was the mortgage assumed? (If Yes, state the amount Yes No \$ Was transfer through a real estate agent or a title comport of the agent or title company contact.) Yes	Foreclosure Irrevocable Trust Revocable Trust Transfer on Death Gift Life Estate Sale Grantor Trust Partition Satisfaction of Contract Other (Explain)	State Asset	a Date of Sale/Transfer Mo. Sale/Transfer Mo. Sale of Sale/Transfer Mo. Sale of Deed Mo. Sale of D	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.

State of Nebraska ss.
County of Webster Entered

Entered on the numerical index and filed for record in the Clerk's office of said county this 22 day of May A.B. 2025 at 1.47 o'clock A.B. Recorded in Book 2025 on Page 1165-1168 county Clerk 28.00 than 4 than Assessor Carded Land Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Sate
STAMP TAX
SALAS
By OS

\$ a. 25 By as

Nebraska General Warranty Deed

This space is reserved for Recorder's use only

Until amended, tax information shall be sent to: lying, being and situated in with an address of 341 N. Cherry St., Red Cloud, NE 68970 (the "Grantor" or "Grantors"), does/do hereby grant, bargain, and sell, and convey and confirm to with an address of 2600 S. Baltimore Ave., Hastings, NE 68901 The property identified herein lis -OR-IV is not registered as the homestead of the Grantor(s). (the "Grantee" or Grantees") its successors and assigns the following-described real property, KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Tax Parcel ID Number 000606000 County of Webster State of Address: 2600 S. Baltimore Ave., Hastings, NE 68901 Name: Robert Joseph Snider A complete legal description of the real property being conveyed by this instrument is attached hereto on page 4 as EXHIBIT A. Nebraska Robert Joseph Snider Douglas Pierce Five hundred Webster US Dollars (\$ County, Nebraska, to wit: 50) in hand, paid to



OIL

SpanDSP Fax Header

NOTARY ACKNOWLEDGMENT

SUBJECT TO: easements, restrictions, reservations, and other agreements and matters of record, if any.

from any encumbrance, except as set forth above, that it is lawfully seized of an indefeasible estate in fee simple to said premises and may convey the same, and that it will warrant and defend the title to said premises unto said Grantee and its successors and assigns, forever, against the lawful claims and demands of all persons whomsoever, except real property taxes for the year TO HAVE AND TO HOLD the premises aforesaid, with all and singular the rights, privileges, appurtenances and immunities thereto belonging unto the said Grantee and its successors and assigns, forever; the said Grantor hereby covenanting that the said premises are free and clear and thereafter.

IN WITNESS WHEREOF, the Grantor(s) has/have duly executed this instrument as of the day and year written hereunder.

Printed Name:	GranteéSignature: Wesepho	Grantor Signature: Printed Name:	
Douglas Pierce	Perce	Robert Joseph Snider	
	Date:	Date:	
,	Date: 01/12/25	5-22-25	

EXHIBIT A

Legal description of the real property being conveyed by this instrument.

0 1 9 W 38' LOTS 1 & 2 BLK 1 GUIDE ROCK VANCESADDITION

Residential & Commercial Sales Worksheet

(Continue on back)			
		000706500	0007
Comments:		nents from	Comme
IER & SISTERS	O BROTI	TRUSTEE'S WU; TRANSFER TO BROTHER	T.KUK
•	ljustment:	Assessor Comments and Reason for Adjustment:	Assesso
-):	ice (+ or	Assessor's Adjustment to Sale Price (+ or -):	Assess
(60) □ Excellent		(305) □ Two Story Duplex	(305)
Excellent (50) 🗆 Very Good	(60)	☐ One Story Duplex	(304)
(40)	(50)	☐ 21/2 Story	(309)
Good (30) □ Above Average (30) □ Average	(40)	Split Level	(308)
Average (20) □ Average (20) □ Badly Worn	(30) ₩ .	1 1/2 Story	(307) 🗆
Fair (10) □ Low (10) □ Worn Out	(20)		(302)
Low Cost Rank: Condition:	(10)	☐ One Story	(301)
Residential Quality: 30 (6) 🗆 Pole Frame	Residential	Townhouse or Duplex Style:	Townhou
(5) ☐ Metal Frame and Walls		Other	(106)
Excellent (4) Wood or Steel Framed Ext. Walls	(60)	☐ Bi-Level	(111)
Very Good (3) Masonry Bearing Walls	(50)	1 1/2 Story	(104) 🖼
Good (2) Reinforced Concrete Frame	(40)		(103)
Average (1) ☐ Fireproof Structural Steel Frame	(30) 🖼		(102)
Badly Worn Commercial Construction Class:	(20) 🖼	One Story	(101)
Wom Out Primary: Other1: Other2:	(10)	☐ Mobile Home	(100) 🗆
Residential Condition: 25 Commercial Occupancy Code:	Residential	-	Single F:
119,530 Cost:	Cost:		
1,169 Floor Sq. Ft.:	Floor Sq. Ft. :		
1882	Construction Date:		
Multiple. Improvements. :	Multiple. Improvements. :	Multiple Improvements:	
Residential			
A) 1 B) 01 C) 5 D) 3 E) 9 F) 2	<u> </u>	Assessor Location: INAVALE (INA)	Assesso
19,500 Status Property Type Zoning Location City Size Parcel Size		665 18,835	
Total Date of Sale Property Classification Code		Land Improvements	H
4369 00 0 60005 011 0000	Value 📑	Date of Sale Assessed Value	
05 GeoCde Twn Rug Sect Ort Subdiv Area Blk Parcel	4	000706500 98	0007
Useability & Code # Parcel Number	Useabili	Location D Sale Number	Loca
5/22/2025 Base: 91-0002 Affiliated: Unified:	5/2	2025 1173	91
Sale Date School District Code	S	No. Book Page	Cnty No.

NEBRASKA

Good Life. Great Service.

Real Estate Transfer Statement

98

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

FORM **521**

Register of Deed's Use Only 28 Date Deed Recorded 29 Value of Stamp or Exempt Number 30 45 Day 33 Yr. 35 \$ Exempt # 30	ent and t	See attached If agricultural, list total number of acres transferred in this transaction	14 What is the current market value of the real property? 17,725.00 16 Does this conveyance divide a current parcel of land? I Yes	Was transfer part of IRS like-kind exchange (I.R.C. § 1031	7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. (A) Status	City State Zip Code Campbell NE 68932 Phone Number (402) 257-7133 Email Address n/a	Number e Print) & Dorothy Willia
30 Recording Data 8Kadas R 1173 For Dept. Use Only	that it is, to the best of my knowledge and belief, true, complete, and correct, (402) 746-3613 Phone Number Attorney Title Date	e instructions) 22 \$ 0,00 23 \$ 0,00 24 \$ 0,00 cated within a county or other geographic area with an active air force ballistic missile field? (See Instructions)	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) Yes	ase	C if property is also a mobile home. (B) Property Type Mineral Interests-Nonproducing Mineral Interests-Producing Mineral Interests-Producing Mineral Interests-Producing Exempt Land Contract/Memo Personal Rep. Personal Rep. Warranty (C) Mobile Home Other Other	City Campbell NE State NE Campbell NE 68932 Phone Number (402) 257-7133 It Yes, is the grantee a 501(c)(3) organization? Email Address n/a Zip Code 68932 Ves No No	3 Date of Sale/Transfer Mo. 05 Day 22 Yr. 2025 Mo. 05 Day 22 Y 6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Theresa Wardenburg, Michele Garcia, Sonya Latta, Trevor Street or Other Mailing Address 2146 Road 100

Nebraska Department of Revenue
Form No. 96-269-2008 7-2024 Rev. Supersedes 96-269-2008 10-2020
Grantee — Retain a copy of this document for your records. Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2)

Lots One (1), Two (2), Three (3), Four (4) and Five (5), Block Eleven (11), Original Village of Inavale, Webster County, Nebraska.

State of Nebraska Sss. County of Webster

BOOK 2025 PAGE 1173

Entered on the numerical index and filed for record in the Clerk's office of said county this 2 day of NALL A.D., 20.25, at 3.22 or clock M. Recorded in Book aba on Page 1113 on Page 111 1 County Clerk Comp Assessor_ _Carded



TRUSTEE'S WARRANTY DEED

consideration receipt of which is hereby acknowledged, conveys to Theresa Wardenburg, a married person, Michele (Larzia, a single person, Sonya Latta, a married person, Trevor Williamson, a married person, GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. 76-201): more, in consideration of ONE AND NO/100 DOLLARS (\$1.00) and other valuable Theresa Wardenburg, Successor Trustee of the Melvin J. and Dorothy A. Williamson Revocable Trust dated November 22, 2011, GRANTOR, whether one or

Lots One (1), Two (2), Three (3), Four (4) and Five (5), Block Eleven (11), Original Village of Inavale, Webster County, Nebraska,

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

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

Executed May 22, 2025

Theresa Wardenburg, Trustee

MELL

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on May 22, 2025, by Theresa Wardenburg, Successor Trustee of the Melvin J. and Dorothy A. Williamson Revocable Trust dated November 22, 2011.

Comm. expires



Notary Public

Residential & Commercial Sales Worksheet

(Continue on back)		
		000615300
Comments:		Comments from
		PERSONAL REP DEED
	djustment:	Assessor Comments and Reason for Adjustment:
	ice (+ or -):	Assessor's Adjustment to Sale Price (+ or -):
(60) □ Excellent		305) 🛘 Two Story Duplex
(50) □ Very Good	(60) Excellent	304) □ One Story Duplex
(40)	(50) □ Very Good	309) □ 21/2 Story
	(40) 🗷 Good	308) □ Split Level
(20) □ Average (20) □ Badly Wom	(30) Average	307) □ 1 1/2 Story
DWC	(20) □ Fair	302) □ Two Story
Cost Rank: Condition:	(10) □ Low	301) □ One Story
(6) □ Pole Frame	Residential Quality: 40	ownhouse or Duplex Style:
(5)		[106] □ Other
(4) Wood or Steel Framed Ext. Walls	(60) Excellent	111) □ Bi-Level
(3) Masonry Bearing Walls	(50) Uery Good	104) 🖼 1 1/2 Story
(2) Reinforced Concrete Frame	(40) □ Good	[103] □ Split Level
(1) ☐ Fireproof Structural Steel Frame	(30) 🗷 Average	[102] □ Two Story
Commercial Construction Class:	(20) 🗷 Badly Worn	[101] □ One Story
	(10) Worn Out	me
Commercial Occupancy Code:	Residential Condition: 25	
Cost:	Cost: 164,225	
Floor Sq. Ft. :	Floor Sq. Ft. : 1,242	
Construction Date:	Construction Date: 1912	
Multiple. Improvements.:	Multiple. Improvements. :	Multiple Improvements:
Commercial	Residential	
1 B) 01 C) 1 D) 1 E) 7 F) 2	(GR) A)	Assessor Location: GUIDE ROCK (
Status Property Type Zoning Location City Size Parcel Size	68,230	1,880 66,350
Date of Sale Property Classification Code	Total	Land Improvements
4487 00 0 40020 002 0000		Date of Sale Assessed Value
GeoCde Twn Rng Sect Ort Subdiv Area Blk Parcel	1 6	000615300 99
Parcel Number	Useability & Code#	Location ID Sale Number
Base: 65-0011 Affiliated: Unified:	5/27/2025 Ba	91 2025 1202
School District Code	Sale Date	Cnty No. Book Page

28 Date Dead Recorded No. 5 Day 24 20 Legal Description (Attach additional pages, if needed.) A part of Block 2, Taibot's Addition to Guide Rock, Nebraska, described as follows: Beginning at the Northeast corner of Lot 1, in said Block 2; thence South 101 feet; thence West 84% feet; thence South 15 feet; thence West 55% feet; thence North 116 feet; thence East 140 feet to the point of beginning 18 Address of Property 555 University Street, Guide Rock, NE 68942 ubis 21 If agricultural, list total number of acres transferred in this transaction here 27 If yes, is the required affidavit attached to this filing? field? (See Instructions) 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 missite 25 If this transfer is exempt from the documentary stamp tax, list the exemption number 24 Adjusted purchase price paid for real estate (line 22 minus line 23) . . . 18a 🔲 No address assigned 16 Does this conveyance divide a current parcel of land? 14 What is the current market value of the real property? \$74,000,00 23 Was non-real properly included in the purchase? 11 Was ownership transferred in full? (If No. explain the division.) X Yes No. 9 Was transfer pa exchange (I.R. buyer or seller? Phone Number (402) 618-2258 5 Grantor's Name, Address, and Telephone (Please Print) NEBRASKA City Louisville, NE 68037 Grantor's Name (Seller) Many S. Wohlers. Personal Representative of the Estate of Jo Anne Reed aikia JoAnne Reed, decassed. Sitest or Other Mailing Address 375 Eastwood Dr Grod Life, Great Service 8 Type of Dend 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. Email Address 1 County Name Webster ☐ Yes (A) Status ☐ ₹ M Improved DEPARTHENT OF REVENUE Buyer Ē Unimproved 8 Cemelery Bill of Sale Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duty substitute to sign this statement. #6 Print or Type Name of Granlee or Authorized Representative Phone Signature of Stranties or Authorized Representative part of IRS like-kind .R.C. § 1031 Exchange) by No (IFYes, enter dollar amount and attach itemized list.) (see instructions) . . **⊠** ₹ S S Corrective Death Certificate - Transfer on Death Seller Conservator X Single Family Multi-Family Commercial \<u>₹</u> y Aunt or Uncle to Niece or Nephaw ☐ Yes 🔯 No or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate dox.) Brothers and Sisters 185 • 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. 18 Type of Transfer 29 Value of Stamp or Exer ☐ Vacant land 2 County Number 91 Ø Auction State Real Estate Agricultural Recreational Register of Deed's Use Only ☐ Yes Industrial Distribution Easement Exchange Easement Distribution Executor 8 Family Corp., Partnership, or LLC Parents and Child Grandparents and Grandchild Zip Code Granter Trust Foreclosure Transfer Statement Lease Land Contract/Memo Mineral (B) Property Type 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) 3 Date of Sale/Transfer Mo 05 Day 27 Vr. 2025 Mo 01 6 Grantee's Name, Address, and Telephone (Please Print) Phone Number (402) 884-4500 City Guide Rock, NE 68942 Grantee's Name (Buyer) Shellie L. Beckman Email Address Street or Other Mailing Address 555 University Street GRANTEE Mineral Interests-Nonproducing Mineral Interests-Producing Name and Address of Person to Whom the Tax Statement Should be Sent Was transfer throug or little company contact.) BK2025 Life Estate Irrevocable Trust Personal Rep. X No. S rugh a real estate agent or a title company ☐ Partition Seff Step-parent and Step-child Quit Claim Spouse Revocable Trust is the grantee a 50°(c)(3) organization? If Yes, is the grantee a 509(a) foundation? 60k TrustTrustee Warranty Sheriff × ž 4 Date of Deed Mo. 05 N Exempt 20 State Assessed \$74,000.00 \$74,000,00 Other Trustee to Beneficiary Transfer on Death Other include the name of the 20 Date For Dept. Use Only 5/27/2025 Phone Number ≓ <u>න</u> FORM Mobile Home Zip Code 2025 Ī ส์ ส์ ₹ **₹** ₹

Carded	Assessor	Computer	Index

NEBRASKA DOCUMENTARY STAMP TAX

166.50 B

Date: 05/29/25

Bk 2025, Pg 1202

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 May A.D., 2025, at 08:35 o'clock AM. Recorded in Book 2025 on Page 1202

Fee: \$10.00 By: AS Electronically Recorded

Deputy

County Clerk

Distangelo

Return To: Ambassador Title Services 331 Village Pointe Plaza, Ste 102 Omaha, NE 68118

PERSONAL REPRESENTATIVE'S DEED

THE GRANTOR

Mary S. Wohlers, Personal Representative of the Estate of Jo Anne Reed a/k/a JoAnne Reed, deceased

in consideration of One Dollar and other valuable consideration received from grantee

Shellie L. Beckman, a single person

conveys to GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. 76-201) in Webster County, Nebraska, more particularly described as follows:

A part of Block 2, Talbot's Addition to Guide Rock, Nebraska, described as follows: Beginning at the Northeast corner of Lot 1, in said Block 2; thence South 101 feet; thence West 84½ feet; thence South 15 feet; thence West 55½ feet; thence North 116 feet; thence East 140 feet to the point of beginning

subject to easements, covenants and restrictions of record, if any,

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

Executed this 20th day of May 2025.

Estate of Jo Anne Reed alkla JoAnne Reed, deceased

Mary S. Wohlers, Personal

RepresentativeState of Nebraska

County of Sarpy

deceased. The foregoing instrument was acknowledged before me on this 20th day of May 2015 by Mary S. Wohlers, Personal Representative of the Estate of Jo Anne Reed a/k/a/JoAnne Reed,

Notary Public

GENERAL NOTARY - State of Nebraska
JESSICA C. MCCARY
My Comen. Exp. May 22, 2027

My commission Expires:

Residential & Commercial Sales Worksheet

(Continue on back)											
										00	000615400
				ents:	Comments:					rom	Comments from
										PERSONAL REP DEED	PERSONA
								ljustment:	eason for Ac	Assessor Comments and Reason for Adjustment:	Assessor Co
							:(-	ice (+ or	to Sale Pr	Assessor's Adjustment to Sale Price (+ or -):	Assessor's
□ Excellent	(60) [VF427 274	Two Story Duplex	(305) □ Two
☐ Very Good	(50)						Excellent	(60)		One Story Duplex	(304) 🗆 One
☐ Good	(40)		O High	(40) [Very Good	(50)		2 1/2 Story	(309) 🗆 21/2
□ Average	(30)	Above Average	□ Above	(30) [Çerkontunun.		Good	(40)		Split Level	(308) 🗆 Spli
□ Badly Worn		ge	□ Average	(20) [Average	(30) 🖼		1 1/2 Story	
□ Worn Out	(10) [□ Low	(10)			Fair	(20)		Two Story	(302) □ Two
Condition:	Condi		ank:	Cost Rank:			Low	(10)		One Story	(301) 🗆 One
		rame	□ Pole Frame	6			Residential Quality: 30	Residential		Cownhouse or Duplex Style:	Cownhouse or
	ıd Walls	Metal Frame and Walls	□ Metal	(5)						er er	(106) □ Other
Walls	xt.	l or Steel l	□ Wood	(4) [Excellent	(60)		Bi-Level	(111) 🗆 Bi-I
	1g Walls	Masomy Bearing Walls	□ Mason	(3)			Very Good	(50)		1 1/2 Story	(104) 🔲 11/
	Reinforced Concrete Frame	orced Cor	□ Reinf		***		Good	(40)		Split Level	
16		oof Struc	□ Firepr	(I)			Average	(30)		Two Story	(102) 🗆 Two
	Commercial Construction Class:	nstructio	iercial Co	Comm			Badly Wom	(20) 🛣		One Story	(101) 🖼 One
Other2:	#1:	Other1:	y :	Primary:			Worn Out	(10)		oile Home	(100) □ Mobile Home
	Commercial Occupancy Code:	спрапсу	ercial Oc	Comm		0	Residential Condition: 20	Residentia	***************************************	Style: 101	Single Family Style:
				Cost:		925	108,	Cost:		B uildi n	
			ą. Ft. :	Floor Sq. Ft. :		878		Floor Sq. Ft. :	_		
			Construction Date:	Constru		15	Date: 1915	Construction Date:		Constr	
		•••	Multiple. Improvements.	Multiple			rovements. :	Multiple. Improvements.		Multiple Improvements:	
Commercial	Commercial)					Residential				
7 F) 1	D) 1 E)	Н	G	01	в)	A) 1		(GR)	ROCK	cation: GUIDE	Assessor Location:
City Size Parcel Size	*Location C	Zoning		Property Type		Status	12,910		12,320	590	
ion Code	Date of Sale Property Classification	operty (Sale Pr	Date of			Total		Improvements	Imp	Land
002 0000	40020	0 4	00			4487		Value	Date of Sale Assessed Value	Date of S	
Area Blk Parcel		Ort Subdiv	Sect	Rng	Twn	GeoCde		1	100		000615400
	ımber	Parcel Number	P				Useability & Code#	Useabill	Sale Number		Location ID
Unified:	Un	ted:	Affiliated:	011	65-0011	Base:	5/29/2025	5/:	1203	2025	91
	School District Code	ol Distr	Scho				Sale Date	S	Page	Book	Cnty No.

dev. Start. 55, 76-214, 77-1329(2)	Authoritod by Neb 5	しれるの	rue Co.	Nebraska Daparur
	~ D	30 Recording Data	(Recorded LO LOC 29 Value of Stamp or Exempt Number	28 Date Deed Recorded
For Dept. Use Only		Jse Only		
Dale		KE STATE OF THE ST	Signature of Granice of Aumorized Representative	here
5/20/2025		BUYER	11. 18. 2 B-1	Sign
#6	esser et ing ententessige et et peteigt, avec, voltabletet, ette petieval, ette petieval, ette ut		authorized to sign this statement. Shellie L. Beckman	
	. 1	and that it is, to the best of my know	27 If yes, is the required afficiavit attached to this filing?	27 If yes, is
iír force ballistic missile	property is located within a county or other geographic area with an active air force ballistic missile	property is located within a co	26 Is an affidavit as described in Neb. Rev. Stat. § 76-2,141 required because the parties (See Instructions) Yes XI No	26 Is an affin field? (See I
and triply to	\$10,000.00	umber	25 If this transfer is exempt from the documentary stamp tax, list the exemption number	25 If this tre
and see	23 0.00	nstructions)	Yes No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	
	22 \$10,000,00		22 Total purchase price, including any liabilities assumed	22 Total pur 23 Was non
omer of Lot 1, in said f beginning.	ing at a point 101 feet South of the Northeast orth 15 feet, thence East 84½ feet to the point or	described as follows: Beginnince East 55½ feet; thence No	20 Legal Description (Attach additional pages, if needed,) A part of Block 2, Talbotts Addition to Guide Rock, Webster County, Nebraska, described as follows: Beginning at a point 101 feet South of the Northeast corner of Lot 1, in said Block 2; thence South 49 feet, thence West 140 feet, thence North 34 feet, thence East 55½ feet, thence North 15 feet, thence East 84½ feet to the point of beginning. 21 # agricultural, list total number of acres transferred in this transaction	20 Legal Desc A part of Block 2; t 21 # agricultur
			o address assigned 18b Vacant land	18a □ No
	#6	10° V de-V LANTON	555 University Street 500 Block, Guide Rock, NE 68942	SSS Univers Block, Guid 68942
Ä	ng l	19 Name and Address	X of Property	18 Address of Property
es, include the name of the agent	sal estate agent or a little company? (If Yes 21S	17 Was transfer through a re or title company contact.	16 Does this conveyance divide a current parcel of land? Yes No	16 Does this co
ę.	ntex	15 Was the mortgage	14 variat is the outraint market value of the real property?	\$10,000.00
	Step-parent and Step-child	Parents and Child	Ex-spouse	44 WALLE B.
	Spouse	Grandparents and Grandchild	Srothers and Sisters	
	25	? (If Yes, check the appropriate to	between relatives, or if to a trustee, are the trustor and beneficiary. Y No. 1 A part or 1 include to Nipoca or Nipochesu.	13 Was the transfer
Hoch order!	Yes No No		ss	× ×
(Explain)	Satisfaction of Contract	nborTrust Parl	ecrae Exchange	11 Was owned
Fransier on Death	Revocable Trust	Foreclosure Intervocable Trust	r part of IRS like- kind (I.R.C. § 1031 Exchange) by 10 Type of Transfer Distribution er? Auction Easement	9 Was tran exchang buyer or i
ther	Sheriff Other Sepondi Rep. Trust/Trustee Quit Claim Viarrany	Land Contract/Memo Lease Mineral	Deed Conservator Distribution Bit of Sale Corrective Sasement Cemetary Death Certificate – Transfer on Death Secution	8 Type of Deed Bit of Cense
Mobile Home	Nonproducing State Assessed Producing Exempt	Mineral Interests-Nonproducing Mineral Interests-Producing	Unimproved Multi-Family Magricultural IOLL Commercial Recreational	
(C)]	(B) Property Type		(A) Status
		perty is also a mobile home.	Property Classification Number. Check one box in rategories A and B. Check C if property is also a mobile home.	7 Property (
		Email Address	BSS	Email Address
% % % % % %	is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation?	Phone Number (402) 705-0371	nber -2258	Phone Number (402) 618-2258
Zip Code	NE 68942 State		NE 68037 State Zip Code	City Louisville, NE
r 5	Sheet or Other Mailing Actress 555 UNIVERSITY STREET 500 BLOCK			Street or Oth 375 Eastwo
	8)		Grantor's Name (Seller) Mary S. Wohlers, Personal Representative of the Estate of Jo Anne Reed, deceased	Grantor's Na Mary S. Wo
20 4. 2023	8 Grantee's Name, Address, and Telephone (Please Print)	6 Grantee's Name, A	ne, Address, and Telephone	5 Grantor's
	8	3 Date of Sale/Transfe		1 County Name Webster
	is 1-27 are accurately completed.	itatement is signed and item	The deed will not be recorded unless this statement is signed and items 1-27 are accurately completed.	- Contract
522 2	atement (00	Real Estate I ransfer Statement the Register of Deeds. • Read instructions on reverseside.	• •	
1) ;				200

NEBRASKA DOCUMENTARY STAMP TAX 22.50 Date: 05/30/25 By AS

Bk 2025, Pg 1203

State of Nebraska \s. County of Webster\staces.

Entered on the numerical index and filed for record in the Clerk's office of said county this 30 day of May A.D., 2025, at 08:37 o'clock AM. Recorded in Book 2025 on Page 1203

Fee: \$10.00 By: AS Deputy Electronically Recorded

County Clerk

Return To: Ambassador Title Services 331 Village Pointe Plaza, Ste 102 Omaha, NE 68118

PERSONAL REPRESENTATIVE'S DEED

THE GRANTOR

Mary S. Wohlers, Personal Representative of the Estate of Jo Anne Reed, deceased

in consideration of One Dollar and other valuable consideration received from grantee,

Shellie L. Beckman, a single person

conveys to GRANTEE, the following described real estate (as defined in Neb. Webster County, Nebraska, more particularly described as follows: Rev. Stat. 76-201) in

84% feet to the point of beginning. A part of Block 2, Talbot's Addition to Guide Rock, Webster County, Nebraska, described as follows: Beginning at a point 101 feet South of the Northeast corner of Lot 1, in said Block 2; thence South 49 feet; thence West 140 feet; thence North 34 feet; thence East 55½ feet; thence North 15 feet; thence East

subject to easements, covenants and restrictions of record, if any.

GRANTOR covenants with grantee that grantor has legal power and lawful authority to convey the same.

Executed this 1995 day of May 2025.

ill.

Mary S. Wohlers, Personal Representative of the Estate of Jo Anne Reed, deceased

State of Nebraska

County of SOMYO

The foregoing instrument was acknowledged before me on this Living usy...

Wohlers, Personal Representative of the Estate of Jo Anne Reed, deceased.

Wohlers, Personal Representative of the Estate of Jo Anne Reed, deceased.

A GENERAL NOTARY - State of Nebraska JESSICA C. MCCARY

My Comm. Ep. May 22, 2027 20th day of May 2025 by Mary S

My commission Expires:

60978A

Agricultural Land Sales Worksheet

				· 可是一個人的學術學科學學科學學科學學科學學科學學科學學科學學科學學科學學科學學科學學科學科學科學	
	3_950	Non-AG TOTAL			Outbuildings
		Other			Dwellings
		Recreation			
		Home Sites	3,950	1.350	4D
		Farm Sites	2,515	0.860	4D1
	3.950	Roads			3D
350,585	154.290	AG LAND TOTAL	-		3D1
		Other	27,870	8.890	2D
270	0.540	Waste			2D1
		Accretion	162,310	49.110	מו
		Shelterbelt/Timber			DRYLAND 1D1
		4 G			4.4
		4G1	:		4A1
		3G			3A
		3G1			3A1
		2G			2A
20,190	13.370	2G1			2A1
		1G			1A
133,480	80.170	GRASSLAND 1G1			IRRIGATED 1A1
VALUE:	ACRES:	LCG	VALUE:	ACRES:	DOC
E) 0 F) 9	C) 5 D) 3	A) 2 B) 05		Irrigation Type:	
Gly Size Parcel Size	Zoning Location	Stams Property Type	350,585		350,585
ation Code	Date of Sale Property Classifica	Date of Sal	Total	Improvements	Land
1 000 0000	8 1 00000	4243 3 10	/alue	Date of Sale Assessed Value	Da .
Area Blk Parcel	Sect Ort Subdiv	GeoCde Twn Rng S	1	101	001602800
	Parcel Number		Useability & Code#	Sale Number	Location ID
Unified:	Affiliated:	Base: 91-0074 Af	5/30/2025	25 1209	91 2025
	School District Code		Sale Date	ik Page	Cnty No. Book

		001602800	Comments from Cc			WD	Assessor Comments and Reason for Adjustment:	Assessor's Adjustment to Sale Price (+ or -):
(Continue on back)			Comments:					Total Recapture Value:

NEBRASKA

Good Life. Great Service.

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

FORM **521**

Register of Deed's Use Only 28 Date Deed Recorded No. Day 20 Yr. 25 \$ 950 000 10 000 10 00000	ent and the	22 Total purchase price, including any liabilities assumed	18a ☑ No address assigned 18b ☑ Vacant land 20 Legal Description (Attach additional pages, if needed.) The Northeast Quarter (NE1/4) of Section Eight (8), Township Three (3) North, Range Webster County, Nebraska 21 If agricultural, list total number of acres transferred in this transaction 158.24+-	18 Address of Property Ag Land	14 What is the current market value of the real property? 425,000.00 16 Does this conveyance divide a current parcel of land?	13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, c Yes ✓No Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or t Brothers and Sisters Grandparents and Grandchild Ex-spouse Parents and Child	Kind exchange (I.R.C.\\$ 1031 Auction	Type of Deed Conservator Distribution Stribution Stribution Connective Easement Executor Death Certificate – Transfer on Death Control of URC 1120 Connection Connectic Connection Connecti	(A) Status (B) Improved Single Family Industrial Unimproved Multi-Family Agricultural IOLL Commercial Recreational	Email Address n/a 7 Property Classification Number. Check one box in categories A and B. Check C if	State Zip Code NE 68930		5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller)	1 County Name 2 County Number 2 County Number 3 County Number 4 1 1 1 1 1 1 1 1 1
30 Recording Data 30 Recording Data BY 2035, PG /209 Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2)	belief, true, complete, and	vithin a county or other geographic area with an active air force ballistic missile field? (See Instructions)	o Three (3) North, Range Ten (10) West of the 6th P.M.,	19 Name and Address of Person to Whom the Tax Statement Should be Sent Grantee	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) \[\subseteq \text{Yes} \] \[\subseteq \text{No} \] \[\subseteq \text{No} \] \[\subseteq \text{No} \] \[\subseteq \text{No} \] \[\subseteq \text{No agent or a title company? (If Yes, include the name of the agent or title company contact.) \[\subseteq \text{Yes} \] \[\subseteq \text{Agri Affiliates, Inc.} \] \[\subseteq \text{No} \] \[\subseteq \text{No} \] \[\subseteq \text{No} \] \[\subseteq \text{No} \] \[\subseteq \text{Agri Affiliates, Inc.} \] \[\subseteq \text{No} \text{No} \] \[\subseteq \text{No} \sigma \text{No} \] \[\subseteq \text{No} \sigma \text{No} \] \[\subseteq \text{No} \sigma \text{No} \sigma \text{No} \] \[\subseteq \text{No} \sigma \text{No} \sigma \	beneficiary relatives? (If Yes, check the appropriate box.) Family Corp., Partnership, or LLC Self Grandparents and Grandchild Spouse Parents and Child Step-parent and Step-child	Life Estate Sale Statisfaction of Contract Other (Explain) 12 Was real estate purchased for same use? (If No, state the intended use.)	ntract/Memo Partition Sheriff Personal Rep. Trust/Trustee Quit Claim Warranty	(B) Property Type (C) Mineral Interests-Nonproducing State Assessed Mobile Home Mineral Interests-Producing Exempt	(402) 659-9393 If Yes, is the grantee a 509(a) foundation? Yes Volume No Property is also a mobile home.	State	T, LLC Other Mailing Address Van Camp Drive	6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer)	2 County Number 3 Date of Sale/Transfer 4 Date of Deed 5 Day 30 Yr. 2025

State of Nebraska \$55.
County of Webster

Entered on the numerical index and filed for record in the Clerk's office of said county this 20 hay of May A.D., 2025, at 2:32 o'clock P. M. Recorded in Road o'clock P. M. Recorded in R A COOL HONO County Clerk

NEBRASKA DOCUMENTARY

Return to: Southern Title, LLC 2837 W Hwy 6 #205 Hastings, NE 68901

Comp

Assessor.

Carded Deputy

WARRANTY DEED

76-201): company, conveys to Grantee, the following described real estate (as defined in Neb. Rev. Stat. valuable consideration received from Grantee, CAMKAT, LLC, a Nebraska limited liability Elmer R. Krueger, a single person, Grantor, in consideration of ONE DOLLAR (\$1.00) and other

The Northeast Quarter (NE1/4) of Section Eight (8), 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 Grantee that Grantor:

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

, 2025.

Elmer R. Krueger

STATE OF NEBRASKA

COUNTY OF Hamin SS

The foregoing instrument was acknowledged before me on Elmer R. Krueger, a single person.

2025 by

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

Notary Public

Agricultural Land Sales Worksheet

	6.210	Non-AG TOTAL			Outbuildings
	4.220	Other			Dwellings
		Recreation			
		Home Sites	495	0.170	41
		Farm Sites			4D1
	1.990	Roads			3D
1,226,690	309.720	AG LAND TOTAL	7,590	2.560	3D1
		Other	5,550	1.770	2D
		Waste			2D1
		Accretion	112,970	34.180	1D
		Shelterbelt/Timber			DRYLAND 1D1
		4 द	1,065	0.280	4A
		4G1			4A1
		3G			3A
		3G1	251,530	65.760	3A1
		2G	259,635	63.950	2A
		2G1			2A1
2,545	5.090	1G	585,310	135.960	1A
		GRASSLAND 1G1			IRRIGATED 1A1
VALUE:	ACRES:	LCG	VALUE:	ACRES:	LCG
E) 0 F) 9	C) 5 D) 3	A) 2 B) 05		Irrigation Type:	
- City Size Parcel Size	Zoning Location	Status Property Type	1,226,690		1,226,690
ition Code	Date of Sale Property Classifica	Date of Sal	Total	Improvements	Land
1 000 7470	3 00000	4491 1 11	/alue	Date of Sale Assessed Value	Da
Area Blk Parcel	Sect Ort Subdiv	GeoCde Twn Rng S	1	102	001802500
	Parcel Number		Useability & Code#	Sale Number	Location ID 🧠
Unified:	Affiliated:	Base: 91-0002 Af	6/2/2025	25 1214	91 2025
	School District Code		Sale Date	ik Page	Cnty No. Book

(Continue on back)	
	001802500 001802800 001802900 001803600
Comments:	Comments from
	JTWD
	Assessor Comments and Reason for Adjustment:
Total Recapture Value:	Assessor's Adjustment to Sale Price (+ or -):

Good Life. Great Service. NEBRASKA

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

60 FORM **521**

Register of Deed's Use Only 28 Date Deed Recorded No. 4 Day 2 Yr. 25 \$ Value of Stamp or Exempt Number 3 Nebraska Department of Revenue Form No. 96-269-2008 7-2024 Rev. Supersedes 96-269-2008 10-2020 Grantee—Retain a copy of this	under penalties of law, I declare that I have examined this statement and and that I am duly authorized to sign this statement. Joseph Schnuerle Print or Type Name of Grantee or Authorized Representative Sign Signature of Grantee or Authorized Representative	21 If agricultural, list total number of acres transferred in this transaction 315.930+- 22 Total purchase price, including any liabilities assumed	18a 🗸 No address assigned 18b 🗸 Vacant land 20 Legal Description (Attach additional pages, if needed.) See Attached	18 Address of Property Ag Land	2,099,000.00 16 Does this conveyance divide a current parcel of land? Yes No	Was the transfer between relatives, or if to a trustee, are the trustor and Yes No Aunt or Uncle to Niece or Nephew Brothers and Sisters Ex-spouse	9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? Buyer Seller No Court Decree Exchange Gran 11 Was ownership transferred in full? (If No, explain the division.)	ged Conservator Distribution f Sale Corrective Easement stery Death Certificate – Transfer on Death Executor	7 Property Classification Number. Check one box in categories A and B. Check C (A) Status (E) Improved Single Family Industrial Agricultural Agricultural Recreational Recr	(402) 746-3856 Email Address n/a	City State Zip Code Red Cloud NE 68970	RBK, LLC (Serier) RBK, LLC (Street or Other Mailing Address 1105 Road GH	5 Grantor's Name, Address, and Telephone (Please Print)	The deed will not be recorded unless this stateme 1 County Name County Number County Num
er of Deed's Use Only ampt Number 30 Recording Data BK3035, 6 1314 Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2) Retain a copy of this document for your records.	examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, ament. Representative Grantee Title Title Grantee Title Table True, complete, and correct, and co	If agricultural, list total number of acres transferred in this transaction 315.930+- Total purchase price, including any liabilities assumed		19 Name and Address of Person to Whom the Tax Statement Should be Sent Grantees	17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) Yes Southern Title, LLC No	the appropriate box.) Self Spouse Spouse Step-parent and Step-child	vas	Land Contract/Memo	(B) Property Type (C) Mineral Interests-Nonproducing Mineral Interests-Producing Exempt Exempt	Email Address n/a If Yes, is the grantee a 509(a) foundation? Yes v No	State Alp Converse NE 68971 (c)(3) organization? Yes	nuerle and Renee'Schnuer Address Son Ave	6 Grantee's Name, Address, and Telephone (Please Print)	The deed will not be recorded unless this statement is signed and items 1-27 are accurately completed. 2 County Number 3 Date of Sale/Transfer 4 Date of Deed Mo. 2 Day 3 Yr. 2025 Mo. 2 Day 3 Yr. 2025

- ωνίο The East Half of the Northeast Quarter (E1/2NE1/4) of Section Four (4), Township One (1) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska, EXCEPT tract conveyed to the State of Nebraska in Deed recorded in Deed Book 25, Page 343
- 62230 The East Half of the Southeast Quarter (E1/2SE1/4) of Section Four (4), Township One (1) North, Range Elven (11) West of the 6th P.M., Webster County, Nebraska
- PAUTO The West Half of the Southwest Quarter (W1/2SW1/4) of Section Three (3), Township One (1) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska
- Sand The West Half of the Northwest Quarter (W1/2NW1/4) of Section Three (3) Township One (1) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska, EXCEPT tract conveyed to the State of Nebraska in Deed recorded in Deed Book 25, Page 343

2012 Reinke model 2065 (S/N 1212 54542) 2016 Reinke model 2065 (N 0316 66728) Pump Motor and Control Box

\$126,000.00

State of Nebraska Ss. County of Webster

on Page Hang Clerk's office of said county this <u>a</u> day of <u>Nua A.D.</u>, 20 <u>at 12.0</u> a o'clock <u>0</u>M. Recorded in Book<u>ADAS</u> on Page 1214 Entered on the numerical index and filed for record in the Comp__Assessor County Clerk

Deputy Carded Deputy

\$ 4732.75 By ab NEBRASKA DOCUMENTARY

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

JOINT TENANCY WARRANTY DEED

Schnuerle, a married couple, 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): RBK, LLC, a Nebraska limited liability company, Grantor, in consideration of ONE DOLLAR (\$1.00) and other valuable consideration received from Grantees, Joseph Schmuerle and Renee'

The East Half of the Northeast Quarter (E1/2NE1/4) of Section Four (4), Township One (1) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska, EXCEPT tract conveyed to the State of Nebraska in Deed recorded in Deed Book 25, Page 343

The East Half of the Southeast Quarter (E1/2SE1/4) of Section Four (4), Township One (1) North, Range Elven (11) West of the 6th P.M., Webster County, Nebraska

The West Half of the Southwest Quarter (W1/2SW1/4) of Section Three (3), Township One (1) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska

The West Half of the Northwest Quarter (W1/2NW1/4) of Section Three (3) Township One (1) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska, EXCEPT tract conveyed to the State of Nebraska in Deed recorded in Deed Book 25, Page 343

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 except those of record;
- has legal power and lawful authority to convey the same;
- $\overline{\Omega}\,\overline{\Omega}$ warrants and will defend title to the real estate against the lawful claims of all

Executed Ukine ىع , 2025.

RBK, LLC, a Nebraska limited liability company

Mahraf K. Kudma, Manager BY: Richard L. Kudma, Manager

STATE OF NEBRASKA

COUNTY OF WEBSTER

ss.

The foregoing instrument was acknowledged before me on June Richard L. Kudrna, Manager of RBK, LLC, a Nebraska limited liability company.

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

Notary Public

Agricultural Land Sales Worksheet

		Value:	Total Recapture Value:	tal Rec	To		æ (+ or -):	Assessor's Adjustment to Sale Price (+ or -):	Adjustme	Assessor's
13,840		4.270		TOTAL	Non-AG TO	No	67,600		Outbuildings	Outb
				Other					Dwellings	Dτ
				Recreation	Rea					
	1			Home Sites	Hom		211,330	72.250	4D	
13,840		1.000		Farm Sites	Farr				4D1	
		3.270		Roads					3D	
436,290		4.230	144.	TAL	LAND TOTAL	AGL	32,435	10.940	3D1	
				Other			169,885	54.190	2D	
				Waste					2D1	
				Accretion	Ac		22,640	6.850	1D	
				Timber	Shelterbelt/Timber	7.5			ID1	DRYLAND
				4G					4A	
				4G1					4A1	
				3G					3A	-
				3G1					3A1	
				2G					2A	
				2G1					2A1	
				1G					1A	,
) IGI	GRASSLAND	GR			D IAI	IRRIGATED
VALUE:	· · · · · · · · · · · · · · · · · · ·	ACRES:	ACR		LCG		VALUE:	ACRES:		LCC
F) 9	E) 0	D) 3	C) 5	05	в) (A) 1	: :	Irrigation Type:	$ \cdot $ Irrig	
Clty Size Parcel Size	City Size	Location	Zoning		Property Type	Status	517,730	67,600	130	450,130
	ition Code	Date of Sale Property Classification Code	Property	of Sale	Date		Total	Improvements	Im	Land
0 1120	1 000	00000	2	9 9	2	4375	alue .	Date of Sale Assessed Value	Date of	
K Parcel	Area Blk	Subdiv	ı Ort	Ring Sect	Twn R	GeoCde	4 05	104	00	001104400
X		umber	Parcel Number				Useability & Code #	Sale Number		Location ID
	Unified:		Affiliated:		65-0011	Base: 6	5/28/2025	1262	2025	91
		School District Code	hool Dist	Sc			Sale Date	Page	Book	Cnty No.

		001104400	Comments from Com			JTWD; SALE BETWEEN PARENT & CHILD	Assessor Comments and Reason for Adjustment:	Assessor's Adjustment to Sale Price (+ or -):
(Continue on back)			Comments:	,				Total Recapture Value:

NEBRASKA
Good Life, Great Service,
DEPARTMENT OF REVIEWE

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

FORM **521**

The deed will not be recorded unless this statemen 1 County Name 2 County Number	The deed will not be recorded unless this statement is signed and items 1-27 are accurately completed. 2 County Number 3 Date of Sale/Transfer 3 Date of Sale/Transfer 4 Date of Sale/Transfer 3 Date of Sale/Transfer 3 Date of Sale/Transfer 4 Date of Sale/Transfer 3 Date of Sale/Transfer 3 Date of Sale/Transfer 4 Date of Sale/Transfer
Webster - 91 Granton's Name Address and Telephone (Please Print)	Yr. Leepho
- N	Grantee's Name (Buyer) James L. Miller and Donna R. Miller
	her Mailing Address 10th St
City State Zip Code NE 68943	State State AP Co. NE 68978
Phone Number (402) 879-5100	Phone Number Is the grantee a 501(c)(3) organization? Yes V No (402) 879-5556 If Yes, is the grantee a 508(a) foundation? Yes V No
Ernail Address	
ssification Number. Check one box in categories A and B. Check C	
☐ Improved ☐ Single Family ☐ Industrial ☐ Unimproved ☐ Multi-Family ☐ Agricultural ☐	Mineral Interests-Nonproducing State Assessed Mobile Home Mineral Interests-Producing Exempt
Commercial	
Conservator Distribution	Contract/Memo
Sill of Sale Corrective Casement Cas	Quit Claim
9 Was transfer part of IRS like- kind exchange (I.R.C. § 1031 Auction Easement Gift Exchange)	osure Irrevocable Trust Revocable Trust Transfer on Death Life Estate Sale Trustee to Beneficiary
(If No, explain the division.)	estate
ransfer between relatives, or if to a trustee, are the trustor and	tives? (If Yes, check the appropriate box.)
Brothers and Sisters Grandparents and Grandchild	Spouse
11. Ex-spouse Parents and Child What is the current market value of the real property?	ild Step-parent and Step-child 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)
695,000.00	
16 Does this conveyance divide a current parcel of land? Yes No	17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) Yes Value.
18 Address of Property	19 Name and Address of Person to Whom the Tax Statement Should be Sent James L. Miller and Donna R. Miller
18a 🗹 No address assigned 18b 🔲 Vacant land	1015 E 10th St. Superior, NE 68978
20 Legal Description (Atlach additional pages, if needed.) See Attachment A	
21 If agricultural, list total number of acres fransferred in this transaction $+/-148.5$	
22 Total purchase price, including any liabilities assumed	22
24 Adjusted purchase price paid for real estate (line 22 minus line 23) 25 If this transfer is exempt from the documentary stamp tax, list the exemption number 26 Is an afficavit as described in Neb. Rev. Stat. § 73-2.141 required because the property is located within a county or other geographic area with an active air force ballist res	my or other geographic area with an active air force ballistic missile field? (See
27 If yes, is the required affidavit attached to this filing? Yes No	
penalties of law, I de I am duly authorized dall L. Alexa	hat it is, to the best of my knowledge and belief, true, complete, and correct. (402) 879-4751
here Signature of Grantee or Authorized Representative	Attorney at Law S2012005
Register of Deed's Use Only 28 Date Deed Recorded 29 Value of Stamp or Exempt Number 3	Recording Data
Mo. — Day — Yr. —	ON 303 17 1940 Authorized by Neb. Rev. Stat. 85 76-214, 77-1327(2)

Attachment A

(NW 1/4); thence S89°52'31"E a distance of 931.61 feet to the point of beginning. Quarter (NW1/4) a distance of 276.43 feet to the North line of said Northwest Quarter distance of 940.00 feet; thence N00°01'16"E parallel with the East line of said Northwest of said Northwest Quarter (NW1/4) a distance of 135.00 feet; thence N57°54'53"W a 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 (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 The Northwest Quarter (NW1/4) of Section Nine (9), Township Two (2) North, Range Nine

1	Carded	Computer	ndex

NEBRASKA DOCUMENTARY STAMP TAX

\$1563.75 ₽

Date: 06/04/25

Bk 2025, Pg 1262

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 04 day of June A.D., 2025, at 02:24 o'clock PM. Recorded in Book 2025 on Pages 1262-1263

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

Return to: JOINT TENANCY WARRANTY DEED

Downing, Alexander & Wood PO Box 185

Superior, NE 68978

ANDREW J. MILLER AND KRISTIN K. MILLER, husband and wife, GRANTOR, whether one or more, in consideration of One and no/100 Dollars (\$1.00), receipt which is hereby acknowledged, conveys to JAMES L. MILLER AND DONNA R. MILLER, Husband and Wife, as joint tenants and not as tenants in common, GRANTEES, the following described real estate (as defined in Neb. Rev. Stat. §76). in Webster County, Nebraska: , the following described real estate (as defined in Neb. Rev. Stat. §76-201)

See Attachment A

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

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

Executed: **SUDREW** MILLER, Grantor 2025 MILLER, Grant

State of Nebraska

County of |\|\Cho SS

and wife foregoing instrument was acknowledged before me on the 2025, by ANDREW J. MILLER and KRISTIN K. I MILLER, husband day of

GENERAL NOTARY - State of Nebraska
ASHLEY M HOFSTETTER
My Comm. Exp. February 24, 2027

Notary

Attachment A

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 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 (NW 1/4); thence S89°52'31"E a distance of 931.61 feet to the point of beginning Quarter (NW1/4) a distance of 276.43 feet to the North line of said Northwest Quarter Quarter (NW1/4) of said Section Nine (9), Township Two (2) North, Range Nine (9) West

Residential & Commercial Sales Worksheet

Cnty No. Book	ok Page	Sale Date		School District Code	
91 2025		6/2/2025	Base: 01-0123	Affiliated:	Unified:
Location ID	Sale Number	Useability & Code#		Parcel Number	
000506300	MH 2025-1	1	GeoCde Iwn Rng	Sect Ort Subdiv	Area Blk Parcel
D	Date of Sale Assessed Value	Value	4131	00 0 30005	017 0000
Land	Improvements	Total	Date of S	Date of Sale Property Classificati	ation Code
2,370	88,915	91,285	Status Property Type	e Zoning Location	City Size Parcel Size
Assessor Location:	BLADEN (BLA)		A) 1 B) 01	C) 1 D) 1	E) 7 F) 2
		Residential		Commercia	cial .
Mul	Multiple Improvements:	Multiple. Improvements.:	Multiple. I	Multiple. Improvements. :	
	Construction Date:	Construction Date: 1990		on Date:	
	Floor:	Floor Sq. Ft.: 1,568	Floor Sq. Ft.:	Ĩ.	
	Building Cost New:	Cost: 137,140			
Single Family Style: 101		Residential Condition: 30		Commercial Occupancy Code:	
(100) □ Mobile Home	16	(10)	Primary:	Other1:	Other2:
(101) 🗷 One Story		(20) Badly Worn	Commer	Commercial Construction Class:	
(102) □ Two Story		(30) 🗷 Average	(£)	Fireproof Structural Steel Frame	l Frame
		(40) □ Good	(2)	Reinforced Concrete Frame	me
(104) □ 11/2 Story		(50) Uery Good	(3)	Masonry Bearing Walls	
- 1		(60) Excellent	- 1	Wood or Steel Framed Ext.	xt. Walls
(100) El Outer		Postdowial Onelity: 20		Pole Frame	
(301) □ One Story	Committee of the commit	(10) □ Low			Condition:
(302) □ Two Story		Œ	(10)	Low	(10) □ Worn Out
(307) □ 1 1/2 Story		(30) Average	(20) 🗆	Average ((20) Badly Worn
(308) 🗆 Split Level		(40) □ Good	(30)	Above Average	(30) Average
(309) □ 21/2 Story		(50) □ Very Good	(40)	High ((40) □ Good
(304) ☐ One Story Duplex	huplex	(60) □ Excellent			(50) Uery Good
(305) □ Two Story Duplex	duplex				(60) □ Excellent
Assessor's Adju	Assessor's Adjustment to Sale Price (+ or -):	rice (+ or -):			
Assessor Comment	Assessor Comments and Reason for Adjustment:	djustment:	,		The second secon
WD; 1990 BO	NNAVILLA MANI	1990 BONNAVILLA MANUFACTURED HOME			
Comments from		-	Comments:		ļ
000506300					
					(Continue on back)

Good Life. Great Service. NEBRASKA

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

03

FORM **521**

	oer 30 Recording Data	No. 6 Day 4 Yr 25 \$ 123 75
For Dept. Use Only	Use Only	
Date	Title	here Signature of Grantee or Authorized Representative
6/2/2025	Closing Department Manager	Graniee O. A.
(402) 463-4198		and that I am duly authorized to sign this statement. Danielle L. Kelley
nd correct.	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.	Under penalties of law, I declare that I have examined this st
Sile lield? (See Instructions)	27 If yes, is the required affidavit attached to this filing? \[\text{Yes} \sqrt{No} \] No	
Sile fields (See legan stiers)	ion number	24 Adjusted purchase price paid for real estate (tine 22 milus line 23). 25 If this transfer is exempt from the documentary stamp tax, list the exemption number 26 If san affidad as described in Neh Ray Stat 8 78.0 141 required herealise the representation to be partially as described in Neh Ray Stat 8 78.0 141 required herealise the property is breaten
55 000'00	t.) (see instructions)	23 was non-real property included in the purchase? No (If Yes, enter dollar amount and attach itemized list.) (see instructions)
55,000,00	22 \$	22 Total purchase price, including any liabilities assumed
Seventeen (17), Original	The South Half (S½) of Lot Eleven (11) and all of Lots Twelve (12), Thirteen (13), Fourteen (14), Fifteen (15) and Sixteen (16), in Block Sev Town of Bladen, Webster County, Nebraska, according to the recorded plat thereof.w	The South Half (S½) of Lot Eleven (11) and all of Lots Twelve (12) Town of Bladen, Webster County, Nebraska, according to the reco
		18a No address assigned 18b Vacant land
	See Grantee	Bladen, NE 68928
nould be Sent	19 Name and Address of Person to Whom the Tax Statement Should be Sent	18 Address of Property
(If Yes, include the name and Title Co. No	of the agent or title company contact.) $\sqrt{ y }$ yes Adams Land Title Co. $\sqrt{ y }$ No	16 Does this conveyance divide a current parcel of land?☐ Yes☑ No
nterest rate.)%	15 Was the mortgage assumed? (if Yes, state the amount and interest rate.) ☐ Yes ☑ No \$	14 What is the current market value of the real property? 55,000.00
		☐ Ex-spouse
	Family Corp., Partnership, or LLC Self Storms and Grandchild Spouse	Yes ✓No Aunt or Uncle to Niece or Nephew If
	ropriat	he transfer between relatives, or if to a trustee, are the trustor
o, state the intended use.)	12 Was real estate purchased for same use? (If No, state the intended use.)	11 Was ownership transferred in full? (If No, explain the division.)✓ Yes No
Other (Explain)	Grantor Trust Pa	Exchange) by buyer or seller?
Transfer on Death	n ☐ Foreclosure ☐ Irrevocable Trust ☐ Revocable Trust ☐	ansfer □
	Mineral Quit Claim	Cemetery Death Certificate – Transfer on Death Executor
Other	Land Contract/Memo Partition Sheriff	Conservator
		Commercial
Mobile Home		✓ Improved ✓ Single Family ✓ Industrial ✓ Unimproved ✓ Multi-Family ✓ Agricultural
(C)	(B) Property Type	(A) Status
	N.A. B. Check C if property is also a mobile home.	N.A. 7 Property Classification Number, Check one box in categories A and
oundation? Yes VNo	367 If Yes, is the grantee a 509(a) f	(402) 984-3567
10	NE Is the grantee a 501(c)(3) orga	IA
Zin Code	1676 Rd 100	
	Grantee's Name (Buyer) Roland Williams and Linda Williams Street or Other Mailing Address	Grantor's Name (Seller) Sheat or Other Mailton Address
	6 Grantee's Name, Address, and Telephone (Please Print)	5 Grantor's Name, Address, and Telephone (Please Print)
28 yr. 2025	2 Yr. 2025	Webster - 91
	The deed will not be recorded unless this statement is signed and items 1-27 are accurately completed.	
	• If additional space is needed, and an attachment and identify the applicable item number.	• If additional space is needed, ad

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

In so I have o'clock_ Clerk's office of said county this 4 Entered on the numerical index and filed for record in the Clerk's office of said county this State of Nebraska 3ss. County of Webster _Comp_ Recorded in Book 202 Assessor County Clerk Carded _Deputy

NEBRASKA DOCUMENTARY

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

Warranty Deed

following described real estate (as described in Neb. Stat. 76-201): AND LINDA WILLIAMS, as joint tenants not as tenants in common, whether one or more, the valuable consideration, the receipt of which is hereby acknowledged, conveys to ROLAND WILLIAMS The Grantor, SHEARLD HESMAN, A SINGLE PERSON, in consideration of One Dollar and other

of Bladen, Webster County, Nebraska, according to the recorded plat thereof. Fourteen (14), Fifteen (15) and Sixteen (16), in Block Seventeen (17), Original Town The South Half (S½) of Lot Eleven (11) and all of Lots Twelve (12), Thirteen (13),

GRANTOR covenants with GRANTEES that GRANTOR:

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

	On this 28 ^{4h} day of May	COUNTY OF DOUGLAS	STATE OF NEBRASKA		Executed 5 - 28
,	May 2025, before me personally appeared Shearld Hesman.			Shearld Hesman	, 2025 .

GENERAL NOTARY - State of Nebraska
DUSTY S. MCKENNA
My Comm. Exp. August 8, 2027

Notary Public - Dusty

O, MCKENNA

5

BOOK ADAS PAGE 1260

guilty of perjury, a Class III Felony. the above-described mobile home has been affixed to the real property described above. The undersigned hereby acknowledges that this affidavit is made with the understanding that any person who misrepresents the information provided in this affidavit shall be Under penalty of law, the undersigned affirms that the information contained in this Affidavit of Affixture is true and correct and that

All owners must sign and signatures must be notarized.

The County Treasurer shall forward the original to the Register of Deeds in the county where the rea and provide copies to the Department of Motor Vehicles, County Assessor, owner and to each finan on this Affidavit as notice of the cancellation of the Certificate of Title.	For County Treasurer Use Only County of filing: Office of f Date of filing: F
er of Deeds in the county where the real property is located unty Assessor, owner and to each financial institution listed of Title.	surer Use Only Office of filing: Fee paid:

Agricultural Land Sales Worksheet

(Continue on back)					
				e e e e e e e e e e e e e e e e e e e	001103300
		Comments:			Comments from
			RENT & CHILD	TRANSFER BETWEEN PARENT	JTWD; TRANSI
			ıstment:	Assessor Comments and Reason for Adjustment:	Assessor Comments
	Total Recapture Value:	Total Reca	ce (+ or -):	Assessor's Adjustment to Sale Price (+ or -):	Assessor's Adjus
25,000	1.000	Non-AG TOTAL	7,320		Outbuildings
		Other	137,070		Dwellings
		Recreation	en de la companya de		
25,000	0.830	Home Sites			4D
		Farm Sites			4D1
	0.170	Roads			3D
		AG LAND TOTAL			3D1
	-	Other	-		2D
	:	Waste			2D1
		Accretion			ID
		Shelterbelt/Timber			DRYLAND IDI
		4G			4A
		4G1			4A1
		3G			3A
		3G1			3A1
		2G			2A
		2G1			2A1
		1G			1A
,					IRRIGATED 1A1
VALUE:	ACRES:	LCG	ACRES: VALUE:	ACRES:	LCG
) 0 F) 7	C) 5 D) 3 E)	A) 1 B) 05 (Irrigation Type:	
City Size Parcel Size	Zoning Location C	Status Property Type	169,390	144,390	25,000
tion Code	Date of Sale Property Classification	Date of Sale I	Total	Improvements	Land
000 6106	1 00000 1	4375 2 9 7	alue"	Date of Sale Assessed Value	Da
Area Blk Parcel	Ort. Subdiv	GeoCde Twn Rng Sect	4 05	105	001103300
	Parcel Number		Useability & Code#	Sale Number	Location ID
Unified:		Base: 65-0011 Affiliated:	6/5/2025	25 1265	91 2025
	School District Code	Sc	Sale Date	ok Page	Cnty No. Book
Market and the control of the contro	STATES AND THE STATES OF THE S	AND THE STREET S	The control of the co	The second secon	The state of the s

\$1000 P

NEBRASKA

Good Life. Great Service.

Real Estate Transfer Statement 105

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

FORM **521**

WSignature of Granteel Andihorized Representative Regist Recorded Pay 29 Value of Stamp or Example 19 Pay 29 Value of Stamp or Example 19 Pay 29 Pay	Under penalties of law, I declare that I have examined this statement and and that ham duly authorized to sign this statement. David B. Ganwood Printor Type Name of Brantee of Authorized Representative	22 Total purchase price, including any liabilities assumed	egal Description (Attach additional page A tract consisting of 1.003 acres, Northeast Quarter (NE½) of Sect running thence South 190 feet, the	 18 Address of Property 1971 Road M Guide Rock, NE 68942 18a □ No address assigned 18b □ Vacant land 	16 Does this conveyance divide a current parcel of land? Yes No	What is the current market vol. 147,000.00	or Nephew	Buyer Seller No Court Decree Exchange Gran 11 Was ownership transferred in full? (If No, explain the division.) Yes	fer part of IRS like- nge (I.R.C. § 1031 by buyer of Transfer Distribution Surgery Distributi	8 Type of Deed Conservator Distribution La Bill of Sale Corrective Easement La Cemetery Death Certificate – Transfer on Death Executor M	d Single Family Industrial wed Multi-Family Agricultural Commercial Recreational	7 Property Classification Number. Check one box in categories A and B. Check C i (A) Status	Email Address n/a	Guide Rock NE 68942 Phone Number (402) 964-6375	lailing Address ∬ State	Grantor's Name (Seller) Lanny R and Kristin M Greenhalgh	5 Grantor's Name, Address, and Telephone (Please Print)	1 County Name	■ If additional space is needed, and an auditional space is needed.
Data Data Authorized by Neb. Rev. Stat. § Authorized by Neb. Rev. Stat. §	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 have a warmined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that have a warmined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and correct, and that have a warmined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and correct, and that it is, to the best of my knowledge and belief, true, complete, and correct, and correct, and correct, and correct, and correct, and that it is, to the best of my knowledge and belief, true, complete, and correct, and correct, and correct, and correct, and that it is, to the best of my knowledge and belief, true, complete, and correct,	22 \$ 147,000;00	beginning at a point 1137 feet East of the Northwest corner of the rrth, Range Nine (9) West of the 6th P.M., Webster County, Nebraska; 90 feet, thence West 230 feet to the point of beginning.	19 Name and Address of Person to Whom the Tax Statement Should be Sent (Same as Grantees)	17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.)		check the appropriate box.) LLC Self d Spouse Step-parent au	Grantor trust Partition Satisfaction of Contract Unifer (Explain) 12 Was real estate purchased for same use? (If No. state the intended use.)	☐ Irrevocable Trust ☐ Revocable Trust ☐ Life Estate ☑ Sale ☐ Catalogue ☐ Cata	Lease	☐ Mineral Interests-Nonproducing ☐ State Assessed ☐ Mobile Home ☐ Mineral Interests-Producing ☐ Exempt	Cif property is also a mobile home. (C)		3) organization? [Street or Other Mailing Address 1971 Road M State Zip Code	Ashley and Breft Licking Ashley and Breft Licking	nd Telephone (Please Print)	the deed will not be recorded unless this statement is signed and herits 1-27 are accurately completed. 3 Date of Sale/Transfer 4 Date of Deed 4 Date of Deed 4 Date of Deed Mo. 06 Day 05 Yr. 2025	• If additional space is needed, add an attachment and identity the applicable item number.

State of Nebraska ss. County of Webster

BOOK 2005 PAGE 1265

Entered on the numerical index and filed for record in the Clerk's office of said county this 2 day of 14MM A.D., 2025, at 11:38 o'clock 1MM. Recorded in Book 2025 on Page 12465 On Page County Clerk Deputy

Comp_

Assessor

Carded

\$ 330.75 By NEBRASKA DOCUMENTARY

JOINT TENANCY WARRANTY DEED

real estate (as defined in Neb. Stat.§76-201): THOUSAND AND NO/100 DOLLARS (\$147,000.00), convey to Ashley Licking and Brett Licking, husband and wife as joint tenants, GRANTEES, the following described whether one or more, in consideration of ONE HUNDRED FORTY-SEVEN Lanny R. Greenhalgh and Kristin M. Greenhalgh, husband and wife, GRANTOR,

a point 1137 feet East of the Northwest corner of the Northeast Quarter (NE1/4) of 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; Section Seven (7), Township Two (2) North, Range Nine (9) West of the 6th P.M., A tract consisting of 1.003 acres, more or less, and bounded by a line beginning at

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

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

Executed June 2025

Lanny R. Greenhaligh

Kristin M. Greenhalgh

STATE OF NEBRASKA, COUNTY OF WEBSTER: ss.

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

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

Comm. expires 6

Notary Public

(Continue on back)	(Conti												
												200	000336200
						ents:	Comments:					rom	Comments from
									nt:	djustme	eason for A	Assessor Comments and Reason for Adjustment:	Assessor Co
									or -):	ice (+	t to Sale Pı	Assessor's Adjustment to Sale Price (+ or -):	Assessor's
ant	Excellent		(60)			ei F						Two Story Duplex	(305) □ Tw
rood	Very Good)	(50)						Excellent	(60)		One Story Duplex	(304) 🗆 One
)	(40)			(4 0)			Very Good	(50)		2 1/2 Story	(309) 🗆 21/
**	Average) 	e (30)	Above Average		(30)			Good	(40)		Split Level	(308) □ Spl
Wom	Badly Worn		(20)	ge	Average	(20) 🗆			Average	(30) 🗷		1 1/2 Story	
Out	Worn Out		(10)		Low	(10)	**********		Fair	(20)		Two Story	(302) □ T _W
Condition:	OII:	ndii.	C		R :	Cost Rank:			Low	(10)		One Story	(301) 🗆 One
				rame	l Pole Frame	(6) 			Residential Quality: 30	Residen	1 1 1 1 1	Cownhouse or Duplex Style:	Cownhouse of
			Metal Frame and Walls	Frame a		(5)							(106) 🗆 Other
	lls	t. Walls	Wood or Steel Framed Ext.	or Steel		(4)				(60)		Bi-Level	(III) 🗆 Bi-J
			Masonry Bearing Walls	ny Bean		(3) 			Very Good	(50)		1 1/2 Story	(104) 🗆 11/
		ក	Reinforced Concrete Frame	orced Co		(2) 🗆			Good	(40) 🖼		Split Level	(103) 🖼 Spl
			Fireproof Structural Steel Frame	oof Struc	l Firepr	(ı) 🗆				(30) 🗷		Two Story	(102) 🗆 Tw
			Commercial Construction Class:	nstructi	rcial Co	Comme			Badly Worn	(20)		One Story	(101) 🗆 One
	Other2:		er1:	Other1:	, ,	Primary:	*****		Wom Out	(10)		Mobile Home	(100) □ Mo
			Commercial Occupancy Code:	cupancy	rcial Oc	Comme		5	Residential Condition: 35	Residen			Single Family Style:
						Cost:	rannen(than n	695	235,	Cost:		Buildin	
					Ft:	Floor Sq. Ft. :		464	1,	Floor Sq. Ft. :	$\overline{}$		
				••	Construction Date:	Construc		79	ion Date: 1979	Construction Date:	$\overline{}$	Constr	
i				nents. :	Multiple. Improvements.	Multiple.	earnonnaiste.		Multiple. Improvements. :	Multiple.	_	Multiple Improvements:	
		al 🍜	Commercial 🤝						Residential				
F) 3	6	E)	D) 1	1	()	01	В)	A) 1		(BH)	HILL	cation: BLUE	Assessor Location:
Parcel Size	City Size	Ct	Location	Zoning		Property Type	100 mg/s	Status	235,795		228,975	,820	6,
	Code	ion (Date of Sale Property Classification Code	operty	Sale Pr	ate of	T		Total		Improvements		Land
0000	011		20055	0	00			4133		Value	Date of Sale Assessed Value	Date of S	
Parcel	BIK	Area	Subdiv	Ä	Sect	Rng	Twn	GeoCde		1	106		000336200
			mber	Parcel Number	P;				Useability & Code#	Useal	Sale Number		Location ID
	Unified:	Unit		æd:	Affiliated:	074	91-0074	Base:	6/5/2025		1275	2025	91
			School District Code	ol Distr	Scho		1		Sale Date		Page	Book	Cnty No.

Good Life. Great Service. NEBRASKA

Real Estate Transfer Statement

10/6

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

521 FORM

Form No. 36-269-2008 7-2024 Rev. Supersedes 96-269-2008 10-2020 Grantee — Retain a copy of this document for your records. Mo. Day Yr.

Nebraska Department of Revenue 28 Date Deed Recorded sign here 24 Adjusted purchase price paid for real estate (line 22 minus line 23)

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

26 Is an affidavit as described in Neb. Rev. Stat. § 76-2, 141 required because the property is located within a countly or other geographic area with an active transfer. 21 If agricultural, list total number of acres transferred in this transaction 20 Legal Description (Attach additional pages, if needed. 23 Was non-real property included in the purchase?

Yes No (If Yes, enter dollar amount and attach itemized list.) (see instructions)... 18a No address assigned 16 Does this conveyance divide a current parcel of land?
☐ Yes ☑ No Sterling 22 Total purchase price, including any liabilities assumed...... 18 Address of Property 14 What is the current market value of the real property? 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) 11 Was ownership transferred in full? (If No, explain the division.) Email Address N.A. 5 Grantor's Name, Address, and Telephone (Please Print) 8 Type of Deed Phone Number (402) 802-0898 Street or Other Mailing Address 60768 Hwy 41 Lot 6 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home Grantor's Name (Seller)
Riley Armes and Kellie Armes County Name 27 If yes, is the required affictavit attached to this filing? Lots Seven (7), Eight (8), Nine (9) and Ten (10), Block Eleven (11), Hoover's Addition to the city of Blue Hill, Webster County, Nebraska, according to the recorded plat thereof. 1010 W. Seward St Blue Hill, NE 68930 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? 263,000.00 ☐ Buyer □ Ior (A) Status ✓ Improved Cemetery Bill of Sale DEPARTMENT OF REVENUE Unimproved ifficiant as described in Neb. Rev. Stat. § 76-2,141 required because the property is located within a country or other geographic area with an active air force ballistic missile field? (See Instructions)
Yes 🚺 No fature of Grantee o No No C No. ☐ Seller ☑ No Webster - 91 Death Certificate - Transfer on Death Conservato Conservator Single Family

Multi-Family The deed will not be recorded unless this statement is signed and items 1-27 are accurately completed. ☐ Commercial S V Aunt or Uncle to Niece or Nephew Multi-Family Brothers and Sisters 186 or Authorized Representative antee or Authori 10 Type of Transfer €₽ Value of Stamp or Court Decree Auction County Number NE State 591. Register of Deed's Use Only ☐ Recreational p or Exempt Number J Industrial Agricultural] Distribution Executor Exchange Easement <u>₹</u> _| Distribution Easement Parents and Child Family Corp., Partnership, or LLC Grandparents and Grandchild Zh Code 68443 | * . Grantor Trust Partition Foreclosure Land Contract/Memo Lease Mineral (B) Property Type Closing Department Manager Mineral Interests-Producing City Blue Hill Email Address N.A. Mineral Interests-Nonproducing 19 Name and Address of Person to Whom the Tax Statement Should be Sent See Grantee Phone Number (402) 719-8206 Grantee's Name (Buyer)
Henry D Egbers and Mailary A. Egbers
Street or Other Mailing Address
1010 W. Seward St. 6 Grantee's Name, Address, and Telephone (Please Print) 3 Date of Sale/Transfer BRADAS H Mo. 06 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.)

✓ Yes Adams Land Title Co.
✓ No Was the mortgage assumed? (If Yes, state the amount and interest rate.) Tés Life Estate Irrevocable Trust Day 05 Yr. 2025 Was real estate purchased for same use? (If No, state the intended use.) √ Yes <u>₹</u> Partition Quit Claim Seff Personal Rep. Step-parent and Step-child Spouse t ☐ Revocable Trust
✓ Sale Satisfaction of Contract ē Is the grantee a 501(c)(3) organization?
If Yes, is the grantee a 509(a) foundation? □ Z U ✓ Warranty Sheriff ☐ Trust/Trustee State Assessed 4 Date of Deed

Mo. 06 Day 23 24 \$ ß 60 Â Other (Explain) Other ☐ Trustee to Beneficiary Transfer on Death င္ယ Date For Dept. Use Only (402) 463-4198 Phone Number 6/2/2025 263,000,00 263,000,00 Mobile Home ≾ Zip Code 68930 2025 Ô

Carded	Assessor	Computer	Index

NEBRASKA DOCUMENTARY STAMP TAX Date: 06/06/25

By AS

Bk 2025, Pg 1275

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 06 day of June A.D., 2025, at 09:08 o'clock AM. Recorded in Book 2025 on Page 1275

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

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

Warranty Deed

HENRY D. EGBERS AND MALLARY A. EGBERS, HUSBAND AND WIFE, as joint tenants not as One Dollar and other valuable consideration, the receipt of which is hereby acknowledged, conveys to The Grantors, RILEY ARMES AND KELLIE ARMES, HUSBAND AND WIFE, in consideration of Stat. 76-201): tenants in common, whether one or more, the following described real estate (as described in Neb.

Lots Seven (7), Eight (8), Nine (9) and Ten (10), Block Eleven (11), Hoover's Addition to the city of Blue Hill, Webster County, Nebraska, according to the recorded plat thereof.

GRANTORS covenant with GRANTEES that GRANTORS:

- \odot are 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 assessments; all regular taxes and special
- have legal power and lawful authority to convey the same;
- Θ warrant and will defend title to the real estate against the lawful claims of all persons.

M. NOTARY - State of Nebraska	On this 3rd day of JUNG, 2020 Kellie Armes	COUNTY OF Holows		Rif	Executed Jone 3, 2025.
David 2 relly	, 2025, before me personally appeared Riley Armes and		Kellie Armes	Riley Armes	

Wy Comm. Exp. September 27, 2028

Cnty No. Book	ok Page	Sale Date		School Dis	School District Code	
91 2025	25 1279	6/6/2025	Base: 91-0002	2 Affiliated:	Uni	Unified:
Location ID	Sale Number	Useability & Code#		Parcel Number	Number	
000121200	107	۲	GeoCde Twn	Rug Sect Ort	Subdiv Area	Blk Parcel
Da	Date of Sale Assessed Value	Value	4371	00 0	10020	002 0000
Land	Improvements	Total	Da	Date of Sale Property Classification Code	Classification (Code
1,970	19,120	21,090	Status Prop	Property Type Zoning	Location	Clty Size Parcel Size
Assessor Location:	RED CLOUD (F	(RC)	A) 1 B)	01 0 1	D) 1 E)	6 F) 2
		Residential			Commercial	Commercial
Mult	Multiple Improvements:	Multiple. Improvements. :	M	Multiple. Improvements. :		
	_		1956 c	Construction Date:		
		Floor Sq. Ft. :	754 F	Floor Sq. Ft. :		
	Building Cost New:	82,	245 C	Cost:		
Single Family Style: 101		Residential Condition: 20		Commercial Occupancy Code:	35.7 16	
(100) Mobile Home	CD	(10) Worn Out	Pı	Primary: Or	Other1:	Other2:
		Œ	Q	mer	tion Class:	
(102) Two Story		(40) Average		(1)	Reinforced Concrete Frame	
□ I		יןם			ring Walls	
(111) □ Bi-Level	-		(Wood or Steel Framed Ext. Walls	lls
(106) □ Other				(5) ☐ Metal Frame and Walls	and Walls	
Townhouse or Duplex Style:		Residential Quality: 20		(6) Pole Frame		
(301)		(10) Low	0	Cost Rank:	Conditi	Condition:
(302) □ Two Story		(20) 🗷 Fair	2	(10) 🗆 Low	(10)	Worn Out
1					(20)	
		(40) Good	0	(30) Above Average	ge (30) 🗆	Average
(309) 🗆 2 1/2 Story		(50) Uery Good	(2	(40) 🛘 High	(40)	Good
(304) ☐ One Story Duplex	uplex	(60) Excellent		- Th	(50)	Very Good
(305) □ Two Story Duplex	uplex				(60)	Excellent
Assessor's Adjustment to Sale Price (+ or -):	tment to Sale P	rice (+ or -):				
Assessor Comments and Reason for Adjustment:	and Reason for A	djustment:				
n.						
Comments from			Comments:	ts:		
000121200						
						(Continue on back)
						(Continue on back)

Good Life, Great Service. NEBRASKA

Real Estate Transfer Statement (0). 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.

0

FORM **521**

Authorized to sign this statement. Sign Print or Type Name of Grantee or Authorized Representative Penage Recorded Boate Deed Recorded Day Lovin Ass. Department of Revenue Form No. 96-269-2008 7-2024 Rev. Supersedes 96-269-2008 (Grantee — Retain a copy of this document for your records. Adden Gaona Phone I 9/0 - 6 6/6/2 Register of Deed's Use Only Repartment of Revenue Form No. 96-269-2008 7-2024 Rev. Supersedes 96-269-2008 10-2020 Grantee — Retain a copy of this document for your records.	21 If agricultural, list total number of acres transferred in this transaction	□ Brothers and Sisters □ Grandparrents and Grandchild □ Ex-spouse □ Parents and Child 14 What is the current market value of the real property? □ Parents and Child 55,000.00 16 Does this conveyance divide a current parcel of land? □ Yes □ Yes □ No 17 Was trans of the age 18 Address of Property 615 N Locust Street Red Cloud, NE 68970 18a □ No address assigned 18b □ Vacant land 20 Legal Description (Attach additional pages, if needed.) Lots Seven (7), Eight (8) and Nine (9), Block Two (2), Smith and Moore	Was transfer part of IRS like-kind exchange by buyer or seller? Buyer Seller No Was the transfer between relatives, or if to a trustee, are the trustor was the transfer between relatives, or if to a trustee, are the trustor was ownership transfer between relatives, or if to a trustee, are the trustor was ownership transfer between relatives.	isification Number. Check one box in categories A and B. Check	The deed will not be recorded unless this statement is signed and items 1 County Name Webster - 91 5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Van Beber Properties, LLC Street or Other Mailing Address n/a City Phone Number The deed will not be recorded unless this statement is signed and items 2 County Number Mo. 6 Day 6 Grantee's Name (Buyer) Kadon Gaona Street or Other Mailing Address City Phone Number Final Address Final Address Final Address
sentative Grantee Grantee Grantee For Deed's Use Only empt Number 970 556 7820 Phone Number 6/6/2025 Date For Dept. Use Only empt Number 970 556 7820 Phone Number 6/6/2025 Date For Dept. Use Only empt Number 90 Recording Data empt Number 91 Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2) Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2) Retain a copy of this document for your records.	ansferred in this transaction	□ Brothers and Sisters □ Grandparents and Grandchild □ Spouse □ Parents and Child □ Step-child □ Step-parent and Step-child □ Step parent and Step-child □ Step parent and Step-child □ Step parent and Step parent an	Personal Rep. Trust/Trustee Quit Claim Warranty	C if property is also a mobile home. (B) Property Type	a Date of Sale/Transfer Mo. 6 Day 6 Yr. 2025 Mo. 5 Day 20 Yr. 2025 6 Grantee's Name (Buyer) Kadon Gaona Street or Other Majling Address City Phone Number Ph

State of Nebraska ss. County of Webster

on Page Ahhay Hang Clerk's office of said county this 6 day of Stand A.D., 20 as at 12:06 o'clock PM. Recorded in Book 30as on Page 1279 Entered on the numerical index and filed for record in the County Clerk
Deputy

> NEBRASKA DOCUMENTARY By

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

5

Comp

Assessor

Carded

_Deputy

WARRANTY DEED

single person, conveys to Grantee, the following described real estate (as defined in Neb. Rev. Van Beber Properties, LLC, a limited liability company, Grantor, in consideration of ONE DOLLAR (\$1.00) and other valuable consideration received from Grantee, Kaden Gaona, a Stat. 76-201):

Lot Seven (7), Eight (8) and Nine (9), Block Two (2), Smith and Moore's Addition to Red Cloud, Webster County, Nebraska

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

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

Executed Rope 20 th 2025.

Van Beber Properties, LLC, a limited liability company

BY: Charles R. Van Beber, Member/Manager in the

COUNTY OF STATE OF Barns table SS

Charles R. Van Beber, Member/Manager of Van Beber Properties, LLC The foregoing instrument was acknowledged before me on **100** 18 ∕a limitø∮ liability



MARY PUBLISHINGS CAUSETTS STUDIES

(Continue on back)			
		00	000108200
Comments:		om	Comments from
	Justment:	Assessor Comments and Reason for Adjustment: WD; TRANSFER BETWEEN PARENT & CHILD	Assessor Com WD; TRAN
	ice (+ or -):	Assessor's Adjustment to Sale Price (+ or -):	Assessor's A
(60) □ Excellent		Two Story Duplex	(305) □ Two S
(50)	(60) □ Excellent	One Story Duplex	(304) □ One S
(40) □ High (40) □ Good	(50) □ Very Good		(309) 🗆 2 1/2 Story
(30) ☐ Above Average (30) ☐ Average	(40) □ Good	:	(308) □ Split Level
age (20) □	(30) 🗷 Average		(307) 🗆 1 1/2 Story
	(20) □ Fair		(302) □ Two Story
Cost Rank: Condition:	(10) □ Low	:	(301) ☐ One Story
(6) Pole Frame	Residential Quality: 30		Cownhouse or Duplex Style:
(5) Metal Frame and Walls			(106) □ Other
(4) Wood or Steel Framed Ext. Walls	(60) □ Excellent		(111) 🛘 Bi-Level
(3) Masonry Bearing Walls	(50) □ Very Good		(104) 🗆 1 1/2 Story
(2) Reinforced Concrete Frame			
	(30) □ Average		(102) □ Two Story
Commercial Construction Class:	(20) 🗷 Badly Worn		(101) 🗷 One Story
	(10) Worn Out		(100) □ Mobil
Commercial Occupancy Code:	Residential Condition: 20		Single Family Style: 101
Cost:	Cost: 91,820		
Floor Sq. Ft. :	Floor Sq. Ft. : 950		
Construction Date:	Construction Date : 1900	$\overline{}$	
Multiple. Improvements.:	Multiple. Improvements. :	Multiple Improvements:	
Commercial	Residential		
1 B) 01 C) 1 D) 1 E) 6 F) 1	c) A)	ation: RED CLOUD (RC)	Assessor Location:
Status Property Type Zoning Location City Size Parcel Size	20,775	315 19,460	1,3
Date of Sale Property Classification Code	Total	Improvements	Land
4371 00 0 10005 015 0000		Date of Sale Assessed Value	
GeoCde Twn Rng Sect Ort Subdiv Area Bik Parcel	4 05 G	108	000108200
Parcel Number	Useability & Code #	Sale Number	Location ID
Base: 91-0002 Affiliated: Unified:	6/9/2025 B	2025 1319	91
School District Code	Sale Date T	Book Page	Cnty No.

NEBRASKA

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

FORM **521**

	28 Date Deed Recording Data 29 Value of Stamp or Exempt Number 30 Recording Data RX2025 7 1319
For Dept. Use Only	•
Date	here Signature of Grantee or Authorized Representative
6/9/2025	Chambo of American Indiana
(402) 746-3613	Ain that and only authorized to sign this statement. KON McCracken Print or Type Name of Clantee or Authorized Bantasantating
complete, and correct,	belief, true,
	27 If yes, is the required affidavit attached to this filing? Yes No
issile field? (See Instructions)	ne property is located wi
0,00	Yes No (If Yes, enter dollar amount and attach itemized list.) (see inst Adjusted purchase price paid for real estate (line 22 minus line 23)
0,00	22
	21 If agricultural, list total number of acres transferred in this transaction
nty, Nebraska.	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.
	18a No address assigned 18b Vacant land
	Red Cloud, NE 68970 Same as Grantee
Statement Should be Sent	19 Name and Address of Person to Whom the Tax
? (If Yes, include the name	16 Does this conveyance divide a current parcel of land? 17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) ☐ Yes ☐ No
interest rate.) %	14 What is the current market value of the real property? 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) 20,775.00
	☐ Ex-spouse ✓ Parents and Child
	Г
	or and beneficiary relatives? (If Yes, check the appropriate box.)
(If No, state the intended use.)	11 Was ownership transferred in full? (If No, explain the division.)
Trustee to Beneficiary	kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? Auction Exchange) Exchange (I.R.C. § 1031 Exchange) by buyer or seller? Exchange) Exchange (I.R.C. § 1031) Exchange (I.R.C. § 1031)
Parties Dooth	Pertificate – Transfer on Death Executor Mineral Quit Claim Warranty
Other	8 Type of Deed Conservator Distribution Land Contract/Memo Partition Sheriff Distribution Sale Corrective Easement Lease Personal Rep. Trust/Trustee
	Onimproved Multi-Family Agricultural Mineral Interests-Producing Exempt IOLL Commercial Recreational
Mobile Home	✓ Single Family
(C)	
	operty Classification Number. Check one box in categories A and B. Check C if r
Ī	Email Address
ration? Yes No	00
Zip Coo 68952	
	Address
	ress, and Telephone (Please Print)
y 09 Yr. 2025	Vebster - 91 Vebster - 91 Vebster - 91 Vebster - 91

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

State of Nebraska ss. County of Webster

Entered on the numerical index and filed for record in the Clerk's office of said county this 1 day of JUNE A.D., 20 25, at 1:08 o'clock p. M. Recorded in Book 2035 on Page 1319 County Clerk

Deputy Carded___



WARRANTY DEED

following described real estate (as defined in Neb. Rev. Stat. 76-201): NO/100 DOLLARS (\$1.00) and LOVE and AFFECTION, receipt of which is hereby acknowledged, conveys to Joseph Lucas Funaro, a single person, GRANTEES, the Michael Funaro, a single person, GRANTOR, in consideration of ONE AND

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

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

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

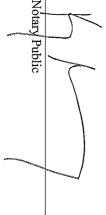
Executed June

Michael Funaro

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

Michael Funaro, a single person. The foregoing instrument was acknowledged before me on June $\frac{Q}{Q}$, 2025, by

Comm. expires



(Continue on back)			
		9700	000129700
Comments:		s from	Comments from
	ROTHER & SISTER	TRANSFER BETWEEN BROTHER	JTWD;
	ljustment:	Assessor Comments and Reason for Adjustment:	Assessor
	ice (+ or -):	Assessor's Adjustment to Sale Price (+ or -):	Assesso
(60) ☐ Excellent		Two Story Duplex	(305) 🗆 1
(50) □ Very Good	(60) Excellent	One Story Duplex	(304) 🗆 (
(40)	(50) □ Very Good	2 1/2 Story	(309) 🗆 2
(30) ☐ Above Average (30) ☐ Average	(40) □ Good	Split Level	(308) 🗆 S
age (20) 🗆	(30) □ Average		(307) 🗆 1
	(20) □ Fair	Two Story	(302) 🗆 🏾
Cost Rank: Condition:	(10) □ Low		(301) 🗆 (
(6) □ Pole Frame	Residential Quality:	Townhouse or Duplex Style:	[ownhouse
(5) Metal Frame and Walls		Other	(106) 🗆 (
(4) U Wood or Steel Framed Ext. Walls		Bi-Level	(111) 🗆 F
	(50) □ Very Good	1 1/2 Story	(104) 🗆 1
			- 1
(1) ☐ Fireproof Structural Steel Frame		-	
Commercial Construction Class:	(20) □ Badly Wom	One Story	(101) 🗆 (
Primary: Other1: Other2:	(10) □ Wom Out	me	(100) 🗆 1
Commercial Occupancy Code:	Residential Condition:		Single Family Style:
Cost:	Cost:	_	
Floor Sq. Ft.:	Floor Sq. Ft. :	\neg	
Construction Date:	Construction Date:	$\overline{}$	
Multiple. Improvements. :	Multiple. Improvements. :	Multiple Improvements:	
Residential Commercial	Residentia		
A) 1 B) 01 C) 1 D) 1 E) 6 F) 1	c)	Assessor Location: RED CLOUD (RC)	Assessor
Status Property Type Zoning Location City Size Parcel Size	3,845	1,315 2,530	
Date of Sale Property Classification Code	Total	nd Improvements	Land
4371 00 0 10020 016 0000	Value	Date of Sale Assessed Value	
GeoCde Twn Rng Sect Ort Subdiv Area Blk Parcel	4 05		000129700
Parcel Number	Useability & Code#	Sale Number *	Location ID
Base: 91-0002 Affiliated: Unified:	6/9/2025	2025 1320	91
School District Code	Sale Date	Book Page	Cnty No.

NEBRASKA
Good Life, Great Service.

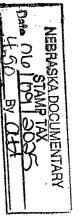
Real Estate Transfer Statement \C •To be filed with the Register of Deeds. •Read instructions on reverse side. •If additional space is needed, add an attachment and identify the applicable item number.

FORM **521**

Aunor of Uncle to Niesce or Neighew Family Corp., Partnessing, or LLC Solt Other Spouse Ex-spouse Ex	Yes
9.00 see In	13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary. □ Yes □ No □ Aunt or Uncle to Niece or Nephew □ Family Coo □ Brothers and Sisters □ Grandpare □ Ex-spouse 14 What is the current market value of the real property? 3,625.00 16 Does this conveyance divide a current parcel of land? □ Yes □ No 18 Address of Property 941 N Cedar Street Red Cloud, NE 68970 18a □ No address assigned 18b □ Vacant land 20 Legal Description (Attach additional pages, if needed.) Lots One (1) and Two (2), Block Sixteen (16), Smith & Mo 21 If agricultural, list total number of acres transferred in this transaction □ 22 Total purchase price, including any liabilities assumed. 23 Was non-real property included in the purchase? □ Yes □ No (If Yes, enter dollar amount and attach itemized list.) (see in Yes □ No 25 If this transfer is exempt from the documentary stamp tax, list the exemption numb 26 Is an affidavit at described in Neb. Rev. Stat. § 75-2,141 required because the property is loc 27 If yes, is the required affidavit attached to this filing? □ Yes □ No 27 If yes, is the required affidavit attached to this filing? □ Yes □ No 28 Under penalties of law, I declare that I have examined this statement a and that I am duly authorized to sign this statement. 18 Jay A Yost Print or Type Name of Grantee or Authorized Representative 19 Signature of Grantee apparentative 10 Authorized Representative
ent slude t	Yes
See In:	13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary.
Family Corp., Partnership, or LLC Self Other Grandparents and Grandchild Spouse Parents and Child Step-parent and Step-child	13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary. 14 What is the current market value of the real property? 3,625.00 16 Does this conveyance divide a current parcel of land? Yes Vo 18 Address of Property 941 N Cedar Street Red Cloud, NE 68970 18a No address assigned 18b V vacant land 20 Legal Description (Attach additional pages, if needed.) Lots One (1) and Two (2), Block Sixteen (16), Smith & Mo 21 If agricultural, list total number of acres transferred in this transaction 22 Total purchase price, including any liabilities assumed. 23 Was non-real property included in the purchase? 24 Adjusted purchase price paid for real estate (line 22 minus line 23)
Family Corp., Partnership, or LLC Self Grandparents and Grandchild Spouse Parents and Child Step-parent and Step-child 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) Yes No \$ No \$ No the agent or a title company? (If Yes, include the of the agent or title company contact.) Yes 19 Name and Address of Person to Whom the Tax Statement Should be Sent Grantee nith & Moore's Addition to Red Cloud, Webster County, Nebraska Step-parent and Step-child	Yes
Family Corp., Partnership, or LLC Self Grandparents and Grandchild Spouse Parents and Child Step-parent and Step-child 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) Yes No \$ 17 Was transfer through a real estate agent or a title company? (If Yes, include the of the agent or title company contact.) Yes 19 Name and Address of Person to Whom the Tax Statement Should be Sent Grantee nith & Moore's Addition to Red Cloud, Webster County, Nebraska	Iv Yes
Family Corp., Partnership, or LLC Self Grandparents and Grandchild Spouse Parents and Child Step-parent and Step-child 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) Yes No \$ 17 Was transfer through a real estate agent or a title company? (If Yes, include the of the agent or title company contact.) Yes 19 Name and Address of Person to Whom the Tax Statement Should be Sent Grantee Moore's Addition to Red Cloud, Webster County, Nebraska	Is Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary Yes No Aunt or Uncle to Niece or Nephew Family Col Is Brothers and Sisters Grandpare 14 What is the current market value of the real property? 3,625.00 16 Does this conveyance divide a current parcel of land? Yes No 18 Address of Property 941 N Cedar Street Red Cloud, NE 68970 18a No address assigned 18b ✓ Vacant land 20 Legal Description (Attach additional pages, if needed.) Lots One (1) and Two (2), Block Sixteen (16), Smith & Mo
Family Corp., Partnership, or LLC Self Other Grandparents and Grandchild Spouse Parents and Child Step-parent and Step-child 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) Yes No \$ 17 Was transfer through a real estate agent or a title company? (If Yes, include the of the agent or title company contact.) Yes 19 Name and Address of Person to Whom the Tax Statement Should be Sent Grantee	13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary. 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary. 14 Yes No Aunt or Uncle to Niece or Nephew Family Covered Fa
Family Corp., Partnership, or LLC Self Spouse Grandparents and Grandchild Spouse Parents and Child Step-parent and Step-child 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) 17 Was transfer through a real estate agent or a title company? (If Yes, include the of the agent or title company contact.) Yes 19 Name and Address of Person to Whom the Tax Statement Should be Sent Grantee	13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary 14 What is the current market value of the real property? 15 Does this conveyance divide a current parcel of land? 18 Address of Property 941 N Cedar Street Red Cloud, NE 68970
Family Corp., Partnership, or LLC Self Grandparents and Grandchild Spouse Parents and Child Step-parent and Step-child 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) Yes V No \$ 17 Was transfer through a real estate agent or a title company? (If Yes, include the of the agent or title company contact.) Yes	Yes
Family Corp., Partnership, or LLC Self Grandparents and Grandchild Spouse Parents and Child Step-parent and Step-child 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) Yes No \$	13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary 14 What is the current market value of the real property?
Family Corp., Partnership, or LLC Self Grandparents and Grandchild Spouse Parents and Child Step-parent and Step-child At Was the most accounted of the second and interest	13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary Yes No Aunt or Uncle to Niece or Nephew Family Col Brothers and Sisters Grandpare Ex-spouse Parents are
Spouse	Yes No
	Yes No No 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary
nd beneficiary relatives? (If Yes, check the appropriate box.)	
12 Was real estate p	rship transferred in full? (If No, explain the division.)
pution Foreclosure Irrevocable Trust Revocable Trust Irransfer on Death ment Gift Life Estate Sale Trustee to Beneficiary ange Grantor Trust Partition Satisfaction of Contract Other (Explain)	9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? Buyer Seller No Court Decree Exchange
nt Lease Personal Rep. Trust/Trustee Mineral Quit Claim Warranty	Bill of Sale Corrective Easement Cemetery Death Certificate – Transfer on Death Executor
n ☐ Land Contract/Memo ☐ Partition ☐	ed Conservator
Mineral Interests-Producing	ed Multi-Family
Mineral Interests-Nonproducing State Assessed Mobile Home	(A) Status Improved Single Family Industrial
A and B. Check C if property is also a mobile home. (C)	ssification Number. Check one box in categories
Email Address	Email Address n/a
Phone Number Is the grantee a 501(c)(3) organization? Yes (917) 375-1308 If Yes, is the grantee a 509(a) foundation? Yes	Phone Number (402) 746-2478
State NY 10	State NE
Street or Other Mailing Address 39 East 19th Street, Floor 6	
Grantee's Name (Buyer) John A Yost and Gary Wade Leak	Grantor's Name (Seller) Susan R. Schulz and Robert A. Schulz
tee's Name, Address, and Telephone (Please Print)	
3 Date of Sale/Transfer 7 Yr. 2025 4 Date of Deed 4. Date of D	1 County Name 2 County Number Webster - 91 ▼
The deed will not be recorded unless this statement is signed and items 1-27 are accurately completed.	The deed will not be recorded unless this state

State of Nebraska 3ss.
County of Webster

o'clack C DODEY Entered on the numerical index and filed for record in the Clerk's office of said county this Chay duo, M. Recorded in Book Howa A.D., 2000 at 3:5 Assessor_ County Clerk _Carded_



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

JOINT TENANCY WARRANTY DEED

Stat. 76-201): tenants with rights of survivorship, the following described real estate (as defined in Neb. Rev. from Grantees, John A Yost and Gary Wade Leak, a married couple, conveys to Grantees, as joint Susan R. Schulz and Robert A. Schulz, a married couple, Grantor, for no consideration received

Addition to Red Cloud, Webster County, Nebraska. Lots One (1) and Two (2), Block Sixteen (16), Smith & Moore's

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

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

Executed

2025

Susan R. Schulz	Julan 2/(Sum) Shulh	
Robert A. Schulz	Robert A	
4	Schul	

by Susan R. Schulz and Robert A. Schulz, a married couple. The foregoing instrument was acknowledged before me on

2025

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

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

Notary Public