

Sales Worksheet

City No.	Book	Page	Sale Date	School District Code									
91	2025	1119	5/15/2025	Base: 91-0002				Affiliated:			Unified:		
Location ID	Sale Number	Useability & Code #		Parcel Number									
000147400	88	1		GeoCde	Twn	Rng	Sec	Qtr	Subdiv	Area	Blk	Parcel	
Date of Sale Assessed Value				4491			00	0	10035		008	0000	
Land	Improvements	Total		Date of Sale Property Classification Code									
12, 825	34, 655	47, 480		Status	Property Type	Zoning	Location	City Size	Parcel Size				
Assessor Location: RED CLOUD (RC)				A) 1	B) 01	C) 1	D) 1	E) 6	F) 4				
				Residential			Commercial						
Multiple Improvements:				Multiple Improvements :									
Construction Date:				Construction Date :									
Floor:				Floor Sq. Ft. :									
Building Cost New:				Cost :									
Single Family Style:				Residential Condition:									
(100) <input type="checkbox"/> Mobile Home				(10) <input type="checkbox"/> Worn Out	Primary:			Other1:		Other2:			
(101) <input type="checkbox"/> One Story				(20) <input type="checkbox"/> Badly Worn	Commercial Construction Class:								
(102) <input type="checkbox"/> Two Story				(30) <input type="checkbox"/> Average	(1) <input type="checkbox"/> Fireproof Structural Steel Frame								
(103) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good	(2) <input type="checkbox"/> Reinforced Concrete Frame								
(104) <input type="checkbox"/> 1 1/2 Story				(50) <input type="checkbox"/> Very Good	(3) <input type="checkbox"/> Masonry Bearing Walls								
(111) <input type="checkbox"/> Bi-Level				(60) <input type="checkbox"/> Excellent	(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls								
(106) <input type="checkbox"/> Other					(5) <input type="checkbox"/> Metal Frame and Walls								
Townhouse or Duplex Style:				Residential Quality:									
(301) <input type="checkbox"/> One Story				(10) <input type="checkbox"/> Low	Cost Rank:			Condition:					
(302) <input type="checkbox"/> Two Story				(20) <input type="checkbox"/> Fair	(10) <input type="checkbox"/> Low			(10) <input type="checkbox"/> Worn Out					
(307) <input type="checkbox"/> 1 1/2 Story				(30) <input type="checkbox"/> Average	(20) <input type="checkbox"/> Average			(20) <input type="checkbox"/> Badly Worn					
(308) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good	(30) <input type="checkbox"/> Above Average			(30) <input type="checkbox"/> Average					
(309) <input type="checkbox"/> 2 1/2 Story				(50) <input type="checkbox"/> Very Good	(40) <input type="checkbox"/> High			(40) <input type="checkbox"/> Good					
(304) <input type="checkbox"/> One Story Duplex				(60) <input type="checkbox"/> Excellent				(50) <input type="checkbox"/> Very Good					
(305) <input type="checkbox"/> Two Story Duplex								(60) <input type="checkbox"/> Excellent					

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

Assessor Comments and Reason for Adjustment:

J.T.W.D

Comments from
000147400

Comments:

(Continue on back)

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

1 County Name	2 County Number	3 Date of Sale/Transfer	4 Date of Deed
Webster - 91	2	Mo. 5 Day 15 Yr. 2025	Mo. 5 Day 15 Yr. 2025

5 Grantor's Name, Address, and Telephone (Please Print)	6 Grantee's Name, Address, and Telephone (Please Print)
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Grantor's Name (Seller)

Grantee's Name (Buyer)
Ronald T. Strobl and Lara J. Strobl

Street or Other Mailing Address See Attached	Street or Other Mailing Address 835 N Walnut St
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City	State	Zip Code
		NE 68970

Phone Number	Phone Number (402) 984-3518	Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation?	Yes No
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Email Address n/a	Email Address n/a
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7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home.

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

8 Type of Deed	Conservator Bill of Sale Corrective Cemetery Death Certificate - Transfer on Death Executor Mineral	Distribution Lease Mineral Partition Personal Rep. Quit Claim Sheriff Trust/Trustee Warranty Other
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9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller?	10 Type of Transfer	11 Was ownership transferred in full? (If No, explain the division.)	12 Was real estate purchased for same use? (If No, state the intended use.)
<input type="checkbox"/> Buyer <input checked="" type="checkbox"/> Seller	<input type="checkbox"/> Auction <input type="checkbox"/> Court Decree <input type="checkbox"/> Exchange <input type="checkbox"/> Grantor Trust <input type="checkbox"/> Partition	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

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

<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Aunt or Uncle <input type="checkbox"/> Family Corp., Partnership, or LLC <input type="checkbox"/> Brothers and Sisters <input type="checkbox"/> Grandparents and Grandchild <input type="checkbox"/> Parents and Child <input type="checkbox"/> Self <input type="checkbox"/> Spouse <input type="checkbox"/> Step-parent and Step-child <input type="checkbox"/> Other
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14 What is the current market value of the real property?

84,000.00	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)
	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No \$ _____ %

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

18 Address of Property no address assigned	19 Name and Address of Person to Whom the Tax Statement Should be Sent Grantee
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18a <input checked="" type="checkbox"/> No address assigned	18b <input type="checkbox"/> Vacant land
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20 Legal Description (Attach additional pages, if needed.)

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

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

22 Total purchase price, including any liabilities assumed.	22 \$ 84,000.00
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23 Was non-real property included in the purchase?

<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	23 \$ _____ 24 \$ 84,000.00
---	--------------------------------

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

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

26 Is an affidavit as described in Neb. Rev. Stat. § 76-2,141 required because the property is located within a county or other geographic area with an active air force ballistic missile field? (See instructions)

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

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

Ronald T. Strobl

Print or Type Name of Grantee or Authorized Representative

sign here	Grantee	Phone Number
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Signature of Grantee or Authorized Representative

Title

Date

Register of Deed's Use Only

28 Date Deed Recorded	29 Value of Stamp or Exempt Number	30 Recording Data	For Dept. Use Only
Mo. 3 Day 15 Yr. 25	\$ 189.00	BK2025, Pg 1119	

Daniel Gillett
214 Iowa Ave
Salina, KS 67401
785-577-1412

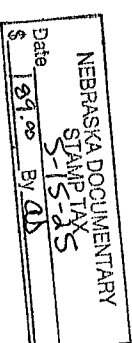
Bradley Gillett
310 E 7th St
Solomon, KS 67480
785-365-4005

Margo Gillett
316 E 7th St
Solomon, KS 67480
916-730-1045

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 15 day
of May, A.D., 2025, at 1:22
o'clock P.M. Recorded in Book 2025
on Page 119

Abbej Hing County Clerk
15.00 Deputy
Ind. Comp. Assessor Carded



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

JOINT TENANCY WARRANTY DEED

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

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;
- (2) have legal power and lawful authority to convey the same;
- (3) warrant and will defend title to the real estate against the lawful claims of all persons.

Executed May 15, 2025.

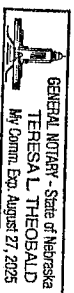
Daniel Gillett
Daniel Gillett

Bradley Gillett
Bradley Gillett

Margo Gillett
Margo Gillett

STATE OF NEBRASKA)
) ss.
COUNTY OF WEBSTER)

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.



Teresal Theobald
Notary Public

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code									
91	2025	1120	5/8/2025	Base: 65-0011					Affiliated:			Unified:	
Location ID	Sale Number	Usability & Code #		Parcel Number									
000600900	89	1		GeoCde	Twn	Rng	Sect	Qtr	Subdiv	Area	Blk	Parcel	
Date of Sale Assessed Value				4487			00	0	40005		003	0000	
Land	Improvements	Total		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	B) 01	C) 1	D) 1	E) 7	F) 3				
				Residential			Commercial						
Multiple Improvements:				Multiple Improvements :									
Construction Date:				Construction Date :									
Floor:				Floor Sq. Ft. :									
Building Cost New:				Cost :									
Single Family Style:				Residential Condition:				Commercial Occupancy Code:					
(100) <input type="checkbox"/> Mobile Home	(10) <input type="checkbox"/> Worn Out			Primary:		Other1:		Other2:					
(101) <input type="checkbox"/> One Story	(20) <input type="checkbox"/> Badly Worn			Commercial Construction Class:									
(102) <input type="checkbox"/> Two Story	(30) <input type="checkbox"/> Average			(1) <input type="checkbox"/> Fireproof Structural Steel Frame									
(103) <input type="checkbox"/> Split Level	(40) <input type="checkbox"/> Good			(2) <input type="checkbox"/> Reinforced Concrete Frame									
(104) <input type="checkbox"/> 1 1/2 Story	(50) <input type="checkbox"/> Very Good			(3) <input type="checkbox"/> Masonry Bearing Walls									
(111) <input type="checkbox"/> Bi-Level	(60) <input type="checkbox"/> Excellent			(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls									
(106) <input type="checkbox"/> Other				(5) <input type="checkbox"/> Metal Frame and Walls									
Townhouse or Duplex Style:				Residential Quality:				(6) <input type="checkbox"/> Pole Frame					
(301) <input type="checkbox"/> One Story	(10) <input type="checkbox"/> Low			Cost Rank:				Condition:					
(302) <input type="checkbox"/> Two Story	(20) <input type="checkbox"/> Fair			(10) <input type="checkbox"/> Low				(10) <input type="checkbox"/> Worn Out					
(307) <input type="checkbox"/> 1 1/2 Story	(30) <input type="checkbox"/> Average			(20) <input type="checkbox"/> Average				(20) <input type="checkbox"/> Badly Worn					
(308) <input type="checkbox"/> Split Level	(40) <input type="checkbox"/> Good			(30) <input type="checkbox"/> Above Average				(30) <input type="checkbox"/> Average					
(309) <input type="checkbox"/> 2 1/2 Story	(50) <input type="checkbox"/> Very Good			(40) <input type="checkbox"/> High				(40) <input type="checkbox"/> Good					
(304) <input type="checkbox"/> One Story Duplex	(60) <input type="checkbox"/> Excellent							(50) <input type="checkbox"/> Very Good					
(305) <input type="checkbox"/> Two Story Duplex								(60) <input type="checkbox"/> Excellent					
Assessor's Adjustment to Sale Price (+ or -):													
Assessor Comments and Reason for Adjustment:													
JTWD													
Comments from													
000600900													
Comments:													
(Continue on back)													

16080

Real Estate Transfer Statement

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

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

1 County Name	2 County Number	3 Date of Sale/Transfer Mo. 05 Day 08 Yr. 2025	4 Date of Deed Mo. 05 Day 08 Yr. 2025
Webster - 91			
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Philip L. Trout and Charlene M. Hartman Trout Street or Other Mailing Address 450 Republican St City Guide Rock State NE Zip Code 68942 Phone Number (402) 257-7591 Email Address n/a		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Arcie D. Skinner and Linda G. Skinner Street or Other Mailing Address 320 Republican St City Guide Rock State NE Zip Code 68942 Phone Number (402) 587-2337 Email Address n/a Is the grantee a 501(c)(3) organization? Yes No If Yes, is the grantee a 509(a) foundation? Yes No	

7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home.		(A) Status	(B) Property Type	(C)
		<input type="checkbox"/> Improved <input checked="" type="checkbox"/> Unimproved <input type="checkbox"/> IOLL	<input type="checkbox"/> Single Family <input type="checkbox"/> Multi-Family <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Agricultural <input type="checkbox"/> Recreational <input type="checkbox"/> Mineral Interests-Nonproducing <input type="checkbox"/> Mineral Interests-Producing <input type="checkbox"/> State Assessed <input type="checkbox"/> Exempt	<input type="checkbox"/> Mobile Home
8 Type of Deed		<input type="checkbox"/> Conservator <input type="checkbox"/> Bill of Sale <input type="checkbox"/> Cemetery	<input type="checkbox"/> Distribution <input type="checkbox"/> Easement <input type="checkbox"/> Executor <input type="checkbox"/> Land Contract/Memo <input type="checkbox"/> Lease <input type="checkbox"/> Mineral <input type="checkbox"/> Partition <input type="checkbox"/> Personal Rep. <input type="checkbox"/> Quit Claim <input type="checkbox"/> Sheriff <input type="checkbox"/> Trust/Trustee <input checked="" type="checkbox"/> Warranty	<input type="checkbox"/> Other <input type="checkbox"/> Transfer on Death <input type="checkbox"/> Trustee to Beneficiary <input type="checkbox"/> Other (Explain)
9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller?		<input type="checkbox"/> Buyer <input type="checkbox"/> Seller	<input checked="" type="checkbox"/> No <input type="checkbox"/> Auction <input type="checkbox"/> Court Decree <input type="checkbox"/> Exchange <input type="checkbox"/> Grantor Trust <input type="checkbox"/> Partition	<input type="checkbox"/> Irrevocable Trust <input type="checkbox"/> Revocable Trust <input checked="" type="checkbox"/> Sale <input type="checkbox"/> Satisfaction of Contract <input type="checkbox"/> Other (Explain)
11 Was ownership transferred in full? (If No, explain the division.)		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	12 Was real estate purchased for same use? (If No, state the intended use.)	
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.)		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Aunt or Uncle to Niece or Nephew <input type="checkbox"/> Family Corp., Partnership, or LLC <input type="checkbox"/> Self <input type="checkbox"/> Brothers and Sisters <input type="checkbox"/> Grandparents and Grandchild <input type="checkbox"/> Parents and Child <input type="checkbox"/> Spouse <input type="checkbox"/> Step-parent and Step-child	
14 What is the current market value of the real property?		15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)		
1,635.00		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No \$ %		
16 Does this conveyance divide a current parcel of land?		17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.)		
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
18 Address of Property 210 E Grant St Guide Rock, NE 68942		19 Name and Address of Person to Whom the Tax Statement Should be Sent		
18a <input type="checkbox"/> No address assigned		18b <input checked="" type="checkbox"/> Vacant land		
20 Legal Description (Attach additional pages, if needed.) Lots Nineteen (19) and Twenty (20), Block Three (3), Original Town of Guide Rock, Webster County, Nebraska				

21 If agricultural, list total number of acres transferred in this transaction	22 Total purchase price, including any liabilities assumed.	22 \$ 500,00
	23 Was non-real property included in the purchase?	23 \$ 0,00
	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	24 \$ 500,00
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	25 If this transfer is exempt from the documentary stamp tax, list the exemption number	24 \$ 500,00
26 Is an affidavit as described in Neb. Rev. Stat. § 76-2, 141 required because the property is located within a county or other geographic area with an active air force ballistic missile field? (See Instructions)		
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		

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

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

Kory McCracken

Print or Type Name of Grantee or Authorized Representative

sign here

Signature of Grantee or Authorized Representative

Attorney

Title

Date

(402) 746-3613

Phone Number 5/8/2025

28 Date Deed Recorded		29 Value of Stamp or Exempt Number		30 Recording Data	For Dept. Use Only
Mo. 5	Day 15	Yr. 25	\$ 2.25	BK2025, Pg 1120	

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

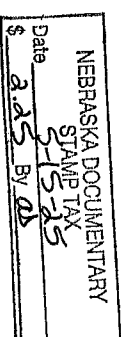
Grantee — Retain a copy of this document for your records.

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

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 13 day
of May A.D., 2025, at 3:55
o'clock P.M. Recorded in Book 2025
on Page 1120

Abby Hwang County Clerk
10 AB Deputy
Ind. Comp. Assessor Carded



JOINT TENANCY WARRANTY DEED

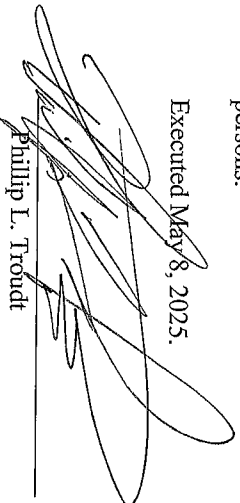
Philip L. Troutt a/k/a Phillip L. Troutt and Charlene M. Hartman Troutt, GRANTOR, in consideration of ONE AND NO/100 DOLLARS (\$1.00) receipt of which is hereby acknowledged, convey to Arcie D. Skinner and Linda G. Skinner, husband and wife, as joint tenants, GRANTEES, the following described real estate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

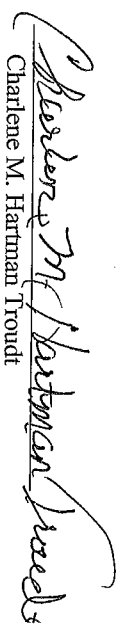
Lots Nineteen (19) and Twenty (20), Block Three (3), Original Town of Guide Rock, Webster County, Nebraska.

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

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

Executed May 8, 2025.


Phillip L. Troutt

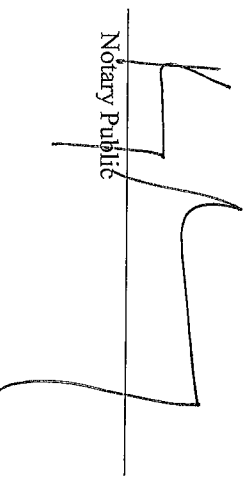

Charlene M. Hartman Troutt

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

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



Comm. expires


Notary Public

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code									
91	2025	1121	5/14/2025	Base: 65-0011					Affiliated:			Unified:	
Location ID	Sale Number	Usability & Code #		Parcel Number									
000613700	90	1		GeoCode	Twn	Rng	Sec1	Qtr	Subdiv	Area	Blk	Parcel	
Date of Sale Assessed Value				4487			00	0	40015		001	0000	
Land	Improvements	Total		Date of Sale Property Classification Code									
3,150	27,835	30,985		Status	Property Type	Zoning	Location	City Size	Parcel Size				
Assessor Location: GUIDE ROCK (GR)				A) 1	B) 03	C) 3	D) 1	E) 7	F) 4				
				Residential			Commercial						
Multiple Improvements:				Multiple Improvements: 3									
Construction Date:				Construction Date: 1998									
Floor:				Floor Sq. Ft.: 240									
Building Cost New:				Cost: 37,440									
Single Family Style:				Residential Condition:			Commercial Occupancy Code:						
(100) <input type="checkbox"/> Mobile Home				(10) <input type="checkbox"/> Worn Out	Primary: 442			Other1: 350		Other2:			
(101) <input type="checkbox"/> One Story				(20) <input type="checkbox"/> Badly Worn	Commercial Construction Class: 5								
(102) <input type="checkbox"/> Two Story				(30) <input type="checkbox"/> Average	(1) <input type="checkbox"/> Fireproof Structural Steel Frame								
(103) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good	(2) <input type="checkbox"/> Reinforced Concrete Frame								
(104) <input type="checkbox"/> 1 1/2 Story				(50) <input type="checkbox"/> Very Good	(3) <input type="checkbox"/> Masonry Bearing Walls								
(111) <input type="checkbox"/> Bi-Level				(60) <input type="checkbox"/> Excellent	(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls								
(106) <input type="checkbox"/> Other					(5) <input checked="" type="checkbox"/> Metal Frame and Walls								
Townhouse or Duplex Style:				Residential Quality:			Cost Rank: 20 Condition: 20						
(301) <input type="checkbox"/> One Story				(10) <input type="checkbox"/> Low	(10) <input type="checkbox"/> Low			(10) <input type="checkbox"/> Worn Out					
(302) <input type="checkbox"/> Two Story				(20) <input type="checkbox"/> Fair	(20) <input checked="" type="checkbox"/> Average			(20) <input checked="" type="checkbox"/> Badly Worn					
(307) <input type="checkbox"/> 1 1/2 Story				(30) <input type="checkbox"/> Average	(30) <input type="checkbox"/> Above Average			(30) <input type="checkbox"/> Average					
(308) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good	(40) <input type="checkbox"/> High			(40) <input type="checkbox"/> Good					
(309) <input type="checkbox"/> 2 1/2 Story				(50) <input type="checkbox"/> Very Good				(50) <input type="checkbox"/> Very Good					
(304) <input type="checkbox"/> One Story Duplex				(60) <input type="checkbox"/> Excellent				(60) <input type="checkbox"/> Excellent					
(305) <input type="checkbox"/> Two Story Duplex													
Assessor's Adjustment to Sale Price (+ or -):													
Assessor Comments and Reason for Adjustment:													
WD													
Comments from				Comments:									
000613700													

(Continue on back)

1-1100

Real Estate Transfer Statement

90

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

The deed will not be recorded unless this statement is signed and items 1-27 are accurately completed.			
1 County Name	2 County Number	3 Date of Sale/Transfer Mo. <u>05</u> Day <u>14</u> Yr. <u>2025</u>	4 Date of Deed Mo. <u>04</u> Day <u>30</u> Yr. <u>2025</u>

5 Grantor's Name, Address, and Telephone (Please Print)		6 Grantee's Name, Address, and Telephone (Please Print)	
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Grantor's Name (Seller) George J. J. Beckby	Grantee's Name (Buyer) WSKD, LLC
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Street or Other Mailing Address 911 W "J" St	Street or Other Mailing Address 230 A St
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City Hastings	State NE	Zip Code 68901	City Guide Rock	State NE	Zip Code 68942
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Phone Number (402) 705-8080	Phone Number (402) 257-7574	Is the grantee a 501(c)(3) organization? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Is the grantee a 509(a) foundation? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
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Email Address n/a	Email Address n/a
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7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home.	(A) Status	(B) Property Type	(C)
---	------------	-------------------	-----

<input checked="" type="checkbox"/> Improved <input type="checkbox"/> Unimproved <input type="checkbox"/> IOLL	<input type="checkbox"/> Single Family <input type="checkbox"/> Multi-Family <input checked="" type="checkbox"/> Commercial	<input type="checkbox"/> Industrial <input type="checkbox"/> Agricultural <input type="checkbox"/> Recreational	<input type="checkbox"/> Mineral Interests-Nonproducing <input type="checkbox"/> Mineral Interests-Producing <input type="checkbox"/> State Assessed <input type="checkbox"/> Exempt <input type="checkbox"/> Mobile Home
--	---	---	---

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

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

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

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

14 What is the current market value of the real property? 28,580.00	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No \$ _____ %
--	--

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

18 Address of Property 230 A St Guide Rock, NE 68942	19 Name and Address of Person to Whom the Tax Statement Should be Sent Same as Grantee
--	---

18a ☐ No address assigned 18b ☐ Vacant land

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

21 If agricultural, list total number of acres transferred in this transaction _____.	22 Total purchase price, including any liabilities assumed.	22 \$ 50,000.00
---	--	-----------------

23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	23 \$ 0.00
--	------------

24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24 \$ 50,000.00
---	-----------------

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

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

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

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

Print or Type Name of Grantee or Authorized Representative
Signature of Grantee or Authorized Representative

Attorney
Title

Date

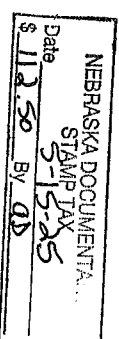
28 Date Deed Recorded Mo. <u>5</u> Day <u>15</u> Yr. <u>25</u>	29 Value of Stamp or Exempt Number \$ 112.50	30 Recording Data BK2025, Pg 1121	For Dept. Use Only
---	---	--------------------------------------	--------------------

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 } ss.
County of Webster }

Entered on the
numerical index and filed for record in the
Clerk's office of said county this 15 day
of May A.D., 2025, at 4:00
o'clock PM. Recorded in Book 2025
on Page 1121

Abeyrathna County Clerk
DB Deputy
Ind Comp Assessor Carded



WARRANTY DEED

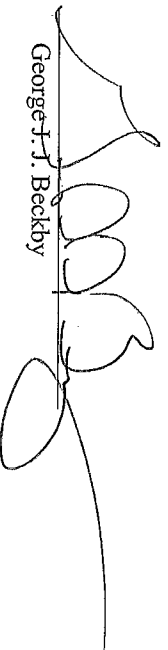
George J. J. Beckby, a single person, GRANTOR, in consideration of ONE AND NO/100 DOLLARS (\$1.00) receipt of which is hereby acknowledged, conveys to WSKD, LLC, a Nebraska limited liability company, GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

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:

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

Executed April 30, 2025.


George J. J. Beckby

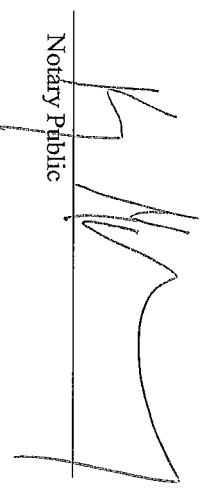
STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on April 30, 2025, by George J. J. Beckby, a single person.

Comm. expires



Notary Public



Agricultural Land Sales Worksheet

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

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

Assessor Comments and Reason for Adjustment:

DEED OF DISTRIBUTION BY PR; BETWEEN PARENT & CHILD

Comments from

Comments:

001910100 001910101 002012100 001815301 000173400 000118400 000103500

000102700 000170000 000133900 00011310

(Continue on back)

Real Estate Transfer Statement

91

FORM
521

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

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

1 County Name	2 County Number	3 Date of Sale/Transfer	4 Date of Deed
Webster - 91	91	Mo. 5 Day 16 Yr. 25	Mo. 5 Day 16 Yr. 25
5 Grantor's Name, Address, and Telephone (Please Print)		6 Grantee's Name, Address, and Telephone (Please Print)	
Grantor's Name (Seller) Joseph J. McDole, Personal Representative of the Estate of Jerry Joseph J. McDole		Grantee's Name (Buyer) Joseph J. McDole	
Street or Other Mailing Address 841 North Walnut Street		Street or Other Mailing Address 841 North Walnut Street	
City Red Cloud	State NE	Zip Code 68970	City Red Cloud
State NE	Zip Code 68970	City Red Cloud	State NE
Phone Number (402) 746-4824	Phone Number (402) 746-4824	Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Email Address NA	Email Address NA		

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

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

8 Type of Deed

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

9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller?

<input type="checkbox"/> Buyer <input checked="" type="checkbox"/> Seller	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	<input type="checkbox"/> Auction <input type="checkbox"/> Court Decree <input type="checkbox"/> Exchange	<input type="checkbox"/> Distribution <input type="checkbox"/> Easement <input type="checkbox"/> Gift <input type="checkbox"/> Foreclosure <input type="checkbox"/> Grantor Trust <input type="checkbox"/> Partition	<input type="checkbox"/> Irrevocable Trust <input type="checkbox"/> Life Estate <input type="checkbox"/> Revocable Trust <input type="checkbox"/> Sale <input type="checkbox"/> Satisfaction of Contract <input type="checkbox"/> Transfer on Death <input type="checkbox"/> Trustee to Beneficiary <input type="checkbox"/> Other (Explain) _____
--	--	--	---	---

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

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

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

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

14 What is the current market value of the real property?

1,027,160.00

16 Does this conveyance divide a current parcel of land?

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

18 Address of Property

19 Name and Address of Person to Whom the Tax Statement Should be Sent
Grantee18a ☒ No address assigned18b ☐ 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 +/-

22 Total purchase price, including any liabilities assumed. 22 \$ 0.00

23 Was non-real property included in the purchase?

<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	23 \$ 0.00
---	------------

24 Adjusted purchase price paid for real estate (line 22 minus line 23) 24 \$ 0.00

25 If this transfer is exempt from the documentary stamp tax, list the exemption number 15

26 Is an affidavit as described in Neb. Rev. Stat. § 76-2,141 required because the property is located within a county or other geographic area with an active air force ballistic missile field? (See instructions)

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

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

Joseph J. McDole

Print or Type Name of Grantee or Authorized Representative

sign

Signature of Grantee or Authorized Representative

Personal Representative

Title

here

Register of Deeds's Use Only

For Dept. Use Only

28 Date Deed Recorded	29 Value of Stamp or Exempt Number	30 Recording Data
Mo. 5 Day 16 Yr. 25	\$ Exempt # 15	BK 2025 Pg 1123

18910⁰ 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

189110⁰ 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

189120⁰ The Southwest Quarter (SW1/4) of Section Twenty-five (25), Township Two (2) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska, AND

189152⁰ A Triangular Tract North of the Railroad in County Surveyor's Lot Two (2) in the Northwest Quarter (NW1/4) of Section Eleven (11), Township One (1) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska, AND

189160⁰ 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

33300⁰ 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

333010⁰ 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

333110⁰ 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 Cloud, Webster County, Nebraska, and

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

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, AND

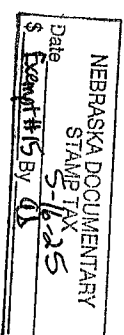
189130⁰ The West One Hundred Twelve and one-half (112 ½) Feet of the North One Hundred Eighty-seven and one-half (187 ½) Feet of Lot B, Miner's Subdivision of Annex Lot Twenty-seven (27), Red Cloud, Webster County, Nebraska, AND

34400⁰ 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

34410⁰ 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.

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 May A.D., 2025, at 11:21
o'clock A.M.. Recorded in Book 2025
on Page 1123-1124
Abbey Hwang County Clerk
16.00 Deputy
Ind Comp Assessor Carded



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

DEED OF DISTRIBUTION BY
PERSONAL REPRESENTATIVE

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

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

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)
North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska, AND

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

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

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

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

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, AND

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.

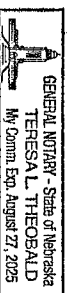
GRANTOR has determined that the GRANTEE is the person entitled to distribution of the real estate from said estate, and GRANTOR covenants with GRANTEE that GRANTOR has legal power and lawful authority to convey and release the same.

Executed May 16, 2025.

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

STATE OF NEBRASKA, COUNTY OF WEBSTER,) ss.

The foregoing instrument was acknowledged before me on May 16, 2025 by Joseph J. McDole, Personal Representative of the Estate of Jerry Jerome McDole, Deceased.



Teresa L. Theobald
Notary Public

Agricultural Land Sales Worksheet

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

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

Real Estate Transfer Statement

FORM
521

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

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

1 County Name Webster - 91	2 County Number	3 Date of Sale/Transfer Mo. <u>05</u> Day <u>16</u> Yr. <u>2025</u>	4 Date of Deed Mo. <u>05</u> Day <u>16</u> Yr. <u>2025</u>		
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Rosemary Anderson, Pers. Rep. Estate of Roy Anderson Street or Other Mailing Address 2358 Road L		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Rosemary Anderson, Dawn Caldwell, Christopher & Troy Anderson, Ge Street or Other Mailing Address 2358 Road L			
City Guide Rock	State NE	Zip Code 68942	City Guide Rock	State NE	Zip Code 68942
Phone Number (402) 257-4315		Phone Number (402) 257-4315		Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Email Address n/a		Email Address n/a			
7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home.					
(A) Status		(B) Property Type		(C)	
<input checked="" type="checkbox"/> Improved <input type="checkbox"/> Single Family <input type="checkbox"/> Industrial <input type="checkbox"/> Mineral Interests-Nonproducing <input type="checkbox"/> State Assessed <input type="checkbox"/> Mobile Home		<input type="checkbox"/> Unimproved <input checked="" type="checkbox"/> Agricultural <input type="checkbox"/> Mineral Interests-Producing <input type="checkbox"/> Exempt			
<input type="checkbox"/> IOLL <input type="checkbox"/> Commercial <input type="checkbox"/> Recreational					
8 Type of Deed <input type="checkbox"/> Conservator <input type="checkbox"/> Distribution <input type="checkbox"/> Land Contract/Memo <input type="checkbox"/> Partition <input type="checkbox"/> Sheriff <input type="checkbox"/> Other _____					
<input type="checkbox"/> Bill of Sale <input type="checkbox"/> Corrective <input type="checkbox"/> Easement <input type="checkbox"/> Lease <input checked="" type="checkbox"/> Personal Rep. <input type="checkbox"/> Trust/Trustee _____					
<input type="checkbox"/> Cemetery <input type="checkbox"/> Death Certificate - Transfer on Death <input type="checkbox"/> Executor <input type="checkbox"/> Mineral <input type="checkbox"/> Quit Claim <input type="checkbox"/> Warranty _____					
9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? <input checked="" type="checkbox"/> Distribution <input type="checkbox"/> Foreclosure <input type="checkbox"/> Irrevocable Trust <input type="checkbox"/> Revocable Trust <input type="checkbox"/> Transfer on Death					
<input type="checkbox"/> Buyer <input type="checkbox"/> Seller <input checked="" type="checkbox"/> No <input type="checkbox"/> Auction <input type="checkbox"/> Easement <input type="checkbox"/> Gift <input type="checkbox"/> Life Estate <input type="checkbox"/> Sale <input type="checkbox"/> Trustee to Beneficiary _____					
11 Was ownership transferred in full? (If No, explain the division.) <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Court Decree <input type="checkbox"/> Exchange <input type="checkbox"/> Grantor Trust <input type="checkbox"/> Partition <input type="checkbox"/> Satisfaction of Contract <input type="checkbox"/> Other (Explain) _____					
12 Was real estate purchased for same use? (If No, state the intended use.) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No _____					
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Aunt or Uncle to Niece or Nephew <input type="checkbox"/> Family Corp., Partnership, or LLC <input type="checkbox"/> Self <input type="checkbox"/> Other _____					
<input type="checkbox"/> Brothers and Sisters <input type="checkbox"/> Grandparents and Grandchild <input type="checkbox"/> Spouse <input type="checkbox"/> Step-parent and Step-child _____					
14 What is the current market value of the real property? 1,437,986.49					
15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No \$ _____ %					
16 Does this conveyance divide a current parcel of land? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No					
17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No					
18 Address of Property 2358 RDL Guide Rock, NE 68942					
19 Name and Address of Person to Whom the Tax Statement Should be Sent Rosemary Anderson 2358 Road L Guide Rock, NE 68942					
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+-					
22 Total purchase price, including any liabilities assumed. _____					
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions) _____					
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 15					
26 Is an affidavit as described in Neb. Rev. Stat. § 76-2-141 required because the property is located within a county or other geographic area with an active air force ballistic missile field? (See instructions) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No					
27 If yes, is the required affidavit attached to this filing? <input type="checkbox"/> Yes <input type="checkbox"/> No					

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

David B. Garwood

Print or Type Name of Grantee or Authorized Representative

Attorney

(402) 746-3613
Phone Numbersign
here

Signature of Grantee or Authorized Representative

Title

5-16-25
Date

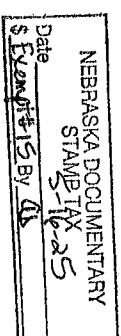
Register of Deed's Use Only

For Dept. Use Only

28 Date Deed Recorded Mo. <u>5</u> Day <u>16</u> Yr. <u>25</u>	29 Value of Stamp or Exempt Number \$ Exempt #15	30 Recording Data BK 2025, Pg 1125
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The Northwest Quarter (NW $\frac{1}{4}$), the Southeast Quarter (SE $\frac{1}{4}$) and the North Half of the Southwest Quarter (N $\frac{1}{2}$ S $\frac{1}{2}$ W $\frac{1}{4}$) 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 (N $\frac{1}{2}$ NW $\frac{1}{4}$) 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 May, A.D., 2025, at 3:57
o'clock P.M., Recorded in Book 2025
on Page 1125
Abbey Hwang County Clerk
LO.000 Deputy
 Ind Comp Assessor Carded

DEED OF DISTRIBUTION BY PERSONAL REPRESENTATIVE

Rosemary Anderson, Personal Representative of the Estate of Roy K. Anderson, Deceased, pursuant to appointment by the County Court of Webster County, Nebraska, Case No. PR 24-26, GRANTOR, conveys and releases to Rosemary Anderson, an 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 following described real estate (as defined in Neb. Rev. Stat. 76-201):

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 (N1/2NW1/4) of Section Thirteen (13), Township Two (2) North, Range (9) West of the 6th P.M., Webster County, Nebraska;

subject to easements and restrictions of record.

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

Executed May 16, 2025.

ESTATE OF ROY K. ANDERSON, DECEASED.

BY: Rosemary Anderson OR
 Rosemary Anderson, Personal Representative

STATE OF NEBRASKA, COUNTY OF WEBSTER: SS

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

Comm. expires December 2, 2026.

David B. Gaywood Notary Public



Residential & Commercial Sales Worksheet

Cntry No.	Book	Page	Sale Date	School District Code									
91	2025	1126	5/15/2025	Base: 65-0011					Affiliated:			Unified:	
Location ID	Sale Number	Usability & Code #		Parcel Number									
000620700	93	4	03	GeoCode	Twn	Rng	Secd	Qtr	Subdiv	Area	Blk	Parcel	
				4487			00	0	40030		000	0000	
Date of Sale Assessed Value				Date of Sale Property Classification Code									
Land	Improvements	Total		Status	Property Type	Zoning	Location	City Size	Parcel Size				
1,980	50,025	52,005		A) 1	B) 01	C) 1	D) 1	E) 7	F) 2				
Assessor Location: GUIDE ROCK (GR)													
				Residential				Commercial					
Multiple Improvements:				Multiple Improvements :				Multiple Improvements :					
Construction Date:				Construction Date :				Construction Date :					
Floor:				Floor Sq. Ft. :				Floor Sq. Ft. :					
Building Cost New:				Cost :				Cost :					
Single Family Style: 1 0 0				Residential Condition: 1 0				Commercial Occupancy Code:					
(100) <input checked="" type="checkbox"/> Mobile Home				(10) <input checked="" type="checkbox"/> Worn Out				Primary: Other1: Other2:					
(101) <input type="checkbox"/> One Story				(20) <input type="checkbox"/> Badly Worn				Commercial Construction Class:					
(102) <input type="checkbox"/> Two Story				(30) <input type="checkbox"/> Average				(1) <input type="checkbox"/> Fireproof Structural Steel Frame					
(103) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(2) <input type="checkbox"/> Reinforced Concrete Frame					
(104) <input type="checkbox"/> 1 1/2 Story				(50) <input type="checkbox"/> Very Good				(3) <input type="checkbox"/> Masonry Bearing Walls					
(111) <input type="checkbox"/> Bi-Level				(60) <input type="checkbox"/> Excellent				(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls					
(106) <input type="checkbox"/> Other								(5) <input type="checkbox"/> Metal Frame and Walls					
Townhouse or Duplex Style:				Residential Quality: 2 0				(6) <input type="checkbox"/> Pole Frame					
(301) <input type="checkbox"/> One Story				(10) <input type="checkbox"/> Low				Cost Rank: Condition:					
(302) <input type="checkbox"/> Two Story				(20) <input checked="" type="checkbox"/> Fair				(10) <input type="checkbox"/> Low (10) <input type="checkbox"/> Worn Out					
(307) <input type="checkbox"/> 1 1/2 Story				(30) <input type="checkbox"/> Average				(20) <input type="checkbox"/> Average (20) <input type="checkbox"/> Badly Worn					
(308) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(30) <input type="checkbox"/> Above Average (30) <input type="checkbox"/> Average					
(309) <input type="checkbox"/> 2 1/2 Story				(50) <input type="checkbox"/> Very Good				(40) <input type="checkbox"/> High (40) <input type="checkbox"/> Good					
(304) <input type="checkbox"/> One Story Duplex				(60) <input type="checkbox"/> Excellent				(50) <input type="checkbox"/> Very Good					
(305) <input type="checkbox"/> Two Story Duplex								(60) <input type="checkbox"/> Excellent					

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

Assessor Comments and Reason for Adjustment:

JTQCD; BAD SALE DUE TO BACK TAXES PAID TO ACQUIRE PROPERTY

Comments from
000620700

Comments:

(Continue on back)

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

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

1 County Name	2 County Number	3 Date of Sale/Transfer Mo. 05 Day 15 Yr. 2025	4 Date of Deed Mo. 05 Day 15 Yr. 2025
Webster - 91			

5 Grantor's Name, Address, and Telephone (Please Print)		6 Grantee's Name, Address, and Telephone (Please Print)	
Grantor's Name (Seller) David Wilson		Grantee's Name (Buyer) Derrick Duffy and Jolene Duffy	
Street or Other Mailing Address 215 2nd St N		Street or Other Mailing Address 650 John St	
City Coggon	State IA	City Guide Rock	State NE
Phone Number	Zip Code 52218	Phone Number (402) 257-7025	Zip Code 68942
Email Address N/A		Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

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

(A) Status	(B) Property Type	(C)
<input checked="" type="checkbox"/> Improved	<input checked="" type="checkbox"/> Single Family	<input type="checkbox"/> Industrial
<input type="checkbox"/> Unimproved	<input type="checkbox"/> Multi-Family	<input type="checkbox"/> Agricultural
<input type="checkbox"/> IOLL	<input type="checkbox"/> Commercial	<input type="checkbox"/> Recreational

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

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

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

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

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

14 What is the current market value of the real property?	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)
45,110.00	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No \$ _____ %

16 Does this conveyance divide a current parcel of land?

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

18 Address of Property 320 W State St Guide Rock, NE 68942	19 Name and Address of Person to Whom the Tax Statement Should be Sent Same as grantee
--	---

18a ☐ No address assigned 18b ☐ Vacant land

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

See attached

21 If agricultural, list total number of acres transferred in this transaction _____.	22 Total purchase price, including any liabilities assumed.	22 \$	1,00
	23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	23 \$	0,00
	24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24 \$	1,00

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

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

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

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

Kory McCracken

Print or Type Name of Grantor or Authorized Representative

sign here	Signature of Grantee or Authorized Representative	Attorney	(402) 746-3613
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Signature of Grantee or Authorized Representative

Title

Date

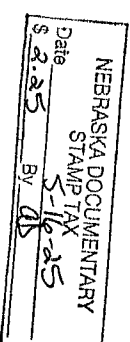
Register of Deed's Use Only

For Dept Use Only

28 Date Deed Recorded Mo. 5 Day 16 Yr. 25	29 Value of Stamp or Exempt Number \$ 2.25	30 Recording Data BK2025 Pg 124	
--	---	------------------------------------	--

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 of the Southwest corner of Block 3, Talbot's Addition to the Village of Guide Rock; 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.

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 May A.D., 2025, at 4:00
 o'clock P.M. Recorded in Book 2025
 on Page 1126
Abbeyleigh S County Clerk
10.00 Deputy
 Ind Comp Assessor Carded



JOINT TENANCY QUITCLAIM DEED

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 NO/100 DOLLARS (\$1.00) and other valuable consideration receipt of which is hereby acknowledged, quitclaims and conveys to Derrick Duffy and Jolene Duffy, husband and wife, as joint tenants, GRANTEES, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

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 of the Southwest corner of Block 3, Talbot's Addition to the Village of Guide Rock; 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.

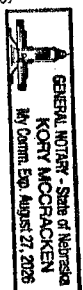
Executed May 15, 2025.

David Wilson

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on May 15, 2025, by David Wilson, a single person.

Comm. expires



Notary Public

Agricultural Land Sales Worksheet

Cntry No.	Book	Page	Sale Date		School District Code										
91	2025	1133	4/28/2025		Base: 65-0005					Affiliated:			Unified:		
Location ID	Sale Number	Useability & Code #		Parcel Number											
001201000	94	4	05	GeoCde	Twn	Rng	Sect	Qtr	Subdiv	Area	Blk	Parcel			
				4241	3	9	3	4	00000	1	000	1810			
Date of Sale Assessed Value				Date of Sale Property Classification Code											
Land	Improvements	Total		Status	Property Type	Zoning	Location	City Size	Parcel Size						
282, 080		282, 080		A)	2	B)	05	C)	5	D)	3	E)	0	F)	9
ICG ACRES: VALUE:				ICG ACRES: VALUE:				ICG ACRES: VALUE:							
IRRIGATED	1A1			GRASSLAND		1G1		85.000		141,525					
	1A					1G									
	2A1					2G1		39.000		58,890					
	2A					2G									
	3A1					3G1									
	3A					3G									
	4A1					4G1									
	4A					4G									
DRYLAND	1D1			Shelterbelt/Timber											
	1D			Acretion											
	2D1			Waste				7.000		3,500					
	2D	24.000		75,240											
	3D1			AG LAND TOTAL				156.000		282,080					
	3D			Roads				4.000							
	4D1			Farm Sites											
	4D	1.000		Home Sites											
				Recreation											
	Dwellings			Other											
	Outbuildings			Non-AG TOTAL				4.000							

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

Total Recapture Value:

Assessor Comments and Reason for Adjustment:

WD; TRANSFER BETWEEN BROTHERS

Comments from
001201000

Comments:

(Continue on back)

1618ND

NEBRASKA

Good Life, Great Service.
DEPARTMENT OF REVENUE

Real Estate Transfer Statement

94

FORM
521

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

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

1 County Name Webster - 91	2 County Number	3 Date of Sale/Transfer Mo. <u>04</u> Day <u>28</u> Yr. <u>2025</u>	4 Date of Deed Mo. <u>04</u> Day <u>28</u> Yr. <u>2025</u>
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Dale Lemke Street or Other Mailing Address PO Box 82 City Lawrence State NE Zip Code 68957 Phone Number 402-469-1301		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Randall C. Lemke Street or Other Mailing Address 1757 Road 2500 City Lawrence State NE Zip Code 68957 Phone Number (402) 469-2284 Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(e) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address	

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

(A) Status	(B) Property Type	(C)
<input type="checkbox"/> Improved <input checked="" type="checkbox"/> Unimproved <input type="checkbox"/> IOLL	<input type="checkbox"/> Single Family <input checked="" type="checkbox"/> Multi-Family <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Agricultural <input type="checkbox"/> Recreational <input type="checkbox"/> Mineral Interests-Nonproducing <input type="checkbox"/> Mineral Interests-Producing <input type="checkbox"/> State Assessed <input type="checkbox"/> Exempt <input type="checkbox"/> Mobile Home	
8 Type of Deed <input type="checkbox"/> Bill of Sale <input type="checkbox"/> Cemetery <input type="checkbox"/> Conservator <input type="checkbox"/> Corrective <input type="checkbox"/> Death Certificate - Transfer on Death <input type="checkbox"/> Executor <input type="checkbox"/> Land Contract/Memo <input type="checkbox"/> Lease <input type="checkbox"/> Mineral <input type="checkbox"/> Partition <input type="checkbox"/> Personal Rep. <input checked="" type="checkbox"/> Quit Claim <input type="checkbox"/> Sheriff <input type="checkbox"/> Trust/Trustee <input type="checkbox"/> Warranty <input type="checkbox"/> Other _____	<input type="checkbox"/> Distribution <input type="checkbox"/> Easement <input type="checkbox"/> Executor <input type="checkbox"/> Foreclosure <input type="checkbox"/> Gift <input type="checkbox"/> Grantor Trust <input type="checkbox"/> Involucable Trust <input type="checkbox"/> Irrevocable Trust <input type="checkbox"/> Life Estate <input type="checkbox"/> Sale <input type="checkbox"/> Satisfaction of Contract <input checked="" type="checkbox"/> Other (Explain) Remainder interest <input type="checkbox"/> Transfer on Death <input type="checkbox"/> Trustee to Beneficiary	
9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? <input type="checkbox"/> Buyer <input type="checkbox"/> Seller <input checked="" type="checkbox"/> No	10 Type of Transfer <input type="checkbox"/> Auction <input type="checkbox"/> Court Decree <input type="checkbox"/> Exchange <input type="checkbox"/> Grantor Trust <input type="checkbox"/> Partition	11 Was ownership transferred in full? (If No, explain the division.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Remainder interest
11 Was ownership transferred in full? (If No, explain the division.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Remainder interest	12 Was real estate purchased for same use? (If No, state the intended use.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
13 Was the transfer between relatives, or if to a trustee, are the trustee and beneficiary relatives? (If Yes, check the appropriate box.) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Aunt or Uncle to Niece or Nephew <input checked="" type="checkbox"/> Brothers and Sisters <input type="checkbox"/> Grandparents and Grandchild <input type="checkbox"/> Parents and Child <input type="checkbox"/> Spouse <input type="checkbox"/> Step-parent and Step-child <input type="checkbox"/> Other _____	14 What is the current market value of the real property? 352,095.00 marked on assessed	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No \$ _____ %
16 Does this conveyance divide a current parcel of land? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	18 Address of Property
18 Address of Property	19 Name and Address of Person to Whom the Tax Statement Should be Sent Dale Lemke PO Box 82 Lawrence, NE 68957	

18a ☐ No address assigned 18b ☒ Vacant land

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

21 If agricultural, list total number of acres transferred in this transaction +/- 160	22 Total purchase price, including any liabilities assumed.	22 \$ 352,095.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	23 \$ 1	
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24 \$ 352,095.00	
25 If this transfer is exempt from the documentary stamp tax, list the exemption number _____		
26 Is an affidavit as described in Neb. Rev. Stat. § 76-2-141 required because the property is located within a county or other geographic area with an active air force ballistic missile field? (See instructions) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
27 If yes, is the required affidavit attached to this filing? <input type="checkbox"/> Yes <input type="checkbox"/> No		

Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement.
Randall Alexander
Print Type Name of Grantee or Authorized Representative
Randall Alexander
Signature of Grantee or Authorized Representative
Attorney at Law
Title
(402) 879-4751
Phone Number
5/24/2025
Date

sign here

28 Date Deed Recorded Mo. <u>5</u> Day <u>21</u> Yr. <u>25</u>	29 Value of Stamp or Exempt Number \$ 794.25	30 Recording Data BK2025 Pg 1133	For Dept Use Only
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Nebraska Department of Revenue
Form No. 96-209-2008 7-2024 Rev. Supersedes 96-209-2008 10-2020
Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2)

State of Nebraska } ss. Entered on the
County of Webster } 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

Anthony Davis

County Clerk

Fee: \$10.00 By: AS Deputy

Electronically Recorded

WARRANTY DEED

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

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.

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:

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

Executed: 4-28, 2025

Dale Lemke
DALE LEMKE, Grantor

STATE OF NEBRASKA)
COUNTY OF Nicholls) ss

The foregoing instrument was acknowledged before me on the 28th day of April, 2025, by Dale Lemke, A Single Person, Grantor.



Carolyn A. Kohnetscher
Notary Public

Residential & Commercial Sales Worksheet

Enty No	Book	Page	Sale Date	School District Code									
91	2025	1134	5/21/2025	Base: 01-0123					Affiliated:			Unified:	
Location ID	Sale Number	Useability & Code #		Parcel Number									
000507100	95	1		GeoCde	Twn	Rng	Sect	Qtr	Subdiv	Area	Blk	Parcel	
Date of Sale Assessed Value				4131			00	0	30015		001	0000	
Land	Improvements	Total		Date of Sale Property Classification Code									
2,495	71,350	73,845		Status	Property Type	Zoning	Location	City Size	Parcel Size				
Assessor Location: BLADEN (BLA)				A) 1	B) 01	C) 1	D) 1	E) 7	F) 3				
				Residential				Commercial					
Multiple Improvements:				Multiple Improvements :									
Construction Date:				Construction Date :									
Floor:				Floor Sq. Ft. :									
Building Cost New:				Cost :									
Single Family Style: 1.01				Residential Condition: 25				Commercial Occupancy Code:					
(100) <input type="checkbox"/> Mobile Home				(10) <input type="checkbox"/> Worn Out	Primary:			Other1:		Other2:			
(101) <input checked="" type="checkbox"/> One Story				(20) <input checked="" type="checkbox"/> Badly Worn	Commercial Construction Class:								
(102) <input type="checkbox"/> Two Story				(30) <input checked="" type="checkbox"/> Average	(1) <input type="checkbox"/> Fireproof Structural Steel Frame								
(103) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good	(2) <input type="checkbox"/> Reinforced Concrete Frame								
(104) <input type="checkbox"/> 1 1/2 Story				(50) <input type="checkbox"/> Very Good	(3) <input type="checkbox"/> Masonry Bearing Walls								
(111) <input type="checkbox"/> Bi-Level				(60) <input type="checkbox"/> Excellent	(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls								
(106) <input type="checkbox"/> Other					(5) <input type="checkbox"/> Metal Frame and Walls								
Townhouse or Duplex Style:				Residential Quality: 30				(6) <input type="checkbox"/> Pole Frame					
(301) <input type="checkbox"/> One Story				(10) <input type="checkbox"/> Low	Cost Rank:				Condition:				
(302) <input type="checkbox"/> Two Story				(20) <input type="checkbox"/> Fair	(10) <input type="checkbox"/> Low				(10) <input type="checkbox"/> Worn Out				
(307) <input type="checkbox"/> 1 1/2 Story				(30) <input checked="" type="checkbox"/> Average	(20) <input type="checkbox"/> Average				(20) <input type="checkbox"/> Badly Worn				
(308) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good	(30) <input type="checkbox"/> Above Average				(30) <input type="checkbox"/> Average				
(309) <input type="checkbox"/> 2 1/2 Story				(50) <input type="checkbox"/> Very Good	(40) <input type="checkbox"/> High				(40) <input type="checkbox"/> Good				
(304) <input type="checkbox"/> One Story Duplex				(60) <input type="checkbox"/> Excellent					(50) <input type="checkbox"/> Very Good				
(305) <input type="checkbox"/> Two Story Duplex									(60) <input type="checkbox"/> Excellent				

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

Assessor Comments and Reason for Adjustment:

WD

Comments from

000507100

Comments:

(Continue on back)

Real Estate Transfer Statement

95

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

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

1 County Name Webster - 91	2 County Number	3 Date of Sale/Transfer Mo. <u>05</u> Day <u>21</u> Yr. <u>2025</u>	4 Date of Deed Mo. <u>05</u> Day <u>16</u> Yr. <u>2025</u>
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Linda M. Butler F/K/A Linda M. Evans Street or Other Mailing Address 2613 Yost Rd City Glencoe State OK Zip Code 74032 Phone Number (308) 830-3349 Email Address N.A.		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Chance A. Bronson and Alaina Rogue Bronson Street or Other Mailing Address 319 W. Helen St. City Bladen State NE Zip Code 68928 Phone Number (208) 718-8416 Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address N.A.	

7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home.		(B) Property Type	(C)
(A) Status			
<input checked="" type="checkbox"/> Improved <input type="checkbox"/> Single Family <input type="checkbox"/> Industrial <input type="checkbox"/> Mineral Interests-Nonproducing <input type="checkbox"/> State Assessed <input type="checkbox"/> Mobile Home <input type="checkbox"/> Unimproved <input type="checkbox"/> Multi-Family <input type="checkbox"/> Agricultural <input type="checkbox"/> Mineral Interests-Producing <input type="checkbox"/> Exempt <input type="checkbox"/> IOLL <input type="checkbox"/> Commercial <input type="checkbox"/> Recreational			
8 Type of Deed			
<input type="checkbox"/> Bill of Sale <input type="checkbox"/> Corrective <input type="checkbox"/> Distribution <input type="checkbox"/> Land Contract/Memo <input type="checkbox"/> Partition <input type="checkbox"/> Sheriff <input type="checkbox"/> Other _____ <input type="checkbox"/> Cemetery <input type="checkbox"/> Death Certificate - Transfer on Death <input type="checkbox"/> Executor <input type="checkbox"/> Lease <input type="checkbox"/> Personal Rep. <input type="checkbox"/> Trust/Trustee _____ <input type="checkbox"/> Quit Claim <input type="checkbox"/> Warranty			
9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller?		10 Type of Transfer	
<input type="checkbox"/> Buyer <input type="checkbox"/> Seller <input checked="" type="checkbox"/> No <input type="checkbox"/> Court Decree <input type="checkbox"/> Exchange <input type="checkbox"/> Grantor Trust <input type="checkbox"/> Partition		<input type="checkbox"/> Distribution <input type="checkbox"/> Foreclosure <input type="checkbox"/> Irrevocable Trust <input type="checkbox"/> Revocable Trust <input type="checkbox"/> Transfer on Death <input type="checkbox"/> Auction <input type="checkbox"/> Easement <input type="checkbox"/> Gift <input type="checkbox"/> Life Estate <input type="checkbox"/> Sale <input type="checkbox"/> Trustee to Beneficiary <input type="checkbox"/> No <input type="checkbox"/> Court Decree <input type="checkbox"/> Exchange <input type="checkbox"/> Grantor Trust <input type="checkbox"/> Partition <input type="checkbox"/> Satisfaction of Contract <input type="checkbox"/> Other (Explain) _____	
11 Was ownership transferred in full? (If No, explain the division.)		12 Was real estate purchased for same use? (If No, state the intended use.)	
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.)			
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Aunt or Uncle to Niece or Nephew <input type="checkbox"/> Family Corp., Partnership, or LLC <input type="checkbox"/> Self <input type="checkbox"/> Other _____ <input type="checkbox"/> Brothers and Sisters <input type="checkbox"/> Grandparents and Grandchild <input type="checkbox"/> Spouse <input type="checkbox"/> Step-parent and Step-child <input type="checkbox"/> Ex-spouse <input type="checkbox"/> Parents and Child			
14 What is the current market value of the real property? 107,000.00		15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No \$ _____ %	
16 Does this conveyance divide a current parcel of land? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) <input checked="" type="checkbox"/> Yes Adams Land Title Co. <input type="checkbox"/> No	
18 Address of Property 319 W. Helen St. Bladen, NE 68928		19 Name and Address of Person to Whom the Tax Statement Should Be Sent See Grantee	

20 Legal Description (Attach additional pages, if needed.)
Lots Four (4), Five (5), and the East Half (E1/2) of Lot Six (6), Block 1, Spence's Addition to Bladen, Webster County, Nebraska, according to the recorded plat thereof.

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

22 Total purchase price, including any liabilities assumed. **22 \$ 107,000.00**

23 Was non-real property included in the purchase?
☐ Yes ☒ No (If Yes, enter dollar amount and attach itemized list.) (See instructions.) **23 \$ 1**

24 Adjusted purchase price paid for real estate (line 22 minus line 23) **24 \$ 107,000.00**

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

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

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

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

Danielle L. Kelley
 Part of Type Name of Grantor or Authorized Representative
 Closing Department Manager
 Title
 Date
 (402) 463-4198
 Phone Number
 5/21/2025

sign here
 Signature of Grantee or Authorized Representative
 Title
 Date

Register of Deed's Use Only		
28 Date Deed Recorded Mo. <u>5</u> Day <u>21</u> Yr. <u>25</u>	29 Value of Stamp or Exempt Number \$ 240.75	30 Recording Data BK2025R1134
Nebraska Department of Revenue Form No. 96-269-2008 7-2024 Rev. Supersedes 96-269-2008 10-2020		Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2)

State of Nebraska } ss.
County of Webster }

Entered on the
numerical index and filed for record in the
Clerk's office of said county this 21 day
of May A.D., 2025, at 02:28
o'clock P.M. Recorded in Book 2025
on Page 1134

Anthony Davis

County Clerk

Fee: \$10.00 By: AS Deputy
Electronically Recorded

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

Warranty Deed

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

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 thereof.

GRANTOR covenants with GRANTEEES that GRANTOR:

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

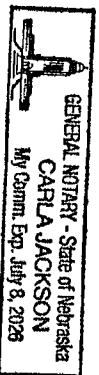
Executed 05-16, 2025.

Linda M. Butler

Linda M. Butler

STATE OF NEBRASKA
COUNTY OF Adams } ss

On this 16th day of MAY, 2025, before me personally appeared **Linda M. Butler**.



Carla Jackson

Notary Public - Carla Jackson

Agricultural Land Sales Worksheet

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

Assessor's Adjustment to Sale Price (+ or -): Total Recapture Value: 30,170

Assessor Comments and Reason for Adjustment:

QCD; TRANSFER WITH COUSIN'S SPOUSE TO COUSIN

Comments from

001800100 000163900

Comments:

(Continue on back)

61275
0908D

NEBRASKA
Good Life, Great Service.
DEPARTMENT OF REVENUE

Real Estate Transfer Statement

96

FORM
521

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

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

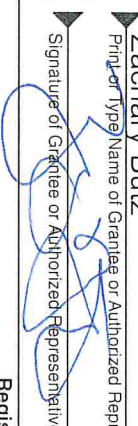
1 County Name Webster - 91	2 County Number 91	3 Date of Sale/Transfer Mo. 3 Day 27 Yr. 25	4 Date of Deed Mo. 3 Day 27 Yr. 25
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Cynthia Duval Erickson, a single person Street or Other Mailing Address P.O. Box 241 City Red Cloud State NE Zip Code 68970 Phone Number (520) 419-1436		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Christopher Ray Knehan Street or Other Mailing Address 227 Lawrence St. City Fedonia State WI Zip Code 53021 Phone Number (262) 456-8064 Is the grantee a 501(c)(3) organization? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If Yes, is the grantee a 509(a) foundation? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Email Address N/A	

7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home.		(B) Property Type	(C)
(A) Status			
<input checked="" type="checkbox"/> Improved <input type="checkbox"/> Single Family <input type="checkbox"/> Industrial <input type="checkbox"/> Mineral Interests-Nonproducing <input type="checkbox"/> State Assessed <input type="checkbox"/> Mobile Home <input type="checkbox"/> Unimproved <input checked="" type="checkbox"/> Multi-Family <input type="checkbox"/> Agricultural <input type="checkbox"/> Mineral Interests-Producing <input type="checkbox"/> Exempt <input type="checkbox"/> IOLL <input type="checkbox"/> Commercial <input type="checkbox"/> Recreational			
8 Type of Deed <input type="checkbox"/> Conservator <input type="checkbox"/> Distribution <input type="checkbox"/> Land Contract/Memo <input type="checkbox"/> Partition <input type="checkbox"/> Sheriff <input type="checkbox"/> Other _____ <input type="checkbox"/> Bill of Sale <input type="checkbox"/> Corrective <input type="checkbox"/> Easement <input type="checkbox"/> Lease <input type="checkbox"/> Personal Rep. <input type="checkbox"/> Trust/Trustee <input type="checkbox"/> Cemetery <input type="checkbox"/> Death Certificate - Transfer on Death <input type="checkbox"/> Executor <input type="checkbox"/> Mineral <input checked="" type="checkbox"/> Quit Claim <input type="checkbox"/> Warranty			
9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? <input type="checkbox"/> Buyer <input type="checkbox"/> Seller <input checked="" type="checkbox"/> No <input type="checkbox"/> Court Decree <input type="checkbox"/> Exchange <input type="checkbox"/> Grantor Trust <input type="checkbox"/> Partition <input type="checkbox"/> Irrevocable Trust <input type="checkbox"/> Revocable Trust <input type="checkbox"/> Transfer on Death <input type="checkbox"/> Auction <input type="checkbox"/> Easement <input checked="" type="checkbox"/> Gift <input type="checkbox"/> Life Estate <input type="checkbox"/> Sale <input type="checkbox"/> Trustee to Beneficiary <input type="checkbox"/> Buyer <input type="checkbox"/> Seller <input checked="" type="checkbox"/> No <input type="checkbox"/> Court Decree <input type="checkbox"/> Exchange <input type="checkbox"/> Grantor Trust <input type="checkbox"/> Partition <input type="checkbox"/> Satisfaction of Contract <input type="checkbox"/> Other (Explain) _____			
11 Was ownership transferred in full? (If No, explain the division) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		12 Was real estate purchased for same use? (If No, state the intended use.) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Aunt or Uncle to Niece or Nephew <input type="checkbox"/> Family Corp., Partnership, or LLC <input type="checkbox"/> Self <input checked="" type="checkbox"/> Other COUSIN'S SPOUSE <input type="checkbox"/> Brothers and Sisters <input type="checkbox"/> Grandparents and Grandchild <input type="checkbox"/> Spouse <input type="checkbox"/> Ex-spouse <input type="checkbox"/> Parents and Child <input type="checkbox"/> Step-parent and Step-child			
14 What is the current market value of the real property? 291,255.00		15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No \$ _____ %	
16 Does this conveyance divide a current parcel of land? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
18 Address of Property 1229 Highway 136 Red Cloud		19 Name and Address of Person to Whom the Tax Statement Should be Sent Same as #6 above	
18a <input type="checkbox"/> No address assigned 18b <input type="checkbox"/> Vacant land			

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

21 If agricultural, list total number of acres transferred in this transaction	50.88 acres
22 Total purchase price, including any liabilities assumed.	22 \$ 291,255.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	23 \$ _____ 24 Adjusted purchase price paid for real estate (line 22 minus line 23) 291,255.00
25 If this transfer is exempt from the documentary stamp tax, list the exemption number _____ 26 Is an affidavit as described in Neb. Rev. Stat. § 76-2.141 required because the property is located within a county or other geographic area with an active air force ballistic missile field? (See instructions) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
27 If yes, is the required affidavit attached to this filing? <input type="checkbox"/> Yes <input type="checkbox"/> No	

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

sign here	Print or Type Name of Grantee or Authorized Representative Zachary Butz	Attorney _____	Phone Number (308) 384-1635
	Signature of Grantee or Authorized Representative 	Title _____	Date 5-1-25
Register of Deed's Use Only			

28 Date Deed Recorded Mo. 5 Day 22 Yr. 25	29 Value of Stamp or Exempt Number \$ 657.00	30 Recording Data BR005 Pg 1160	For Dept. Use Only
---	--	---	--------------------

Legal description:

Lot One (1) in the Northwest Quarter (NW $\frac{1}{4}$) 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), 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 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 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

State of Nebraska } ss.
(County of Webster)Entered on the
number at index and filed for record in the
Clerk's office of said county this 22 day
of May A.D., 2025 at 11:14
o'clock PM, Recorded in Book 2025
on Page 1160-1161Cynthia Duval County Clerk
34 Deputy
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY	
Date	Stamp Tax
\$ <u>651.00</u>	<u>5-22-25</u>
By <u>AB</u>	

Record and return to:

Zachary Butz

308 N. Locust, Ste. 501

Grand Island, NE 68801

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:

Lot One (1) in the Northwest Quarter (NW $\frac{1}{4}$) 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), 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 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 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

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

Dated: 3-27-2025

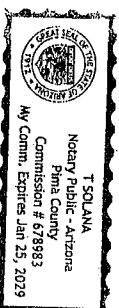
CYNTHIA DUVAL ERICKSON
BY Rachel Heinrich, POA
Rachel Heinrich, Designated Agent

STATE OF ARIZONA

SS:

COUNTY OF PIMA

The foregoing instrument was acknowledged before me this 27 day of March, 2025, by Rachel Heinrich, Designated Agent for Cynthia Duval Erickson.



T. Solana
Notary Public

My commission expires: 1/25/25

**NEBRASKA STATUTORY FORM
POWER OF ATTORNEY**

(IMPORTANT INFORMATION)

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

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

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

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

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

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

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

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

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

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, by any governmental agency, business, creditor, or third party who may have information pertaining to my assets or income, to my agent named herein.

GRANT OF GENERAL AUTHORITY: I grant my agent and any successor agent general authority to act for me with respect to the following subjects as defined in the 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
- (Yes) Personal and Family Maintenance
- (Yes) Benefits from Governmental Programs or Civil or Military Service
- (Yes) Retirement Plans
- (Yes) Taxes

GRANT OF SPECIFIC AUTHORITY: My agent and any successor agent has authority to act for me with respect to the following specific acts only as indicated below:

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

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

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

SPECIAL INSTRUCTIONS: None.

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

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

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

SIGNED: May 29, 2020

Cynthia Duval Erickson
Cynthia Duval Erickson
1229 Hwy 136, Red Cloud, NE 68970
Phone: (402) 469-8022

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

On May 29, 2020, Cynthia Duval Erickson, personally known to me to be the person who is described in and who executed this Durable Power of Attorney, personally appeared before me and acknowledged the execution thereof to be her voluntary act and deed.



David B. Garwood
Notary Public

IMPORTANT INFORMATION FOR AGENT

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

1. 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;
2. Act in good faith;
3. Do nothing beyond the authority granted in this power of attorney; and
4. Disclose your identity as an agent whenever you act for the principal by writing or printing the name of the principal and signing your own name as "agent" in the following manner:
(Principal's Name) By Your Signature

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

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

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

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

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 authority granted, you may be liable for any damages caused by your violation. If there is anything about this document or your duties that you do not understand, you should seek legal advice.

Sales Worksheet

[illegible]

11-5-10

NEBRASKA

Real Estate Transfer Statement

97

FORM
521

Good Life, Great Service.
DEPARTMENT OF REVENUE

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

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

1 County Name	2 County Number	3 Date of Sale/Transfer Mo. <u>5</u> Day <u>22</u> Yr. <u>05</u>	4 Date of Deed Mo. <u>5</u> Day <u>22</u> Yr. <u>05</u>
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) <u>Robert Joseph Snider</u> Street or Other Mailing Address <u>21600 S Baltimore Ave</u> City <u>Hastings</u> State <u>NE</u> Zip Code <u>68901</u> Phone Number <u>916-201-5400</u>		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) <u>Douglas Pierce</u> Street or Other Mailing Address <u>341 N Cherry St</u> City <u>Red Cloud</u> State <u>NE</u> Zip Code <u>68970</u> Phone Number <u>916-201-5400</u> Is the grantee a 501(c)(3) organization? <u>No</u> If Yes, is the grantee a 509(a) foundation? <u>No</u>	
Email Address			

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

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

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

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

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

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

14 What is the current market value of the real property?	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)
<u>\$512165</u>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No \$ _____ %

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

18 Address of Property	19 Name and Address of Person to Whom the Tax Statement Should be Sent
<u>100 Block State Street</u> <u>Guide Rock NE 68949</u>	<u>Same as Grantee</u>

18a <input type="checkbox"/> No address assigned	18b <input type="checkbox"/> Vacant land
20 Legal Description (Attach additional pages, if needed.) <u>W 38' Lots 142 Block 1 Guide Rock Vances Addition</u>	

21 If agricultural, list total number of acres transferred in this transaction _____.	22 Total purchase price, including any liabilities assumed.
	22 \$ <u>500</u> .00

23 Was non-real property included in the purchase?	23 \$ _____
<input type="checkbox"/> Yes <input type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	24 Adjusted purchase price paid for real estate (line 22 minus line 23)
	24 \$ <u>500</u> .00

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

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

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

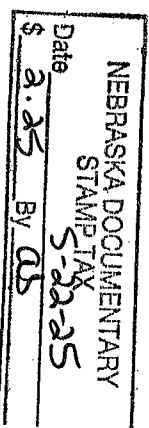
Print or Type Name of Grantee or Authorized Representative 1609145 H. Pfeiffer Phone Number 9167261-5600

Signature of Grantee or Authorized Representative [Signature] Title _____ Date 05/22/05

28 Date Deed Recorded	29 Value of Stamp or Exempt Number	30 Recording Data	For Dept. Use Only
Mo. <u>5</u> Day <u>22</u> Yr. <u>05</u>	\$ <u>2.25</u>	<u>BK 2005, Pg 1165</u>	

BOOK 2025 PAGE 1165State of Nebraska } ss.
County of Webster }

Entered on the
numerical index and filed for record in the
Clerk's office of said county this 22 day
of May A.D., 2025, at 1:47
o'clock P.M. Recorded in Book 2025
on Page 1165-1168
Abbey Haug County Clerk
JD Deputy
Ind Comp Assessor Carded



This space is reserved for Recorder's use only.

Nebraska General Warranty Deed

State of Nebraska

County of Webster

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum ofFive hundred US Dollars (\$ 500) in hand, paid toRobert Joseph Snider,with an address of 2600 S. Baltimore Ave., Hastings, NE 68901

(the "Grantor" or "Grantors"), does/do hereby grant, bargain, and sell, and convey and confirm to

Douglas Pierce,with an address of 341 N. Cherry St., Red Cloud, NE 68970(the "Grantee" or "Grantees") its successors and assigns the following-described real property,
lying, being and situated in Webster County, Nebraska, to wit:

A complete legal description of the real property being conveyed by this
instrument is attached hereto on page 4 as EXHIBIT A.

Tax Parcel ID Number 000606000The property identified herein ☐ is -OR- ☒ is not registered as the homestead of the Grantor(s).

Until amended, tax information shall be sent to:

Name: Robert Joseph SniderAddress: 2600 S. Baltimore Ave., Hastings, NE 68901

BOOK 2025 PAGE 1166

NOTARY ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of Nebraska)

County of Webster)

On May 22, 2025 before me, Douglas Piazza & Robert Snider,
personally appeared _____,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are
subscribed to the within instrument and acknowledged to me that he/she/they executed the same in
his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the
person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the state of Nebraska that the foregoing
paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____

Katie Ord

Printed Name _____

Katie Ord

My Commission Expires Feb 12, 2028

(Seal)



BOOK 2025 PAGE 1167

This instrument was prepared by:

Name: Douglas Pierce

Address: 341 N. Cherry St., Red Cloud, NE 68970

After recording, return to:

Name: Douglas Pierce

Address: 341 N. Cherry St., Red Cloud, NE 68970

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

TO HAVE AND TO HOLD the premises aforesaid, with all and singular the rights, privileges, apurtenances 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 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 _____ and thereafter.

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

Grantor Signature:



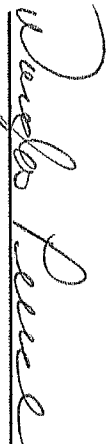
Date:

5-22-25

Printed Name:

Robert Joseph Snider

Grantee Signature:



Date:

05/22/25

Printed Name:

Douglas Pierce

BOOK 2025 PAGE 1168

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

Cnty No.	Book	Page	Sale Date	School District Code									
91	2025	1173	5/22/2025	Base: 91-0002					Affiliated:			Unified:	
Location ID	Sale Number	Useability & Code #		Parcel Number									
000706500	98	4	05	GeoCode	Twn	Rng	Sect	Qtr	Subdiv	Area	Blk	Parcel	
Date of Sale Assessed Value				4369			00	0	60005		011	0000	
Land	Improvements	Total		Date of Sale Property Classification Code									
665	18,835	19,500		Status	Property Type	Zoning	Location	City Size	Parcel Size				
Assessor Location: INAVALE (INA)				A) 1	B) 01	C) 5	D) 3	E) 9	F) 2				
				Residential				Commercial					
Multiple Improvements:				Multiple Improvements :				Multiple Improvements :					
Construction Date:				Construction Date :				Construction Date :					
Floor:				Floor Sq. Ft. :				Floor Sq. Ft. :					
Building Cost New:				Cost :				Cost :					
Single Family Style: 1 0 4				Residential Condition: 2 5				Commercial Occupancy Code:					
(100) <input type="checkbox"/> Mobile Home				(10) <input type="checkbox"/> Worn Out				Primary:		Other1:		Other2:	
(101) <input type="checkbox"/> One Story				(20) <input checked="" type="checkbox"/> Badly Worn				Commercial Construction Class:					
(102) <input type="checkbox"/> Two Story				(30) <input checked="" type="checkbox"/> Average				(1) <input type="checkbox"/> Fireproof Structural Steel Frame					
(103) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(2) <input type="checkbox"/> Reinforced Concrete Frame					
(104) <input checked="" type="checkbox"/> 1 1/2 Story				(50) <input type="checkbox"/> Very Good				(3) <input type="checkbox"/> Masonry Bearing Walls					
(111) <input type="checkbox"/> Bi-Level				(60) <input type="checkbox"/> Excellent				(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls					
(106) <input type="checkbox"/> Other							(5) <input type="checkbox"/> Metal Frame and Walls						
Townhouse or Duplex Style:				Residential Quality: 3 0				(6) <input type="checkbox"/> Pole Frame					
(301) <input type="checkbox"/> One Story				(10) <input type="checkbox"/> Low				Cost Rank:		Condition:			
(302) <input type="checkbox"/> Two Story				(20) <input type="checkbox"/> Fair				(10) <input type="checkbox"/> Low	(10) <input type="checkbox"/> Worn Out				
(307) <input type="checkbox"/> 1 1/2 Story				(30) <input checked="" type="checkbox"/> Average				(20) <input type="checkbox"/> Average	(20) <input type="checkbox"/> Badly Worn				
(308) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(30) <input type="checkbox"/> Above Average	(30) <input type="checkbox"/> Average				
(309) <input type="checkbox"/> 2 1/2 Story				(50) <input type="checkbox"/> Very Good				(40) <input type="checkbox"/> High	(40) <input type="checkbox"/> Good				
(304) <input type="checkbox"/> One Story Duplex				(60) <input type="checkbox"/> Excellent				(50) <input type="checkbox"/> Very Good					
(305) <input type="checkbox"/> Two Story Duplex							(60) <input type="checkbox"/> Excellent						

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

Assessor Comments and Reason for Adjustment:

TRUSTEE'S WD; TRANSFER TO BROTHER & SISTERS

Comments from
000706500

Comments:

(Continue on back)

Real Estate Transfer Statement

98

FORM
521

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

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

1 County Name Webster - 91	2 County Number	3 Date of Sale/Transfer Mo. <u>05</u> Day <u>22</u> Yr. <u>2025</u>	4 Date of Deed Mo. <u>05</u> Day <u>22</u> Yr. <u>2025</u>
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Theresa Wardenburg, Suc T'ee, Melvin & Dorothy Williamson Rv Tst Street or Other Mailing Address 2146 Road 100 City Campbell State NE Zip Code 68932 Phone Number (402) 257-7133 Email Address n/a		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Theresa Wardenburg, Michele Garcia, Sonya Latta, Trevor Williamson Street or Other Mailing Address 2146 Road 100 City Campbell State NE Zip Code 68932 Phone Number (402) 257-7133 Email Address n/a	
		Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

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

(A) Status	(B) Property Type	(C)
<input checked="" type="checkbox"/> Improved <input type="checkbox"/> Unimproved <input type="checkbox"/> IOLL	<input checked="" type="checkbox"/> Single Family <input type="checkbox"/> Multi-Family <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Agricultural <input type="checkbox"/> Recreational <input type="checkbox"/> Mineral Interests-Nonproducing <input type="checkbox"/> Mineral Interests-Producing <input type="checkbox"/> State Assessed <input type="checkbox"/> Exempt <input type="checkbox"/> Mobile Home	
8 Type of Deed <input type="checkbox"/> Bill of Sale <input type="checkbox"/> Cemetery <input type="checkbox"/> Conservator <input type="checkbox"/> Corrective <input type="checkbox"/> Death Certificate - Transfer on Death	<input type="checkbox"/> Distribution <input type="checkbox"/> Easement <input type="checkbox"/> Executor <input type="checkbox"/> Land Contract/Memo <input type="checkbox"/> Lease <input type="checkbox"/> Mineral <input type="checkbox"/> Partition <input type="checkbox"/> Personal Rep. <input type="checkbox"/> Quit Claim <input type="checkbox"/> Sheriff <input type="checkbox"/> Trust/Trustee <input type="checkbox"/> Warranty <input type="checkbox"/> Other _____	
9 Was transfer part of IRS like-kind exchange (L.R.C. § 1031 Exchange) by buyer or seller? <input type="checkbox"/> Buyer <input type="checkbox"/> Seller	10 Type of Transfer <input type="checkbox"/> Auction <input type="checkbox"/> Court Decree <input type="checkbox"/> Exchange <input type="checkbox"/> Distribution <input type="checkbox"/> Foreclosure <input type="checkbox"/> Gift <input type="checkbox"/> Easement <input type="checkbox"/> Exchange <input type="checkbox"/> Grantor Trust <input type="checkbox"/> Partition <input type="checkbox"/> Irrevocable Trust <input type="checkbox"/> Life Estate <input type="checkbox"/> Revocable Trust <input type="checkbox"/> Sale <input type="checkbox"/> Satisfaction of Contract <input type="checkbox"/> Transfer on Death <input checked="" type="checkbox"/> Trustee to Beneficiary <input type="checkbox"/> Other (Explain) _____	
11 Was ownership transferred in full? (If No, explain the division.) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	12 Was real estate purchased for same use? (If No, state the intended use.) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Aunt or Uncle <input type="checkbox"/> Family Corp., Partnership, or LLC <input type="checkbox"/> Self <input checked="" type="checkbox"/> Brothers and Sisters <input type="checkbox"/> Grandparents and Grandchild <input type="checkbox"/> Parents and Child <input type="checkbox"/> Spouse <input type="checkbox"/> Step-parent and Step-child <input type="checkbox"/> Other _____	
14 What is the current market value of the real property? 17,725.00	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No \$ _____ %	
16 Does this conveyance divide a current parcel of land? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
18 Address of Property 215 Maine Ave Inavale, NE 68952	19 Name and Address of Person to Whom the Tax Statement Should be Sent Same as Grantee	
18a <input type="checkbox"/> No address assigned 18b <input type="checkbox"/> Vacant land		

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

See attached

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

22 Total purchase price, including any liabilities assumed. 22 \$ 0.00

23 Was non-real property included in the purchase?
☐ Yes
☒ No (If Yes, enter dollar amount and attach itemized list.) (see instructions) 23 \$ 0.00

24 Adjusted purchase price paid for real estate (line 22 minus line 23) 24 \$ 0.00

25 If this transfer is exempt from the documentary stamp tax, list the exemption number 20

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

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

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

Kory McCracken

Print or Type Name of Grantee or Authorized Representative

Attorney

Signature of Grantee or Authorized Representative

Title

 (402) 746-3613
 Phone Number
 5/23/2025
 Date

sign here

Register of Deed's Use Only

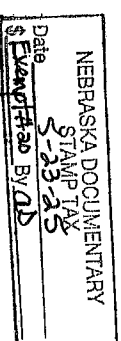
For Dept. Use Only

28 Date Deed Recorded Mo. <u>5</u> Day <u>23</u> Yr. <u>25</u>	29 Value of Stamp or Exempt Number \$ <u>Exempt # 20</u>	30 Recording Data <u>BK2025, Pg 1173</u>
---	---	---

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 } ss.
County of Webster

Entered on the
numerical index and filed for record in the
Clerk's office of said county this 23 day
of May, A.D., 2025, at 3:23
o'clock P.M. Recorded in Book 2025
on Page 1173
Webster County Clerk
AD Deputy
Ind. 10.00 Comp. Assessor AD Carded AD



TRUSTEE'S WARRANTY DEED

Theresa Wardenburg, Successor Trustee of the Melvin J. and Dorothy A. Williamson Revocable Trust dated November 22, 2011, GRANTOR, whether one or more, in consideration of ONE AND NO/100 DOLLARS (\$1.00) and other valuable consideration receipt of which is hereby acknowledged, conveys to Theresa Wardenburg, a married person, Michele Garcia, 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):

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:

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

Executed May 22, 2025.

Theresa Wardenburg
Theresa Wardenburg, Trustee

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



Kory McCracken
Notary Public

Residential & Commercial Sales Worksheet

City No.	Book	Page	Sale Date	School District Code									
91	2025	1202	5/27/2025	Base: 65-0011					Affiliated:		Unified:		
Location ID	Sale Number	Usability & Code #	Parcel Number										
000615300	99	1	GeoCde	Twn	Rng	Sect	Qtr	Subdiv	Area	Blk	Parcel		
Date of Sale Assessed Value			4487			00	0	40020		002	0000		
Land	Improvements	Total	Date of Sale Property Classification Code										
1,880	66,350	68,230	Status	Property Type	Zoning	Location	City Size	Parcel Size					
Assessor Location: GUIDE ROCK (GR)			A) 1	B) 01	C) 1	D) 1	E) 7	F) 2					
			Residential			Commercial							
Multiple Improvements:			Multiple Improvements :			Multiple Improvements :							
Construction Date:			1912			Construction Date :							
Floor:			Floor Sq. Ft. :			Floor Sq. Ft. :							
Building Cost New:			Cost :			Cost :							
Single Family Style: 1 0 4			Residential Condition: 25			Commercial Occupancy Code:							
(100) <input type="checkbox"/> Mobile Home	(10) <input type="checkbox"/> Worn Out	Primary: Other1: Other2:											
(101) <input type="checkbox"/> One Story	(20) <input checked="" type="checkbox"/> Badly Worn	Commercial Construction Class:											
(102) <input type="checkbox"/> Two Story	(30) <input checked="" type="checkbox"/> Average	(1) <input type="checkbox"/> Fireproof Structural Steel Frame											
(103) <input type="checkbox"/> Split Level	(40) <input type="checkbox"/> Good	(2) <input type="checkbox"/> Reinforced Concrete Frame											
(104) <input checked="" type="checkbox"/> 1 1/2 Story	(50) <input type="checkbox"/> Very Good	(3) <input type="checkbox"/> Masonry Bearing Walls											
(111) <input type="checkbox"/> Bi-Level	(60) <input type="checkbox"/> Excellent	(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls											
(106) <input type="checkbox"/> Other		(5) <input type="checkbox"/> Metal Frame and Walls											
Townhouse or Duplex Style:			Residential Quality: 40			(6) <input type="checkbox"/> Pole Frame							
(301) <input type="checkbox"/> One Story	(10) <input type="checkbox"/> Low	Cost Rank:			Condition:								
(302) <input type="checkbox"/> Two Story	(20) <input type="checkbox"/> Fair	(10) <input type="checkbox"/> Low			(10) <input type="checkbox"/> Worn Out								
(307) <input type="checkbox"/> 1 1/2 Story	(30) <input type="checkbox"/> Average	(20) <input type="checkbox"/> Average			(20) <input type="checkbox"/> Badly Worn								
(308) <input type="checkbox"/> Split Level	(40) <input checked="" type="checkbox"/> Good	(30) <input type="checkbox"/> Above Average			(30) <input type="checkbox"/> Average								
(309) <input type="checkbox"/> 2 1/2 Story	(50) <input type="checkbox"/> Very Good	(40) <input type="checkbox"/> High			(40) <input type="checkbox"/> Good								
(304) <input type="checkbox"/> One Story Duplex	(60) <input type="checkbox"/> Excellent				(50) <input type="checkbox"/> Very Good								
(305) <input type="checkbox"/> Two Story Duplex					(60) <input type="checkbox"/> Excellent								

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

Assessor Comments and Reason for Adjustment:

PERSONAL REP DEED

Comments from

000615300

Comments:

(Continue on back)

Real Estate Transfer Statement

99

FORM
521

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

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

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

1 County Name Webster	2 Grant Number 91	3 Date of Sale/Transfer Mo. 05 Day 27 Yr. 2025	4 Date of Deed Mo. 05 Day 20 Yr. 2025
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Mary S. Worhens, Personal Representative of the Estate of Jo Anne Reed a/k/a JoAnne Reed, deceased Street or Other Mailing Address 375 Eastwood Dr City Louisville, NE 68037 State Zip Code Phone Number (402) 618-2258 Email Address		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Shellee L. Beckman Street or Other Mailing Address 555 University Street City Guide Rock, NE 68942 State Zip Code Phone Number (402) 884-4500 Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 501(c) foundation? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	

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

(A) Status	(B) Property Type	(C)
<input checked="" type="checkbox"/> Improved <input type="checkbox"/> Unimproved <input type="checkbox"/> IOLL	<input checked="" type="checkbox"/> Single Family <input type="checkbox"/> Multi-Family <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Agricultural <input type="checkbox"/> Recreational	<input type="checkbox"/> Mineral Interests-Nonproducing <input type="checkbox"/> Mineral Interests-Producing <input type="checkbox"/> State Assessed <input type="checkbox"/> Exempt <input type="checkbox"/> Mobile Home
8 Type of Deed <input type="checkbox"/> Bill of Sale <input type="checkbox"/> Conveyance <input type="checkbox"/> Death Certificate - Transfer on Death	<input type="checkbox"/> Distribution <input type="checkbox"/> Land Contract/Memo <input type="checkbox"/> Lease <input type="checkbox"/> Escrow <input type="checkbox"/> Material	<input type="checkbox"/> Partition <input checked="" type="checkbox"/> Personal Rep. <input type="checkbox"/> Sheriff <input type="checkbox"/> Trust/Trustee <input type="checkbox"/> Warranty <input type="checkbox"/> Other
9 Was transfer part of IRS like-kind exchange (IRC, § 1031 Exchange) by Buyer or Seller? <input type="checkbox"/> Buyer <input type="checkbox"/> Seller	10 Type of Transfer <input type="checkbox"/> Auction <input type="checkbox"/> Distribution <input type="checkbox"/> Easement <input type="checkbox"/> Exchange <input type="checkbox"/> Foreclosure <input type="checkbox"/> Gift <input type="checkbox"/> Grantor Trust <input type="checkbox"/> Partition	<input type="checkbox"/> Irrevocable Trust <input type="checkbox"/> Revocable Trust <input checked="" type="checkbox"/> Sale <input type="checkbox"/> Satisfaction of Contract <input type="checkbox"/> Other (Explain)
11 Was ownership transferred in full? (If No, explain the division.) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	12 Was real estate purchased for same use? (If No, state the intended use.) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	

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

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

14 What is the current market value of the real property? \$74,000.00

15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)

<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	18 Address of Property 555 University Street, Guide Rock, NE 68942	19 Name and Address of Person to Whom the Tax Statement Should be Sent #6
--	---	---	--

18 Address of Property
555 University Street, Guide Rock, NE 6894218a ☐ No address assigned 18b ☐ Vacant land

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

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

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)

22	\$74,000.00
23	0.00
24	\$74,000.00

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

26 Is an affidavit as described in Neb. Rev. Stat. § 76-2,141 required because the property is located within a county or other geographic area with an active air force ballistic missile field? (See instructions)

27 If Yes, is the required affidavit attached to this filing?

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.

Shellee L. Beckman

#6

sign here

Print or Type Name of Grantee or Authorized Representative
Shellee L. Beckman

GRANTEE

Title

Phone Number
5/27/2025

Register of Deeds Use Only

For Dept. Use Only

28 Date Deed Recorded

29 Value of Stamp or Exempt Number

30 Recording Date

Mo. 5 Day 21 Yr. 25

\$ 166.50

BK 2025 Pg 1202

State of Nebraska } ss. Entered on the
County of Webster } 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

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

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,

Sheljie 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 a/k/a JoAnne Reed, deceased

Mary S. Wohlers
Mary S. Wohlers, Personal

Representative State of Nebraska

County of *Sarpy*

The foregoing instrument was acknowledged before me on this 20th day of May
20 25 by Mary S. Wohlers, Personal Representative of the Estate of Jo Anne Reed a/k/a JoAnne Reed,
deceased.

Jessica C. McCary
Notary Public

My commission Expires: _____



Residential & Commercial Sales Worksheet

Cntry No.	Book	Page	Sale Date	School District Code									
91	2025	1203	5/29/2025	Base: 65-0011					Affiliated:			Unified:	
Location ID	Sale Number	Usability & Code #		Parcel Number									
000615400	100	1		GeoCde	Twn	Rng	Sect	Qtr	Subdiv	Area	Blk	Parcel	
				4487			00	0	40020		002	0000	
Date of Sale Assessed Value				Date of Sale Property Classification Code									
Land	Improvements	Total		Status	Property Type	Zoning	Location	City Size	Parcel Size				
590	12,320	12,910		A) 1	B) 01	C) 1	D) 1	E) 7	F) 1				
Assessor Location: GUIDE ROCK (GR)													
				Residential				Commercial					
Multiple Improvements:				Multiple Improvements :				Multiple Improvements :					
Construction Date:				Construction Date :				Construction Date :					
				1915				878					
Floor:				Floor Sq. Ft. :				Floor Sq. Ft. :					
				Cost :				Cost :					
Building Cost New:				108,925									
Single Family Style: 101				Residential Condition: 20				Commercial Occupancy Code:					
(100) <input type="checkbox"/> Mobile Home				(10) <input type="checkbox"/> Worn Out				Primary: Other1: Other2:					
(101) <input checked="" type="checkbox"/> One Story				(20) <input checked="" type="checkbox"/> Badly Worn				Commercial Construction Class:					
(102) <input type="checkbox"/> Two Story				(30) <input type="checkbox"/> Average				(1) <input type="checkbox"/> Fireproof Structural Steel Frame					
(103) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(2) <input type="checkbox"/> Reinforced Concrete Frame					
(104) <input type="checkbox"/> 1 1/2 Story				(50) <input type="checkbox"/> Very Good				(3) <input type="checkbox"/> Masonry Bearing Walls					
(111) <input type="checkbox"/> Bi-Level				(60) <input type="checkbox"/> Excellent				(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls					
(106) <input type="checkbox"/> Other								(5) <input type="checkbox"/> Metal Frame and Walls					
Townhouse or Duplex Style:				Residential Quality: 30				(6) <input type="checkbox"/> Pole Frame					
(301) <input type="checkbox"/> One Story				(10) <input type="checkbox"/> Low				Cost Rank: Condition:					
(302) <input type="checkbox"/> Two Story				(20) <input type="checkbox"/> Fair				(10) <input type="checkbox"/> Low (10) <input type="checkbox"/> Worn Out					
(307) <input type="checkbox"/> 1 1/2 Story				(30) <input checked="" type="checkbox"/> Average				(20) <input type="checkbox"/> Average (20) <input type="checkbox"/> Badly Worn					
(308) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(30) <input type="checkbox"/> Above Average (30) <input type="checkbox"/> Average					
(309) <input type="checkbox"/> 2 1/2 Story				(50) <input type="checkbox"/> Very Good				(40) <input type="checkbox"/> High (40) <input type="checkbox"/> Good					
(304) <input type="checkbox"/> One Story Duplex				(60) <input type="checkbox"/> Excellent				(50) <input type="checkbox"/> Very Good					
(305) <input type="checkbox"/> Two Story Duplex								(60) <input type="checkbox"/> Excellent					

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

Assessor Comments and Reason for Adjustment:

PERSONAL, REP, DEED

Comments from
000615400

Comments:

(Continue on back)

16100

NEBRASKA

Grand Life Grant Service

DEPARTMENT OF REVENUE

Real Estate Transfer Statement

100

FORM
521

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

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

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

1 County Name Webster		2 County Number 91		3 Date of Sale/Transfer Mo. 05 Day 29 Yr. 2025		4 Date of Deed Mo. 05 Day 20 Yr. 2025	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Mary S. Worhlers, Personal Representative of the Estate of Jo Anne Reed, deceased Street or Other Mailing Address 375 Eastwood Dr City Louisville, NE 68037 State Zip Code				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Shallie L. Beckman Street or Other Mailing Address 555 UNIVERSITY STREET 500 BLOCK City GUIDE ROCK, NE 68942 State Zip Code			
Phone Number (402) 618-2258				Phone Number (402) 705-0371		Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(e) foundation?	
Email Address				Email Address		Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	

7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home.		
(A) Status <input checked="" type="checkbox"/> Improved <input type="checkbox"/> Single Family <input type="checkbox"/> Unimproved <input type="checkbox"/> Multi-Family <input type="checkbox"/> IOL <input type="checkbox"/> Commercial 8 Type of Deed <input type="checkbox"/> Bill of Sale <input type="checkbox"/> Corrective <input type="checkbox"/> Cemetery <input type="checkbox"/> Death Certificate - Transfer on Death 9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by: Buyer <input type="checkbox"/> Seller <input checked="" type="checkbox"/> No <input type="checkbox"/> Court Divorce <input type="checkbox"/> Exchange <input type="checkbox"/>	(B) Property Type <input type="checkbox"/> Industrial <input type="checkbox"/> Agricultural <input type="checkbox"/> Recreational <input type="checkbox"/> Mineral Interests-Nonproducing <input type="checkbox"/> Mineral Interests-Producing <input type="checkbox"/> State Assessed <input type="checkbox"/> Exempt 10 Type of Transfer <input type="checkbox"/> Distribution <input type="checkbox"/> Foreclosure <input type="checkbox"/> Auction <input type="checkbox"/> Easement <input type="checkbox"/> Gift <input type="checkbox"/> Grantor Trust <input type="checkbox"/> Partition 11 Was ownership transferred in full? (If No, explain the division.) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	(C) <input type="checkbox"/> Mobile Home 12 Was real estate purchased for same use? (If No, state the intended use.) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Aunt or Uncle to Niece or Nephew <input type="checkbox"/> Brothers and Sisters <input type="checkbox"/> Grandparents and Grandchild <input type="checkbox"/> Step-parent and Step-child <input type="checkbox"/> Self <input type="checkbox"/> Spouse <input type="checkbox"/> Other		14 What is the current market value of the real property? \$10,000.00	
15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		16 Does this conveyance divide a current parcel of land? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		18 Address of Property 555 University Street 500 Block, Guide Rock, NE 68942	
19 Name and Address of Person to Whom the Tax Statement Should be Sent #6		18a <input type="checkbox"/> No address assigned	
18b <input type="checkbox"/> Vacant land		20 Legal Description (Attach additional pages, if needed.) 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 84½ feet to the point of beginning.	
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? <input type="checkbox"/> Yes <input type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions)		24 Adjusted purchase price paid for real estate (line 22 minus line 23)	
25 If this transfer is exempt from the documentary stamp tax, list the exemption number		26 Is an affidavit as described in Neb. Rev. Stat. § 76-2,141 required because the property is located within a county or other geographic area with an active air force ballistic missile field? (See Instructions) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
27 If yes, is the required affidavit attached to this filing? 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 that I am duly authorized to sign this statement. Shallie L. Beckman Print or Type Name of Grantee or Authorized Representative here <i>Shallie L. Beckman</i> Signature of Grantee or Authorized Representative Title BUYER Date 5/29/2025 Phone Number #6		28 Date Deed Recorded Mo. 5 Day 30 Yr. 25 29 Value of Stamp or Exempt Number \$ 22.50 30 Recording Date BK 0025 Pg 1203 For Dept. Use Only	

Index _____
Computer _____
Assessor _____
Carded _____

NEBRASKA DOCUMENTARY
STAMP TAX

Date: 05/30/25
By AS
\$ 22.50

Bk 2025, Pg 1203

State of Nebraska } ss.
County of Webster }

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

Anthony Davis

County Clerk

Fee: \$10.00 By: AS Deputy

Electronically Recorded

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. Rev. Stat. 76-201) in
Webster County, Nebraska, more particularly described as follows:

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
84½ 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.

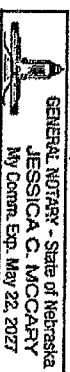
Mary S. Wohlers

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

State of Nebraska

County of Soupy

The foregoing instrument was acknowledged before me on this 20th day of May 2025 by Mary S.
Wohlers, Personal Representative of the Estate of Jo Anne Reed, deceased.



Jessica C. McCarty
Notary Public

My commission Expires: _____

Agricultural Land Sales Worksheet

Cnty/No.	Book	Page	Sale Date	School District Code									
91	2025	1209	5/30/2025	Base: 91-0074			Affiliated:			Unified:			
Location ID	Sale Number	Usability & Code #		Parcel Number									
001602800	101	1		GeoCode	Twn	Rng	Sect	Qtr	Subdiv	Area	Blk	Parcel	
		Date of Sale Assessed Value		4243	3	10	8	1	00000	1	000	0000	
Land	Improvements	Total		Date of Sale Property Classification Code									
350,585		350,585		Status	Property Type	Zoning	Location	City Size	Parcel Size				
	Irrigation Type:			A) 2	B) 05	C) 5	D) 3	E) 0	F) 9				
LCG	ACRES:	VALUE:		LCG	ACRES:	VALUE:							
IRRIGATED 1A1				GRASSLAND 1G1	80.170	133,480							
1A				1G									
2A1				2G1	13.370	20,190							
2A				2G									
3A1				3G1									
3A				3G									
4A1				4G1									
4A				4G									
DRYLAND 1D1				Shelterbelt/Timber									
1D	49.110	162,310		Acretion									
2D1				Waste				0.540					
2D	8.890	27,870		Other									
3D1				AG LAND TOTAL				154.290					
3D				Roads				3.950					
4D1	0.860	2,515		Farm Sites									
4D	1.350	3,950		Home Sites									
				Recreation									
Dwellings				Other									
Outbuildings				Non-AG TOTAL				3.950					

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

163305

NEBRASKA

Real Estate Transfer Statement

101

FORM
521

Good Life, Great Service.
DEPARTMENT OF REVENUE

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

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

1 County Name Webster - 91	2 County Number 91	3 Date of Sale/Transfer Mo. 5 Day 30 Yr. 2025	4 Date of Deed Mo. 5 Day 30 Yr. 2025
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Elmer R. Krueger Street or Other Mailing Address 1782 Road 1400 City Blue Hill State NE Zip Code 68830 Phone Number 402-440-7112		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) CAMKAT, LLC Street or Other Mailing Address 18505 Van Camp Drive City Omaha State NE Zip Code 68130 Phone Number 402-659-9393 Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(e) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address n/a	

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

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

8 Type of Deed <input type="checkbox"/> Bill of Sale <input type="checkbox"/> Cemetery <input type="checkbox"/> Conservator <input type="checkbox"/> Corrective <input type="checkbox"/> Death Certificate - Transfer on Death <input type="checkbox"/> Distribution <input type="checkbox"/> Easement <input type="checkbox"/> Executor <input type="checkbox"/> Land Contract/Memo <input type="checkbox"/> Lease <input type="checkbox"/> Mineral <input type="checkbox"/> Partition <input type="checkbox"/> Personal Rep. <input type="checkbox"/> Quit Claim <input checked="" type="checkbox"/> Sheriff <input type="checkbox"/> Trust/Trustee <input type="checkbox"/> Warranty <input type="checkbox"/> Other	9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? <input type="checkbox"/> Buyer <input type="checkbox"/> Seller <input checked="" type="checkbox"/> No <input type="checkbox"/> Court Decree <input type="checkbox"/> Exchange <input type="checkbox"/> Grantor Trust <input type="checkbox"/> Partition	10 Type of Transfer <input type="checkbox"/> Auction <input type="checkbox"/> Easement <input type="checkbox"/> Gift <input type="checkbox"/> Life Estate <input checked="" type="checkbox"/> Sale <input type="checkbox"/> Satisfaction of Contract <input type="checkbox"/> Other (Explain) _____	11 Was ownership transferred in full? (If No, explain the division.) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	12 Was real estate purchased for same use? (If No, state the intended use.) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
--	--	--	---	--

13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Aunt or Uncle to Niece or Nephew <input type="checkbox"/> Brothers and Sisters <input type="checkbox"/> Ex-spouse <input type="checkbox"/> Family Corp., Partnership, or LLC <input type="checkbox"/> Grandparents and Grandchild <input type="checkbox"/> Parents and Child <input type="checkbox"/> Self <input type="checkbox"/> Spouse <input type="checkbox"/> Step-parent and Step-child <input type="checkbox"/> Other _____	14 What is the current market value of the real property? 425,000.00	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No \$ _____ % _____
--	--	--

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

18 Address of Property Ag Land	19 Name and Address of Person to Whom the Tax Statement Should be Sent Grantee
--	--

18a <input checked="" type="checkbox"/> No address assigned	18b <input checked="" type="checkbox"/> Vacant land
20 Legal Description (Attach additional pages, if needed.) 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	

21 If agricultural, list total number of acres transferred in this transaction 158.24+-	22 Total purchase price, including any liabilities assumed. 425,000.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	23 \$ 425,000.00
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24 \$ 425,000.00

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

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

sign here	Print or Type Name of Grantee or Authorized Representative Teresa Theobald	Closing Agent Closing Agent	(402) 746-2246 Phone Number 5/30/2025 Date
here	Signature of Grantee or Authorized Representative	Title	

28 Date Deed Recorded Mo. 5 Day 30 Yr. 25	29 Value of Stamp or Exempt Number \$ 9516.25	30 Recording Data BK 2025, Pg 1209	For Dept Use Only
Nebraska Department of Revenue Form No. 96-269-2008 7-2024 Rev. Supercedes 96-269-2008 10-2020			Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2)

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

Entered on the

numerical index and filed for record in the Clerk's office of said county this 20th day of May A.D., 2025, at 2:32 o'clock P.M. Recorded in Book 2025 on Page 1309
Arroyo Hario County Clerk.
\$10.00 Deputy
 Ind. Comp. Assessor. Carded.

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

WARRANTY DEED


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

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

Executed May 30, 2025.

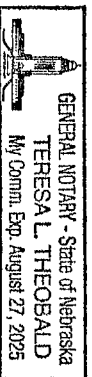

Elmer R. Krueger

STATE OF NEBRASKA

SS.

COUNTY OF Adams

The foregoing instrument was acknowledged before me on May 30, 2025 by Elmer R. Krueger, a single person.



Notary Public

Agricultural Land Sales Worksheet

Cntry No.	Book	Page	Sale Date	School District Code													
91	2025	1214	6/2/2025	Base: 91-0002					Affiliated:			Unified:					
Location ID	Sale Number	Useability & Code #	Parcel Number														
001802500	102	1	GeoCode	Twn	Rng	Sect	Qtr	Subdiv	Area	Blk	Parcel						
			4491	1	11	3	3	00000	1	000	7470						
Date of Sale Assessed Value			Date of Sale Property Classification Code														
Land	Improvements	Total	Status	Property Type	Zoning	Location	City Size	Parcel Size									
1, 226, 690		1, 226, 690	A)	2	B)	05	C)	5	D)	3	E)	0	F)	9			
Irrigation Type:																	
LCC			ACRES:			VALUE:			LCC			ACRES:			VALUE:		
IRRIGATED	1A1		GRASSLAND			1G1											
	1A	135.960				1G			5.090			2,545					
	2A1					2G1											
	2A	63.950				2G											
	3A1	65.760				3G1											
	3A					3G											
	4A1					4G1											
	4A	0.280				4G											
DRYLAND	1D1		Shelterbelt/Timber														
	1D	34.180				Acreation											
	2D1					Waste											
	2D	1.770				Other											
	3D1	2.560				AG LAND TOTAL			309.720			1,226,690					
	3D					Roads			1.990								
	4D1					Farm Sites											
	4D	0.170				Home Sites											
						Recreation											
Dwellings						Other			4.220								
Outbuildings						Non-AG TOTAL			6.210								

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

Total Recapture Value:

Assessor Comments and Reason for Adjustment:

JTWD

Comments from

Comments:

001802500 001802800 001802900 001803600

(Continue on back)

Real Estate Transfer Statement 102

FORM
521

Good Life. Great Service.

DEPARTMENT OF REVENUE

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

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

1 County Name Webster - 91	2 County Number 91	3 Date of Sale/Transfer Mo. <u>6</u> Day <u>2</u> Yr. <u>2025</u>	4 Date of Deed Mo. <u>6</u> Day <u>2</u> Yr. <u>2025</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) RBK, LLC Street or Other Mailing Address 1105 Road GH City Red Cloud State NE Zip Code 68970 Phone Number (402) 746-3856 Email Address n/a		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Joseph Schnuerle and Renee' Schnuerle Street or Other Mailing Address 215 McPherson Ave City Republican City State NE Zip Code 68971 Phone Number 368-991-6056 Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address n/a		
7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. (A) Status <input type="checkbox"/> Improved <input type="checkbox"/> Single Family <input type="checkbox"/> Industrial <input type="checkbox"/> Mineral Interests-Nonproducing <input type="checkbox"/> State Assessed <input type="checkbox"/> Mobile Home <input checked="" type="checkbox"/> Unimproved <input type="checkbox"/> Multi-Family <input checked="" type="checkbox"/> Agricultural <input type="checkbox"/> Mineral Interests-Producing <input type="checkbox"/> Exempt <input type="checkbox"/> IOLL <input type="checkbox"/> Commercial <input type="checkbox"/> Recreational 8 Type of Deed <input type="checkbox"/> Conservator <input type="checkbox"/> Distribution <input type="checkbox"/> Land Contract/Memo <input type="checkbox"/> Partition <input type="checkbox"/> Sheriff <input type="checkbox"/> Other _____ <input type="checkbox"/> Bill of Sale <input type="checkbox"/> Corrective <input type="checkbox"/> Easement <input type="checkbox"/> Lease <input type="checkbox"/> Personal Rep. <input type="checkbox"/> Trust/Trustee _____ <input type="checkbox"/> Cemetery <input type="checkbox"/> Death Certificate - Transfer on Death <input type="checkbox"/> Executor <input type="checkbox"/> Mineral <input type="checkbox"/> Quit Claim <input checked="" type="checkbox"/> Warranty 9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? <input type="checkbox"/> Auction <input type="checkbox"/> Distribution <input type="checkbox"/> Foreclosure <input type="checkbox"/> Irrevocable Trust <input type="checkbox"/> Revocable Trust <input type="checkbox"/> Transfer on Death <input type="checkbox"/> Buyer <input type="checkbox"/> Seller <input checked="" type="checkbox"/> No <input type="checkbox"/> Court Decree <input type="checkbox"/> Exchange <input type="checkbox"/> Grantor Trust <input type="checkbox"/> Partition <input type="checkbox"/> Life Estate <input checked="" type="checkbox"/> Sale <input type="checkbox"/> Trustee to Beneficiary <input type="checkbox"/> Satisfaction of Contract <input type="checkbox"/> Other (Explain) _____ 11 Was ownership transferred in full? (If No, explain the division.) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> No 12 Was real estate purchased for same use? (If No, state the intended use.) _____		(B) Property Type <input type="checkbox"/> Mineral Interests-Nonproducing <input type="checkbox"/> State Assessed <input type="checkbox"/> Mobile Home <input type="checkbox"/> Mineral Interests-Producing <input type="checkbox"/> Exempt		(C)
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Aunt or Uncle to Niece or Nephew <input type="checkbox"/> Family Corp., Partnership, or LLC <input type="checkbox"/> Self <input type="checkbox"/> Other _____ <input type="checkbox"/> Brothers and Sisters <input type="checkbox"/> Grandparents and Grandchild <input type="checkbox"/> Spouse _____ <input type="checkbox"/> Ex-spouse <input type="checkbox"/> Parents and Child <input type="checkbox"/> Step-parent and Step-child _____		14 What is the current market value of the real property? 2,099,000.00		15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No \$ _____ %
16 Does this conveyance divide a current parcel of land? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) <input checked="" type="checkbox"/> Yes Southern Title, LLC <input type="checkbox"/> No		
18 Address of Property Ag Land		19 Name and Address of Person to Whom the Tax Statement Should be Sent Grantees		
18a <input checked="" type="checkbox"/> No address assigned 18b <input checked="" type="checkbox"/> Vacant land				
20 Legal Description (Attach additional pages, if needed.) See Attached				
21 If agricultural, list total number of acres transferred in this transaction 315.930+-				
22 Total purchase price, including any liabilities assumed.		22 \$	2,225,000.00	
23 Was non-real property included in the purchase? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions)		23 \$	126,000.00	
24 Adjusted purchase price paid for real estate (line 22 minus line 23)		24 \$	2,099,000.00	
25 If this transfer is exempt from the documentary stamp tax, list the exemption number _____				
26 Is an affidavit as described in Neb. Rev. Stat. § 76-2,141 required because the property is located within a county or other geographic area with an active air force ballistic missile field? (See instructions) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No				
27 If yes, is the required affidavit attached to this filing? <input type="checkbox"/> Yes <input type="checkbox"/> No				

Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement.
Joseph Schnuerle
Print or Type Name of Grantee or Authorized Representative
Joseph Schnuerle
Signature of Grantee or Authorized Representative
Grantee
Title
368-991-6056
Phone Number
6-2-2025
Date

28 Date Deed Recorded
Mo. 6 Day 2 Yr. 25

29 Value of Stamp or Exempt Number
\$ 4722.75

30 Recording Data
BK2025, Pg 1214

For Dept. Use Only

19140 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

191530 The East Half of the Southeast Quarter (E1/2SE1/4) of Section Four (4), Township One (1) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska

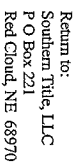
191110 The West Half of the Southwest Quarter (W1/2SW1/4) of Section Three (3), Township One (1) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska

191485 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 (~~S~~N 0316 66728)
Pump Motor and Control Box

\$126,000.00

Entered on the
numerical index and filed for record in the
Clerk's office of said county this 2 day
of June A.D., 2025, at 12:02
o'clock P.M. Recorded in Book 2025
on Page 1214
Chobee Huang County Clerk
ID no AB Deputy
Ind _____ Comp _____ Assessor _____ Carded _____



JOINT TENANCY WARRANTY DEED

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

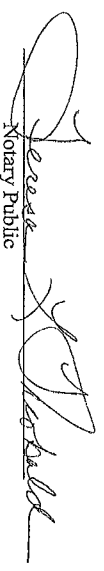
Executed June 2, 2025.

RBK, LLC, a Nebraska limited liability company

Richard I. Kudma Manager
BY: Richard I. Kudma, Manager

STATE OF NEBRASKA)
COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on June 2, 2025 by Richard L. Kudrna, Manager of RBK, LLC, a Nebraska limited liability company.



Agricultural Land Sales Worksheet

City No.	Book	Page	Sale Date	School District Code									
91	2025	1262	5/28/2025	Base: 65-0011			Affiliated:			Unified:			
Location ID	Sale Number	Usability & Code #	Parcel Number										
001104400	104	4	05	GeoCde	Twn	Rng	Sec	Qtr	Subdiv	Area	Blk	Parcel	
	Date of Sale Assessed Value			4375	2	9	9	2	00000	1	000	1120	
Land	Improvements	Total	Date of Sale Property Classification Code										
450, 130	67, 600	517, 730	Status	Property Type	Zoning	Location	City Size	Parcel Size					
	Irrigation Type:		A) 1	B) 05	C) 5	D) 3	E) 0	F) 9					
LCG	ACRES:	VALUE:	LCG	ACRES:	VALUE:								
IRRIGATED 1A1			GRASSLAND 1G1										
1A			1G										
2A1			2G1										
2A			2G										
3A1			3G1										
3A			3G										
4A1			4G1										
4A			4G										
DRYLAND 1D1			Shelterbelt/Timber										
1D	6.850	22,640	Accretion										
2D1			Waste										
2D	54.190	169,885	Other										
3D1	10.940	32,435	AG LAND TOTAL		144.230		436,290						
3D			Roads		3.270								
4D1			Farm Sites		1.000		13,840						
4D	72.250	211,330	Home Sites										
			Recreation										
Dwellings			Other										
Outbuildings		67,600	Non-AG TOTAL		4.270		13,840						
Assessor's Adjustment to Sale Price (+ or -):			Total Recapture Value:										
Assessor Comments and Reason for Adjustment:													
JTWD ; SALE BETWEEN PARENT & CHILD													
Comments from			Comments:										
001104400													

11100

NEBRASKA

Good Life, Great Service.

DEPARTMENT OF REVENUE

Real Estate Transfer Statement

104

FORM
521

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

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

1 County Name	Webster - 91		2 County Number			3 Date of Sale/Transfer	Mo. <u>5</u> Day <u>28</u> Yr. <u>25</u>		4 Date of Deed	Mo. <u>5</u> Day <u>28</u> Yr. <u>25</u>	
5 Grantor's Name, Address, and Telephone (Please Print)	Grantor's Name (Seller) Andrew J. Miller and Kristin K. Miller Street or Other Mailing Address 4127 Road D City Hardy State NE Zip Code 68943 Phone Number (402) 879-5700 Email Address					6 Grantee's Name, Address, and Telephone (Please Print)	Grantee's Name (Buyer) James L. Miller and Donna R. Miller Street or Other Mailing Address 1015 E 10th St City Superior State NE Zip Code 68978 Phone Number (402) 879-5556 Email Address				
7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home.	(A) Status					(B) Property Type					(C)
<input checked="" type="checkbox"/> Improved <input type="checkbox"/> Single Family <input type="checkbox"/> Industrial <input type="checkbox"/> Unimproved <input type="checkbox"/> Multi-Family <input checked="" type="checkbox"/> Agricultural <input type="checkbox"/> Commercial <input type="checkbox"/> Recreational <input type="checkbox"/> IOL					<input type="checkbox"/> Mineral Interests-Nonproducing <input type="checkbox"/> Mineral Interests-Producing <input type="checkbox"/> State Assessed <input type="checkbox"/> Exempt <input type="checkbox"/> Mobile Home						
8 Type of Deed					<input type="checkbox"/> Bill of Sale <input type="checkbox"/> Corrective <input type="checkbox"/> Death Certificate - Transfer on Death <input type="checkbox"/> Executor <input type="checkbox"/> Mineral <input type="checkbox"/> Land Contract/Memo <input type="checkbox"/> Partition <input type="checkbox"/> Sheriff <input type="checkbox"/> Other						
<input type="checkbox"/> Cemetery <input type="checkbox"/> Death Certificate - Transfer on Death <input type="checkbox"/> Executor <input type="checkbox"/> Mineral					<input type="checkbox"/> Personal Rep. <input type="checkbox"/> Trust/Trustee <input checked="" type="checkbox"/> Warranty						
9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller?					<input checked="" type="checkbox"/> Buyer <input type="checkbox"/> Seller <input type="checkbox"/> No					<input type="checkbox"/> Court Decree <input checked="" type="checkbox"/> Exchange <input type="checkbox"/> Grantor Trust <input type="checkbox"/> Partition	
11 Was ownership transferred in full? (If No, explain the division.)					<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No					12 Was real estate purchased for same use? (If No, state the intended use.)	
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No					<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No						
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.)					<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No					<input type="checkbox"/> Self <input type="checkbox"/> Other	
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No					<input type="checkbox"/> Aunt or Uncle to Niece or Nephew <input type="checkbox"/> Brothers and Sisters <input type="checkbox"/> Grandparents and Grandchild <input checked="" type="checkbox"/> Parents and Child <input type="checkbox"/> Step-parent and Step-child						
14 What is the current market value of the real property?					695,000.00					15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)	
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No					<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No						
16 Does this conveyance divide a current parcel of land?					<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No					17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.)	
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No					<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No						
18 Address of Property					19 Name and Address of Person to Whom the Tax Statement Should be Sent						
18a <input checked="" type="checkbox"/> No address assigned					18b <input type="checkbox"/> Vacant land						
See Attachment A					James L. Miller and Donna R. Miller 1015 E 10th St. Superior, NE 68978						

21 If agricultural, list total number of acres transferred in this transaction	+/- 148.5	
22 Total purchase price, including any liabilities assumed.	22	\$ 695,000.00
23 Was non-real property included in the purchase?	23	\$ 0.00
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	24	\$ 695,000.00
25 If this transfer is exempt from the documentary stamp tax, list the exemption number	25	\$
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)	26	\$
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	27	\$
27 If yes, is the required affidavit attached to this filing?	<input type="checkbox"/> Yes <input type="checkbox"/> No	

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

Randall L. Alexander

Print or Type Name of Grantee or Authorized Representative

Attorney at Law

sign here

Signature of Grantee or Authorized Representative

Title

Register of Deeds Use Only

For Dept. Use Only

28 Date Deed Recorded	29 Value of Stamp or Exempt Number	30 Recording Data
Mo. <u>6</u> Day <u>4</u> Yr. <u>25</u>	\$ <u>1563.75</u>	BK 2025, Pg 1262

Attachment A

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

State of Nebraska } ss. Entered on the
County of Webster } 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

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

JOINT TENANCY WARRANTY DEED

Return to:
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 of 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. §76-201) in Webster County, Nebraska:

See Attachment A

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

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

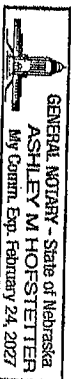
Executed: May 28, 2025.

Andrew J. Miller
ANDREW J. MILLER, Grantor

Kristin K. Miller
KRISTIN K. MILLER, Grantor

State of Nebraska)
County of Madison } ss.

The foregoing instrument was acknowledged before me on the 28th day of May, 2025, by ANDREW J. MILLER and KRISTIN K. MILLER, husband and wife.



Ashley M. Hofstetter
Notary Public

Attachment A

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

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code									
91	2025	1261	6/2/2025	Base: 01-0123					Affiliated:			Unified:	
Location ID	Sale Number	Usability & Code #		Parcel Number									
000506300	MH 2025-1	1		GeoCde	Twn	Rng	Sect	Qtr	Subdiv	Area	Blk	Parcel	
				4131			00	0	30005		017	0000	
Date of Sale Assessed Value													
Land	Improvements	Total		Date of Sale Property Classification Code									
2, 370	88, 915	91, 285		Status	Property Type	Zoning	Location	City Size	Parcel Size				
Assessor Location: BLADEN (BLA)				A) 1	B) 01	C) 1	D) 1	E) 7	F) 2				
				Residential				Commercial					
Multiple Improvements:				Multiple Improvements :				Multiple Improvements :					
Construction Date:				Construction Date :				Construction Date :					
Floor:				Floor Sq. Ft. :				Floor Sq. Ft. :					
Building Cost New:				Cost :				Cost :					
Single Family Style: 101				Residential Condition: 30				Commercial Occupancy Code:					
(100) <input type="checkbox"/> Mobile Home				(10) <input type="checkbox"/> Worn Out				Primary:		Other1:		Other2:	
(101) <input checked="" type="checkbox"/> One Story				(20) <input type="checkbox"/> Badly Worn				Commercial Construction Class:					
(102) <input type="checkbox"/> Two Story				(30) <input checked="" type="checkbox"/> Average				(1) <input type="checkbox"/> Fireproof Structural Steel Frame					
(103) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(2) <input type="checkbox"/> Reinforced Concrete Frame					
(104) <input type="checkbox"/> 1 1/2 Story				(50) <input type="checkbox"/> Very Good				(3) <input type="checkbox"/> Masonry Bearing Walls					
(111) <input type="checkbox"/> Bi-Level				(60) <input type="checkbox"/> Excellent				(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls					
(106) <input type="checkbox"/> Other								(5) <input type="checkbox"/> Metal Frame and Walls					
Townhouse or Duplex Style:				Residential Quality: 20				(6) <input type="checkbox"/> Pole Frame					
(301) <input type="checkbox"/> One Story				(10) <input type="checkbox"/> Low				Cost Rank:		Condition:			
(302) <input type="checkbox"/> Two Story				(20) <input checked="" type="checkbox"/> Fair				(10) <input type="checkbox"/> Low		(10) <input type="checkbox"/> Worn Out			
(307) <input type="checkbox"/> 1 1/2 Story				(30) <input type="checkbox"/> Average				(20) <input type="checkbox"/> Average		(20) <input type="checkbox"/> Badly Worn			
(308) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(30) <input type="checkbox"/> Above Average		(30) <input type="checkbox"/> Average			
(309) <input type="checkbox"/> 2 1/2 Story				(50) <input type="checkbox"/> Very Good				(40) <input type="checkbox"/> High		(40) <input type="checkbox"/> Good			
(304) <input type="checkbox"/> One Story Duplex				(60) <input type="checkbox"/> Excellent				(50) <input type="checkbox"/> Very Good		(50) <input type="checkbox"/> Very Good			
(305) <input type="checkbox"/> Two Story Duplex								(60) <input type="checkbox"/> Excellent		(60) <input type="checkbox"/> Excellent			

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

Assessor Comments and Reason for Adjustment:

WD ; 1990 BONNAVILLA MANUFACTURED HOME

Comments from
000506300

Comments:

(Continue on back)

MMH

Real Estate Transfer Statement

103

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

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

1 County Name	2 County Number	3 Date of Sale/Transfer Mo. 06 Day 02 Yr. 2025	4 Date of Deed Mo. 05 Day 28 Yr. 2025
---------------	-----------------	---	--

Webster - 91

Webster - 91

Mo. 06 Day 02 Yr. 2025

Mo. 05 Day 28 Yr. 2025

5 Grantor's Name, Address, and Telephone (Please Print)

Grantor's Name (Seller)
Shearid Hesman

Street or Other Mailing Address
1105 Park St, Apt. 314

City
Woodbine

State
IA

Zip Code
51579

Phone Number
(402) 984-3567

Email Address
N.A.

6 Grantee's Name, Address, and Telephone (Please Print)

Grantee's Name (Buyer)
Roland Williams and Linda Williams

Street or Other Mailing Address
1676 Rd 100

City
Campbell

State
NE

Zip Code
68932

Phone Number
(308) 746-1367

Email Address
N.A.

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

(A) Status	(B) Property Type	(C)
------------	-------------------	-----

☒ Improved ☐ Single Family ☐ Industrial ☐ Mineral Interests-Nonproducing ☐ State Assessed ☐ Mobile Home

☐ Unimproved ☐ Multi-Family ☐ Agricultural ☐ Mineral Interests-Producing ☐ Exempt

☐ IOLL ☐ Commercial ☐ Recreational

8 Type of Deed ☐ Conservator ☐ Distribution ☐ Land Contract/Memo ☐ Partition ☐ Sheriff ☐ Other

☐ Bill of Sale ☐ Corrective ☐ Easement ☐ Lease ☐ Personal Rep. ☐ Trust/Trustee

☐ Cemetery ☐ Death Certificate - Transfer on Death ☐ Executor ☐ Mineral ☐ Quit Claim ☒ Warranty

9 Was transfer part of IRS like-kind exchange (i.e., § 1031 Exchange) by buyer or seller? ☐ Auction ☐ Distribution ☐ Foreclosure ☐ Irrevocable Trust ☐ Revocable Trust ☐ Transfer on Death

☐ Buyer ☐ Seller ☒ No ☐ Court Decree ☐ Exchange ☐ Grantor Trust ☐ Partition ☐ Life Estate ☒ Sale ☐ Trustee to Beneficiary

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

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

13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) ☐ Yes ☒ No ☐ Family Corp., Partnership, or LLC ☐ Self ☐ Other

☐ Yes ☒ No ☐ Aunt or Uncle to Niece or Nephew ☐ Grandparents and Grandchild ☐ Spouse

☐ Brothers and Sisters ☐ Parents and Child ☐ Step-parent and Step-child

14 What is the current market value of the real property?
55,000.00

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

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

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

18 Address of Property
103 S. Main St.
Bladen, NE 68928

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

18a ☐ No address assigned 18b ☐ Vacant land

20 Legal Description (Attach additional pages, if needed.)
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 Seventeen (17), Original Town of Bladen, Webster County, Nebraska, according to the recorded plat thereof.

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

22 Total purchase price, including any liabilities assumed, 22 \$ 55,000.00

23 Was non-real property included in the purchase? ☐ Yes ☒ No (If Yes, enter dollar amount and attach itemized list.) (See instructions) 23 \$ 24 \$ 55,000.00

24 Adjusted purchase price paid for real estate (line 22 minus line 23) 24 \$ 55,000.00

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

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

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

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

Danielle L. Kelley

Print or Type Name of Grantee or Authorized Representative
Signature of Grantee or Authorized Representative

Closing Department Manager

Title
Date
(402) 463-4198
Phone Number
6/2/2025

Register of Deed's Use Only

28 Date Deed Recorded

Mo. 6 Day 4 Yr. 25

29 Value of Stamp or Exempt Number \$ 123.75

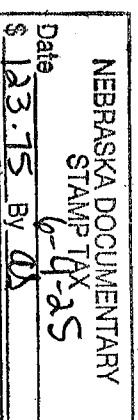
30 Recording Data BK 2025, Pg 1261

For Dept. Use Only

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 4 day
of June, A.D., 2025, at 12:51
o'clock P.M. Recorded in Book 2025
on Page 1261

Alibey Flaug County Clerk
10.00 Deputy
Ind. Comp. Assessor Carded



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

Warranty Deed

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

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 Seventeen (17), Original Town of Bladen, Webster County, Nebraska, according to the recorded plat thereof.

GRANTOR covenants with GRANTEEES that GRANTOR:

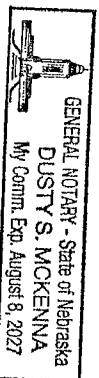
- (1) is lawfully seized of such real estate and that it is free from all encumbrances subject to easements, reservations, covenants and restrictions of record and subject to all regular taxes and special assessments;
- (2) has legal power and lawful authority to convey the same;
- (3) warrants and will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

Executed 5-28, 2025.

Shearld Hesman
Shearld Hesman

STATE OF NEBRASKA } ss
COUNTY OF DOUGLASS

On this 28th day of May, 2025, before me personally appeared **Shearld Hesman**.



Dusty Mckenna
Notary Public - DUSTY S. MCKENNA

Under penalty of law, the undersigned affirms that the information contained in this Affidavit of Affixture is true and correct and that 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 guilty of perjury, a Class III Felony.

All owners must sign and signatures must be notarized.

Shearid Hesman

Printed Name of Mobile Home Owner _____

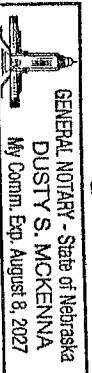
Signature of Mobile Home Owner Shearid Hesman

State of NEBRASKA

County of DOUGLAS

The foregoing signature of the **affiant** was acknowledged before me this 28th day of May, 2025.

Notary or Designated County Official _____



Seal

Printed Name of Mobile Home Owner _____

Signature of Mobile Home Owner _____

State of _____

County of _____

The foregoing signature of the **affiant** was acknowledged before me this _____ day of _____, _____.

Notary or Designated County Official _____

Seal

For County Treasurer Use Only

County of filing: _____

Office of filing: _____

Date of filing: _____

Fee paid: _____

The County Treasurer shall forward the original to the Register of Deeds in the county where the real property is located and provide copies to the Department of Motor Vehicles, County Assessor, owner and to each financial institution listed on this Affidavit as notice of the cancellation of the Certificate of Title.

Agricultural Land Sales Worksheet

Cmty No.		Book	Page	Sale Date		School District Code									
91		2025	1265	6/5/2025		Base: 65-0011					Affiliated:			Unified:	
Location ID		Sale Number	Useability & Code #			Parcel Number									
001103300		105	4		05	GeoCde	Twn	Rng	Sect	Qtr	Subdv	Area	Bk	Parcel	
		Date of Sale Assessed Value			4375 2 9 7 1 00000 1 000 6106										
Land	Improvements	Total		Date of Sale Property Classification Code											
25,000	144,390	169,390		Status	Property Type	Zoning	Location	City Size	Parcel Size						
	Irrigation Type:			A) 1	B) 05	C) 5	D) 3	E) 0	F) 7						
LCG		ACRES:		VALUE:		LCG		ACRES:		VALUE:					
IRRIGATED	1A1					GRASSLAND 1G1									
	1A					1G									
	2A1					2G1									
	2A					2G									
	3A1					3G1									
	3A					3G									
	4A1					4G1									
	4A					4G									
DRYLAND	1D1					Shelterbelt/Timber									
	1D					Accretion									
	2D1					Waste									
	2D					Other									
	3D1					AG LAND TOTAL									
	3D					Roads		0.170							
	4D1					Farm Sites									
	4D					Home Sites		0.830		25,000					
						Recreation									
Dwellings				137,070											
Outbuildings				7,320		Non-AG TOTAL		1.000		25,000					

Assessor's Adjustment to Sale Price (+ or -):		Total Recapture Value:	
Assessor Comments and Reason for Adjustment:			
JTWD ; TRANSFER BETWEEN PARENT & CHILD			
Comments from		Comments:	
001103300			

11033
191040

NEBRASKA

Good Life, Great Service.
DEPARTMENT OF REVENUE

Real Estate Transfer Statement

105

FORM
521

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

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

1 County Name	2 County Number	3 Date of Sale/Transfer Mo. <u>06</u> Day <u>05</u> Yr. <u>2025</u>	4 Date of Deed Mo. <u>06</u> Day <u>05</u> Yr. <u>2025</u>
---------------	-----------------	--	---

5 Grantor's Name, Address, and Telephone (Please Print)	6 Grantee's Name, Address, and Telephone (Please Print)
---	---

Grantor's Name (Seller) Lanny R and Kristin M Greenhalgh Street or Other Mailing Address 1910 Road M	Grantee's Name (Buyer) Ashley and Brett Licking Street or Other Mailing Address 1971 Road M
---	--

City Guide Rock	State NE	Zip Code 68942	City Guide Rock	State NE	Zip Code 68942
Phone Number (402) 964-6375			Phone Number (402) 964-6375	Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Email Address n/a			Email Address n/a		

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

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

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

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

13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.)	14 What is the current market value of the real property?	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Aunt or Uncle to Niece or Nephew <input type="checkbox"/> Family Corp., Partnership, or LLC <input type="checkbox"/> Self <input type="checkbox"/> Other _____ <input type="checkbox"/> Brothers and Sisters <input type="checkbox"/> Grandparents and Grandchild <input type="checkbox"/> Spouse <input checked="" type="checkbox"/> Ex-spouse <input type="checkbox"/> Parents and Child <input type="checkbox"/> Step-parent and Step-child	147,000.00	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No \$ _____ %

16 Does this conveyance divide a current parcel of land?	17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.)	18 Address of Property	19 Name and Address of Person to Whom the Tax Statement Should be Sent
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	1971 Road M Guide Rock, NE 68942	(Same as Grantees)

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

20 Legal Description (Attach additional pages, if needed.) A tract consisting of 1.003 acres, more or less, and bounded by a line beginning at a point 1137 feet East of the Northwest corner of the Northeast Quarter (NE1/4) of Section Seven (7), Township Two (2) North, Range Nine (9) West of the 6th P.M., Webster County, Nebraska; running thence South 190 feet, thence East 230 feet, thence North 190 feet, thence West 230 feet to the point of beginning.
--

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)	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)
1.003		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions)		N/A	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

27 If yes, is the required affidavit attached to this filing?	28 Date Deed Recorded	29 Value of Stamp or Exempt Number	30 Recording Data	For Dept Use Only
<input type="checkbox"/> Yes <input type="checkbox"/> No				

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

sign here	Print or Type Name of Grantee or Authorized Representative David B. Garwood	Attorney	Phone Number (402) 746-3613
	Signature of Grantee or Authorized Representative	Title	Date 6-5-25

Register of Deed's Use Only	For Dept Use Only
Mo. <u>6</u> Day <u>5</u> Yr. <u>25</u> \$ <u>330.75</u>	BK2025, Pg 1265
Nebraska Department of Revenue Form No. 96-268-2008 7-2024 Rev. Supersedes 96-269-2008 10-2020	Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2)

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

State of Nebraska } ss.
County of Webster } Entered on the
numerical index and filed for record in the
Clerk's office of said county this 5 day
of June A.D., 2025, at 11:38
o'clock AM. Recorded in Book 2025
on Page 1265
Quincy Huang County Clerk
JD Deputy
Ind. Comp. Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 6-5-25
\$ 330.15 By AK

JOINT TENANCY WARRANTY DEED

Lanny R. Greenhalgh and Kristin M. Greenhalgh, husband and wife, GRANTOR, whether one or more, in consideration of ONE HUNDRED FORTY-SEVEN 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 real estate (as defined in Neb. Stat. §76-201):

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

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

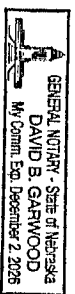
- (1) is lawfully seized of such real estate and that it is free from encumbrances; except easements and restrictions of record;
- (2) has legal power and lawful authority to convey the same;
- (3) warrants and will defend title to the real estate against the lawful claims of all persons.

Executed June 5, 2025.

Lanny R. Greenhalgh Lanny R. Greenhalgh
Kristin M. Greenhalgh Kristin M. Greenhalgh

STATE OF NEBRASKA, COUNTY OF WEBSTER: ss.

The foregoing instrument was acknowledged before me on June 5, 2025, by Lanny R. Greenhalgh and Kristin M. Greenhalgh, husband and wife.



Comm. expires 12-2-26
David B. Garwood
Notary Public

Residential & Commercial Sales Worksheet

Cntry No.	Book	Page	Sale Date	School District Code									
91	2025	1275	6/5/2025	Base: 91-0074					Affiliated:			Unified:	
Location ID	Sale Number	Usability & Code #		Parcel Number									
000336200	106	1		GeoCde	Twn	Rng	Sect	Qtr	Subdiv	Area	Blk	Parcel	
				4133			00	0	20055		011	0000	
Date of Sale Assessed Value				Date of Sale Property Classification Code									
Land	Improvements	Total		Status	Property Type	Zoning	Location	City Size	Parcel Size				
6, 820	228, 975	235, 795		A) 1	B) 01	C) 1	D) 1	E) 6	F) 3				
Assessor Location: BLUE HILL (BH)													
				Residential				Commercial					
Multiple Improvements:				Multiple Improvements:				Multiple Improvements:					
Construction Date:				Construction Date:				Construction Date:					
Floor:				Floor Sq. Ft.:				Floor Sq. Ft.:					
Building Cost New:				Cost:				Cost:					
Single Family Style: 103				Residential Condition: 35				Commercial Occupancy Code:					
(100) <input type="checkbox"/> Mobile Home				(10) <input type="checkbox"/> Worn Out				Primary:		Other1:		Other2:	
(101) <input type="checkbox"/> One Story				(20) <input type="checkbox"/> Badly Worn				Commercial Construction Class:					
(102) <input type="checkbox"/> Two Story				(30) <input checked="" type="checkbox"/> Average				(1) <input type="checkbox"/> Fireproof Structural Steel Frame					
(103) <input checked="" type="checkbox"/> Split Level				(40) <input checked="" type="checkbox"/> Good				(2) <input type="checkbox"/> Reinforced Concrete Frame					
(104) <input type="checkbox"/> 1 1/2 Story				(50) <input type="checkbox"/> Very Good				(3) <input type="checkbox"/> Masonry Bearing Walls					
(111) <input type="checkbox"/> Bi-Level				(60) <input type="checkbox"/> Excellent				(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls					
(106) <input type="checkbox"/> Other								(5) <input type="checkbox"/> Metal Frame and Walls					
Townhouse or Duplex Style:				Residential Quality: 30				(6) <input type="checkbox"/> Pole Frame					
(301) <input type="checkbox"/> One Story				(10) <input type="checkbox"/> Low				Cost Rank:					
(302) <input type="checkbox"/> Two Story				(20) <input type="checkbox"/> Fair				(10) <input type="checkbox"/> Low					
(307) <input type="checkbox"/> 1 1/2 Story				(30) <input checked="" type="checkbox"/> Average				(20) <input type="checkbox"/> Average					
(308) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(30) <input type="checkbox"/> Above Average					
(309) <input type="checkbox"/> 2 1/2 Story				(50) <input type="checkbox"/> Very Good				(40) <input type="checkbox"/> High					
(304) <input type="checkbox"/> One Story Duplex				(60) <input type="checkbox"/> Excellent				(50) <input type="checkbox"/> Very Good					
(305) <input type="checkbox"/> Two Story Duplex								(60) <input type="checkbox"/> Excellent					
Assessor's Adjustment to Sale Price (+ or -):													
Assessor Comments and Reason for Adjustment:													
WD													
Comments from													
000336200													
Comments:													

(Continue on back)

Real Estate Transfer Statement

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

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

1 County Name Webster - 91	2 County Number	3 Date of Sale/Transfer Mo. <u>06</u> Day <u>05</u> Yr. <u>2025</u>	4 Date of Deed Mo. <u>06</u> Day <u>03</u> Yr. <u>2025</u>
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Riley Armes and Kellie Armes Street or Other Mailing Address 60768 Hwy 41 Lot 6 City Sterling State NE Zip Code 68443 Phone Number (402) 802-0898 Email Address N.A.		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Henry D Egbers and Mallary A. Egbers Street or Other Mailing Address 1010 W. Seward St. City Blue Hill State NE Zip Code 68930 Phone Number (402) 719-8206 Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address N.A.	

7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home.		(B) Property Type	(C)
(A) Status			
<input checked="" type="checkbox"/> Improved <input type="checkbox"/> Single Family <input type="checkbox"/> Industrial <input type="checkbox"/> Mineral Interests-Nonproducing <input type="checkbox"/> State Assessed <input type="checkbox"/> Mobile Home <input type="checkbox"/> Unimproved <input type="checkbox"/> Multi-Family <input type="checkbox"/> Agricultural <input type="checkbox"/> Mineral Interests-Producing <input type="checkbox"/> Exempt <input type="checkbox"/> TOLL <input type="checkbox"/> Commercial <input type="checkbox"/> Recreational			
8 Type of Deed <input type="checkbox"/> Conservator <input type="checkbox"/> Distribution <input type="checkbox"/> Land Contract/Memo <input type="checkbox"/> Partition <input type="checkbox"/> Sheriff <input type="checkbox"/> Other _____ <input type="checkbox"/> Bill of Sale <input type="checkbox"/> Corrective <input type="checkbox"/> Easement <input type="checkbox"/> Lease <input type="checkbox"/> Personal Rep. <input type="checkbox"/> Trust/Trustee <input type="checkbox"/> Cemetery <input type="checkbox"/> Death Certificate - Transfer on Death <input type="checkbox"/> Executor <input type="checkbox"/> Mineral <input type="checkbox"/> Quit Claim <input checked="" type="checkbox"/> Warranty			
9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? <input type="checkbox"/> Auction <input type="checkbox"/> Distribution <input type="checkbox"/> Foreclosure <input type="checkbox"/> Irrevocable Trust <input type="checkbox"/> Revocable Trust <input type="checkbox"/> Transfer on Death <input type="checkbox"/> Buyer <input type="checkbox"/> Seller <input checked="" type="checkbox"/> No <input type="checkbox"/> Court Decree <input type="checkbox"/> Exchange <input type="checkbox"/> Grantor Trust <input type="checkbox"/> Partition <input type="checkbox"/> Life Estate <input checked="" type="checkbox"/> Sale <input type="checkbox"/> Trustee to Beneficiary Satisfaction of Contract <input type="checkbox"/> Other (Explain) _____			
11 Was ownership transferred in full? (If No, explain the division.) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		12 Was real estate purchased for same use? (If No, state the intended use.) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Aunt or Uncle to Niece or Nephew <input type="checkbox"/> Family Corp., Partnership, or LLC <input type="checkbox"/> Self <input type="checkbox"/> Other _____ <input type="checkbox"/> Brothers and Sisters <input type="checkbox"/> Grandparents and Grandchild <input type="checkbox"/> Spouse <input type="checkbox"/> Step-parent and Step-child			
14 What is the current market value of the real property? 263,000.00		15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No \$ _____ %	
16 Does this conveyance divide a current parcel of land? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) <input checked="" type="checkbox"/> Yes Adams Land Title Co. <input type="checkbox"/> No	
18 Address of Property 1010 W. Seward St Blue Hill, NE 68930		19 Name and Address of Person to Whom the Tax Statement Should be Sent See Grantee	
20 Legal Description (Attach additional pages, if needed.) 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.			
21 If agricultural, list total number of acres transferred in this transaction _____			
22 Total purchase price, including any liabilities assumed. _____		22 \$ 263,000.00	
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions) _____		23 \$ 263,000.00	
24 Adjusted purchase price paid for real estate (line 22 minus line 23) _____		24 \$ 263,000.00	
25 If this transfer is exempt from the documentary stamp tax, list the exemption number _____			
26 Is an affidavit as described in Neb. Rev. Stat. § 76-2, 141 required because the property is located within a county or other geographic area with an active air force ballistic missile field? (See instructions) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
27 If yes, is the required affidavit attached to this filing? <input type="checkbox"/> Yes <input type="checkbox"/> No			

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

Danielle L. Kelley
Print or Type Name of Grantee or Authorized Representative
Danielle L. Kelley
Signature of Grantee or Authorized Representative
Closing Department Manager
Title
(402) 463-4198
Phone Number
6/2/2025
Date

sign here

28 Date Deed Recorded Mo. <u>6</u> Day <u>6</u> Yr. <u>25</u>		29 Value of Stamp or Exempt Number \$ 591.75	30 Recording Data BR005, Pg 1 of 5	For Dept. Use Only
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Nebraska Department of Revenue
Form No. 96-269-2008 7-2024 Rev. Supersedes 96-269-2008 10-2020
Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2)

Date: 06/06/25
\$ 591.75 By AS

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

Antonia Davis County Clerk

Fee: \$10.00 By: AS Deputy
Electronically Recorded

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

Warranty Deed

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

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 GRANTEEES that GRANTORS:

- (1) 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 all regular taxes and special assessments;
- (2) have legal power and lawful authority to convey the same;
- (3) warrant and will defend title to the real estate against the lawful claims of all persons.

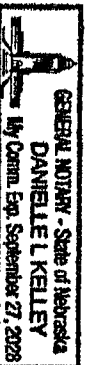
Executed June 3, 2025.

Riley Armes
Riley Armes

Kellie Armes
Kellie Armes

STATE OF NEBRASKA }
COUNTY OF Adams } ss

On this 3rd day of June, 2025, before me personally appeared **Riley Armes** and **Kellie Armes**.



Danielle L. Kelley
Notary Public - Danielle L. Kelley

Residential & Commercial Sales Worksheet

Cntry No.	Book	Page	Sale Date	School District Code									
91	2025	1279	6/6/2025	Base: 91-0002					Affiliated:			Unified:	
Location ID	Sale Number	Usability & Code #		Parcel Number									
000121200	107	1		GeoCde	Twn	Rng	Sec	Qrt	Subdiv	Area	Blk	Parcel	
				4371			00	0	10020		002	0000	
Date of Sale Assessed Value				Date of Sale Property Classification Code									
Land	Improvements	Total		Status	Property Type	Zoning	Location	City Size	Parcel Size				
1, 970	19, 120	21, 090		A) 1	B) 01	C) 1	D) 1	E) 6	F) 2				
Assessor Location: RED CLOUD (RC)				<div style="display: flex; justify-content: space-between;"> Residential Commercial </div>									
Multiple Improvements:				Multiple Improvements:									
Construction Date:				Construction Date:									
				1956									
Floor:				Floor Sq. Ft.:									
				754									
Building Cost New:				Cost:									
				82, 245									
Single Family Style: 1 0 1				Residential Condition: 20									
(100) <input type="checkbox"/> Mobile Home				(10) <input type="checkbox"/> Worn Out									
(101) <input checked="" type="checkbox"/> One Story				(20) <input checked="" type="checkbox"/> Badly Worn									
(102) <input type="checkbox"/> Two Story				(30) <input type="checkbox"/> Average									
(103) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good									
(104) <input type="checkbox"/> 1 1/2 Story				(50) <input type="checkbox"/> Very Good									
(111) <input type="checkbox"/> Bi-Level				(60) <input type="checkbox"/> Excellent									
(106) <input type="checkbox"/> Other													
Townhouse or Duplex Style:				Residential Quality: 20									
(301) <input type="checkbox"/> One Story				(10) <input type="checkbox"/> Low									
(302) <input type="checkbox"/> Two Story				(20) <input checked="" type="checkbox"/> Fair									
(307) <input type="checkbox"/> 1 1/2 Story				(30) <input type="checkbox"/> Average									
(308) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good									
(309) <input type="checkbox"/> 2 1/2 Story				(50) <input type="checkbox"/> Very Good									
(304) <input type="checkbox"/> One Story Duplex				(60) <input type="checkbox"/> Excellent									
(305) <input type="checkbox"/> Two Story Duplex													

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

Assessor Comments and Reason for Adjustment:

WD

Comments from
000121200

Comments:

(Continue on back)

3550

Real Estate Transfer Statement 101

FORM
521

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

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

1 County Name	2 County Number	3 Date of Sale/Transfer	4 Date of Deed
Webster - 91	101	Mo. 6 Day 6 Yr. 2025	Mo. 5 Day 20 Yr. 2025

5 Grantor's Name, Address, and Telephone (Please Print)	6 Grantee's Name, Address, and Telephone (Please Print)
---	---

Grantor's Name (Seller) Van Beber Properties, LLC	Grantee's Name (Buyer) Kadon Gaona
Street or Other Mailing Address n/a	Street or Other Mailing Address 615 N Locust St

City	State	Zip Code

Phone Number	Is the grantee a 501(c)(3) organization?	Yes	No

Email Address	Is the grantee a 509(a) foundation?	Yes	No
n/a			

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

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

8 Type of Deed	Conservator	Distribution	Land Contract/Memo	Partition	Sheriff	Other
<input type="checkbox"/> Bill of Sale <input type="checkbox"/> Corrective <input type="checkbox"/> Easement <input type="checkbox"/> Lease <input type="checkbox"/> Personal Rep. <input type="checkbox"/> Trust/Trustee <input type="checkbox"/> Quit Claim <input checked="" type="checkbox"/> Warranty	<input type="checkbox"/> Cemetery <input type="checkbox"/> Death Certificate - Transfer on Death <input type="checkbox"/> Executor <input type="checkbox"/> Mineral <input type="checkbox"/> Mineral	<input type="checkbox"/> Foreclosure <input type="checkbox"/> Irrevocable Trust <input type="checkbox"/> Revocable Trust <input type="checkbox"/> Transfer on Death	<input type="checkbox"/> Auction <input type="checkbox"/> Easement <input type="checkbox"/> Gift <input type="checkbox"/> Life Estate <input checked="" type="checkbox"/> Sale <input type="checkbox"/> Trustee to Beneficiary	<input type="checkbox"/> Court Decree <input type="checkbox"/> Exchange <input type="checkbox"/> Grantor Trust <input type="checkbox"/> Partition <input type="checkbox"/> Satisfaction of Contract <input type="checkbox"/> Other (Explain)		

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

13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.)	14 What is the current market value of the real property?	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	55,000.00	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No \$ _____ %

16 Does this conveyance divide a current parcel of land?	17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.)	18 Address of Property	19 Name and Address of Person to Whom the Tax Statement Should be Sent
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	615 N Locust Street Red Cloud, NE 68970	Grantee

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

20 Legal Description (Attach additional pages, if needed.)
Lots Seven (7), Eight (8) and Nine (9), Block Two (2), Smith and Moore's Addition to Red Cloud, Webster County, Nebraska

21 If agricultural, list total number of acres transferred in this transaction _____.	22 Total purchase price, including any liabilities assumed.	23 Was non-real property included in the purchase?	24 Adjusted purchase price paid for real estate (line 22 minus line 23)	25 If this transfer is exempt from the documentary stamp tax, list the exemption number	26 Is an affidavit as described in Neb. Rev. Stat. § 76-2,141 required because the property is located within a county or other geographic area with an active air force ballistic missile field? (See instructions)	27 If yes, is the required affidavit attached to this filing? <input type="checkbox"/> Yes <input type="checkbox"/> No
		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions)				
			23 \$ _____	24 \$ _____		
				55,000.00		

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.

Kaden Gaona

Print or Type Name of Grantee or Authorized Representative

Kaden Gaona

Signature of Grantee or Authorized Representative

Grantee

Title

910-556-9820

Phone Number

6/6/2025

Date

Register of Deed's Use Only

28 Date Deed Recorded	29 Value of Stamp or Exempt Number	30 Recording Data	For Dept. Use Only
Mo. 6 Day 6 Yr. 25	\$ 123.15	BK2025,lg 1219	

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

State of Nebraska } ss.
County of Webster }

Entered on the numerical index and filed for record in the Clerk's office of said county this 6 day of June A.D., 2025, at 12:06 o'clock PM, Recorded in Book 2025 on Page 1219
Abbey Havig County Clerk
10.20 Deputy
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 6-6-25
\$ 123.15 BY AB

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

WARRANTY DEED

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 single person, conveys to Grantee, the following described real estate (as defined in Neb. Rev. 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:

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

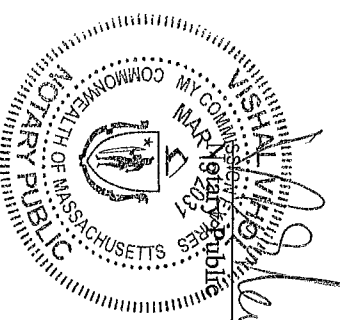
Executed May 20th, 2025.

Van Beber Properties, LLC, a limited liability company

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

STATE OF MA)
COUNTY OF Barnstable) ss.

The foregoing instrument was acknowledged before me on May 20th, 2025 by Charles R. Van Beber, Member/Manager of Van Beber Properties, LLC, a limited liability company.



VISHAL VIHOL
Notary Public
Commonwealth of Massachusetts
My Commission Expires
March 13, 2031

Sales Worksheet

Entry No.		Book	Page	Sale Date		School District Code											
91		2025	1319	6/9/2025		Base: 91-0002			Affiliated:			Unified:					
Location ID		Sale Number	Usability & Code #			Parcel Number											
000108200		108	4	05		GeoCde	Twn	Range	Secd	Qtr	Subdiv	Area	Bk	Parcel			
Date of Sale Assessed Value						4371			00	0	10005		015	0000			
Land		Improvements	Total			Date of Sale Property Classification Code											
1, 315		19,460	20,775			Status	Property Type	Zoning	Location	City Size	Parcel Size						
Assessor Location: RED CLOUD (RC)						A)	1	B)	01	C)	1	D)	1	E)	6	F)	1
		Residential			Commercial												
Multiple Improvements:		Multiple Improvements :			Multiple Improvements :												
Construction Date:		1900			Construction Date :												
Floor:		950			Floor Sq. Ft. :												
Building Cost New:		Cost :			91,820			Cost :									
Single Family Style: 1 0 1		Residential Condition: 20			Commercial Occupancy Code:												
(100) <input type="checkbox"/> Mobile Home		(10) <input type="checkbox"/> Worn Out			Primary:			Other1:			Other2:						
(101) <input checked="" type="checkbox"/> One Story		(20) <input checked="" type="checkbox"/> Badly Worn			Commercial Construction Class:												
(102) <input type="checkbox"/> Two Story		(30) <input type="checkbox"/> Average			(1) <input type="checkbox"/> Fireproof Structural Steel Frame												
(103) <input type="checkbox"/> Split Level		(40) <input type="checkbox"/> Good			(2) <input type="checkbox"/> Reinforced Concrete Frame												
(104) <input type="checkbox"/> 1 1/2 Story		(50) <input type="checkbox"/> Very Good			(3) <input type="checkbox"/> Masonry Bearing Walls												
(111) <input type="checkbox"/> Bi-Level		(60) <input type="checkbox"/> Excellent			(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls												
(106) <input type="checkbox"/> Other					(5) <input type="checkbox"/> Metal Frame and Walls												
Townhouse or Duplex Style:		Residential Quality: 30			(6) <input type="checkbox"/> Pole Frame												
(301) <input type="checkbox"/> One Story		(10) <input type="checkbox"/> Low			Cost Rank:			Condition:									
(302) <input type="checkbox"/> Two Story		(20) <input type="checkbox"/> Fair			(10) <input type="checkbox"/> Low			(10) <input type="checkbox"/> Worn Out									
(307) <input type="checkbox"/> 1 1/2 Story		(30) <input checked="" type="checkbox"/> Average			(20) <input type="checkbox"/> Average			(20) <input type="checkbox"/> Badly Worn									
(308) <input type="checkbox"/> Split Level		(40) <input type="checkbox"/> Good			(30) <input type="checkbox"/> Above Average			(30) <input type="checkbox"/> Average									
(309) <input type="checkbox"/> 2 1/2 Story		(50) <input type="checkbox"/> Very Good			(40) <input type="checkbox"/> High			(40) <input type="checkbox"/> Good									
(304) <input type="checkbox"/> One Story Duplex		(60) <input type="checkbox"/> Excellent						(50) <input type="checkbox"/> Very Good									
(305) <input type="checkbox"/> Two Story Duplex								(60) <input type="checkbox"/> Excellent									

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

WD: TRANSFER BETWEEN PARENT & CHILD

Assessor Comments and Reason for Adjustment:	
WD ; TRANSFER BETWEEN PARENT & CHILD	
Comments from	Comments:
000108200	
(Continue on back)	

30810

NEBRASKA

Good Life. Great Service.

DEPARTMENT OF REVENUE

Real Estate Transfer Statement

108

FORM
521

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

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

1 County Name	2 County Number	3 Date of Sale/Transfer Mo. <u>06</u> Day <u>09</u> Yr. <u>2025</u>	4 Date of Deed Mo. <u>06</u> Day <u>09</u> Yr. <u>2025</u>
Webster - 91			
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Michael Funaro Street or Other Mailing Address 367 Beverly Ave		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Joseph Lucas Funaro Street or Other Mailing Address 302 Maine Ave	
City San Leandro	State CA	Zip Code 94577-1921	City Inavale
Phone Number (510) 472-2000		Phone Number (510) 362-9251	Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Email Address N/A		Email Address N/A	

7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home.		(B) Property Type		(C)
(A) Status				
<input checked="" type="checkbox"/> Improved	<input checked="" type="checkbox"/> Single Family	<input type="checkbox"/> Industrial	<input type="checkbox"/> Mineral Interests-Nonproducing	<input type="checkbox"/> State Assessed
<input type="checkbox"/> Unimproved	<input type="checkbox"/> Multi-Family	<input type="checkbox"/> Agricultural	<input type="checkbox"/> Mineral Interests-Producing	<input type="checkbox"/> Exempt
<input type="checkbox"/> IOLL	<input type="checkbox"/> Commercial	<input type="checkbox"/> Recreational		
8 Type of Deed				
<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Corrective	<input type="checkbox"/> Distribution	<input type="checkbox"/> Land Contract/Memo	<input type="checkbox"/> Partition
<input type="checkbox"/> Cemetery	<input type="checkbox"/> Death Certificate - Transfer on Death	<input type="checkbox"/> Executor	<input type="checkbox"/> Lease	<input type="checkbox"/> Personal Rep.
		<input type="checkbox"/> Mineral	<input type="checkbox"/> Quit Claim	<input checked="" type="checkbox"/> Warranty
9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller?				
<input type="checkbox"/> Buyer	<input type="checkbox"/> Seller	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Auction	<input type="checkbox"/> Easement
		<input type="checkbox"/> Court Decree	<input type="checkbox"/> Exchange	<input type="checkbox"/> Grantor Trust
11 Was ownership transferred in full? (If No, explain the division.)				
<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	12 Was real estate purchased for same use? (If No, state the intended use.)		
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.)				
<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Aunt or Uncle to Niece or Nephew	<input type="checkbox"/> Family Corp., Partnership, or LLC	<input type="checkbox"/> Self
		<input type="checkbox"/> Brothers and Sisters	<input type="checkbox"/> Grandparents and Grandchild	<input type="checkbox"/> Spouse
		<input type="checkbox"/> Ex-spouse	<input checked="" type="checkbox"/> Parents and Child	<input type="checkbox"/> Step-parent and Step-child
14 What is the current market value of the real property?				
20,775.00				
15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)				
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No \$ _____ %				
16 Does this conveyance divide a current parcel of land?				
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No				
17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No				
18 Address of Property 445 N Seward St Red Cloud, NE 68970				
19 Name and Address of Person to Whom the Tax Statement Should be Sent Same as Grantee				
18a <input type="checkbox"/> No address assigned 18b <input type="checkbox"/> Vacant land				
20 Legal Description (Attach additional pages, if needed.) Lots One (1) and Two (2), Block Fifteen (15), Original Town of Red Cloud, Webster County, Nebraska.				

21 If agricultural, list total number of acres transferred in this transaction _____.	
22 Total purchase price, including any liabilities assumed.	22 \$ 0'00
23 Was non-real property included in the purchase?	
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list) (see instructions)	23 \$ 0'00
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24 \$ 0'00

25 If this transfer is exempt from the documentary stamp tax, list the exemption number 52.

26 Is an affidavit as described in Neb. Rev. Stat. § 76-2, 141 required because the property is located within a county or other geographic area with an active air force ballistic missile field? (See instructions)

☐ Yes ☒ No

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

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

Kory McCracken

Print or Type Name of Grantee or Authorized Representative

sign

Signature of Grantee or Authorized Representative

Attorney

Title

(402) 746-3613
Phone Number
6/9/2025
Date

Register of Deed's Use Only

For Dept. Use Only

28 Date Deed Recorded Mo. <u>6</u> Day <u>9</u> Yr. <u>25</u>	29 Value of Stamp or Exempt Number \$ <u>Exempt # Sa</u>	30 Recording Data <u>BK2025 Pg 1319</u>
--	---	--

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

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

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

State of Nebraska } ss.
County of Webster }

Entered on the
numerical index and filed for record in the
Clerk's office of said county this 9 day
of June A.D., 20 25, at 1:08
o'clock P M. Recorded in Book 2025
on Page 1319
Abbeysburg County Clerk
AD Deputy
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY STAMP TAX	
Date <u>6-9-25</u>	\$ Exempt <u>SA</u> By <u>AD</u>

WARRANTY DEED

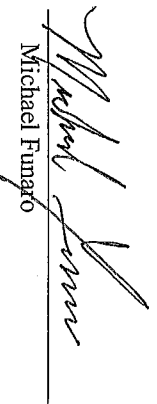
Michael Funaro, a single person, GRANTOR, in consideration of ONE AND NO/100 DOLLARS (\$1.00) and LOVE and AFFECTION, receipt of which is hereby acknowledged, conveys to Joseph Lucas Funaro, a single person, GRANTEES, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

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

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


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

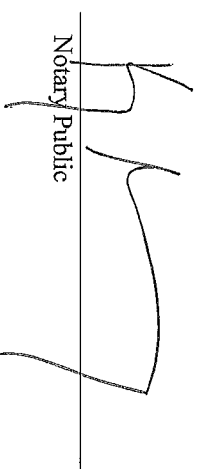
Executed June 9, 2025.


Michael Funaro

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on June 9, 2025, by Michael Funaro, a single person.

Comm. expires 


Notary Public

Residential & Commercial Sales Worksheet

Cnly No.	Book	Page	Sale Date	School District Code									
91	2025	1320	6/9/2025	Base: 91-0002					Affiliated:			Unified:	
Location ID	Sale Number	Usability & Code #		Parcel Number									
000129700	109	4	05	GeoCde	Twn	Rng	Sect	Qtr	Subdiv	Area	Blk	Parcel	
Date of Sale Assessed Value				4371		00	0	10020		016	0000		
Land	Improvements	Total		Date of Sale Property Classification Code									
1, 315	2, 530	3, 845		Status	Property Type	Zoning	Location	City Size	Parcel Size				
Assessor Location: RED CLOUD (RC)				A) 1	B) 01	C) 1	D) 1	E) 6	F) 1				
				Residential				Commercial					
Multiple Improvements:				Multiple Improvements :				Multiple Improvements :					
Construction Date:				Construction Date :				Construction Date :					
Floor:				Floor Sq. Ft. :				Floor Sq. Ft. :					
Building Cost New:				Cost :				Cost :					
Single Family Style:				Residential Condition:				Commercial Occupancy Code:					
(100) <input type="checkbox"/> Mobile Home				(10) <input type="checkbox"/> Worn Out				Primary:	Other1:	Other2:			
(101) <input type="checkbox"/> One Story				(20) <input type="checkbox"/> Badly Worn				Commercial Construction Class:					
(102) <input type="checkbox"/> Two Story				(30) <input type="checkbox"/> Average				(1) <input type="checkbox"/> Fireproof Structural Steel Frame					
(103) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(2) <input type="checkbox"/> Reinforced Concrete Frame					
(104) <input type="checkbox"/> 1 1/2 Story				(50) <input type="checkbox"/> Very Good				(3) <input type="checkbox"/> Masonry Bearing Walls					
(111) <input type="checkbox"/> Bi-Level				(60) <input type="checkbox"/> Excellent				(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls					
(106) <input type="checkbox"/> Other								(5) <input type="checkbox"/> Metal Frame and Walls					
Townhouse or Duplex Style:				Residential Quality:									
(301) <input type="checkbox"/> One Story				(10) <input type="checkbox"/> Low				Cost Rank:		Condition:			
(302) <input type="checkbox"/> Two Story				(20) <input type="checkbox"/> Fair				(10) <input type="checkbox"/> Low	(10) <input type="checkbox"/> Worn Out				
(307) <input type="checkbox"/> 1 1/2 Story				(30) <input type="checkbox"/> Average				(20) <input type="checkbox"/> Average	(20) <input type="checkbox"/> Badly Worn				
(308) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(30) <input type="checkbox"/> Above Average	(30) <input type="checkbox"/> Average				
(309) <input type="checkbox"/> 2 1/2 Story				(50) <input type="checkbox"/> Very Good				(40) <input type="checkbox"/> High	(40) <input type="checkbox"/> Good				
(304) <input type="checkbox"/> One Story Duplex				(60) <input type="checkbox"/> Excellent				(50) <input type="checkbox"/> Very Good					
(305) <input type="checkbox"/> Two Story Duplex								(60) <input type="checkbox"/> Excellent					
Assessor's Adjustment to Sale Price (+ or -):													
Assessor Comments and Reason for Adjustment:													
JTWD ; TRANSFER BETWEEN BROTHER & SISTER													
Comments from				Comments:									
000129700													

(Continue on back)

159200

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

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

1 County Name	2 County Number	3 Date of Sale/Transfer	4 Date of Deed
Webster - 91	91	Mo. 6 Day 9 Yr. 2025	Mo. 6 Day 9 Yr. 2025
5 Grantor's Name, Address, and Telephone (Please Print)		6 Grantee's Name, Address, and Telephone (Please Print)	
Grantor's Name (Seller) Susan R. Schulz and Robert A. Schulz Street or Other Mailing Address 1128 Highway 136 City Red Cloud State NE Zip Code 68970 Phone Number (402) 746-2478 Email Address n/a		Grantee's Name (Buyer) John A Yost and Gary Wade Leek Street or Other Mailing Address 39 East 19th Street, Floor 6 City New York State NY Zip Code 10003 Phone Number (917) 375-1308 Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation? Yes No Yes No	

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

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

8 Type of Deed <input type="checkbox"/> Bill of Sale <input type="checkbox"/> Cemetery <input type="checkbox"/> Corrective <input type="checkbox"/> Death Certificate - Transfer on Death <input type="checkbox"/> Conservator <input type="checkbox"/> Distribution <input type="checkbox"/> Easement <input type="checkbox"/> Executor <input type="checkbox"/> Land Contract/Memo <input type="checkbox"/> Lease <input type="checkbox"/> Mineral <input type="checkbox"/> Partition <input type="checkbox"/> Personal Rep. <input type="checkbox"/> Quit Claim <input type="checkbox"/> Sheriff <input type="checkbox"/> Trust/Trustee <input type="checkbox"/> Warranty <input type="checkbox"/> Other	9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? <input type="checkbox"/> Buyer <input type="checkbox"/> Seller <input checked="" type="checkbox"/> No	10 Type of Transfer <input type="checkbox"/> Distribution <input type="checkbox"/> Auction <input type="checkbox"/> Easement <input type="checkbox"/> Exchange <input type="checkbox"/> Foreclosure <input type="checkbox"/> Gift <input type="checkbox"/> Life Estate <input type="checkbox"/> Partition <input type="checkbox"/> Grantor Trust <input type="checkbox"/> Irrevocable Trust <input type="checkbox"/> Life Estate <input checked="" type="checkbox"/> Sale <input type="checkbox"/> Satisfaction of Contract <input type="checkbox"/> Other (Explain)	11 Was ownership transferred in full? (If No, explain the division.) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	12 Was real estate purchased for same use? (If No, state the intended use.) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
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13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Aunt or Uncle <input checked="" type="checkbox"/> Brother and Sisters <input type="checkbox"/> Grandchildren and Grandchild <input type="checkbox"/> Parents and Child <input type="checkbox"/> Family Corp., Partnership, or LLC <input type="checkbox"/> Self <input type="checkbox"/> Spouse <input type="checkbox"/> Step-parent and Step-child <input type="checkbox"/> Other
--	---

14 What is the current market value of the real property? 3,625.00	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No \$ %	16 Does this conveyance divide a current parcel of land? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
---	---	--	---

18 Address of Property 941 N Cedar Street Red Cloud, NE 68970	19 Name and Address of Person to Whom the Tax Statement Should be Sent Grantee
---	---

20 Legal Description (Attach additional pages, if needed.)
Lots One (1) and Two (2), Block Sixteen (16), Smith & Moore's Addition to Red Cloud, Webster County, Nebraska

21 If agricultural, list total number of acres transferred in this transaction _____.	22 Total purchase price, including any liabilities assumed.	23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	24 Adjusted purchase price paid for real estate (line 22 minus line 23)	25 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)	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)	27 If yes, is the required affidavit attached to this filing? <input type="checkbox"/> Yes <input type="checkbox"/> No
			22 \$ 2,000.00	23 \$ 1	24 \$ 2,000.00	

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

sign here	Print or Type Name of Grantee or Authorized Representative Jay A Yost	Grantee	917-375-1308
Signature of Grantee or Authorized Representative		Title	Phone Number
			06.09.25
Register of Deed's Use Only		For Dept. Use Only	

28 Date Deed Recorded	29 Value of Stamp or Exempt Number	30 Recording Data
Mo. 10 Day 9 Yr. 2025 \$ 4.50		BK 2025, Pg 1320

Nebraska Department of Revenue
Form No. 96-289-2008 7-2024 Rev. Supersedes 96-289-2008 10-2020
Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2)

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

State of Nebraska } ss.
County of Webster }

Entered on the

numerical index and filed for record in the

Clerk's office of said county this 09 day

of June A.D., 2025 at 3:53

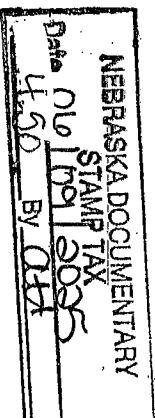
o'clock P. M. Recorded in Book 2025

on Page 1330

Abbey Howard County Clerk

Deputy

Ind Comp Assessor Carded



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

JOINT TENANCY WARRANTY DEED

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

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

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

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

Executed June 9, 2025

Susan R. Schulz
Susan R. Schulz

Robert A. Schulz
Robert A. Schulz

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on June 9, 2025
by Susan R. Schulz and Robert A. Schulz, a married couple.



Teresal Theobald
Notary Public