Residential & Commercial Sales Worksheet

Cnty No.	Во	ok _	Page		Sa	le Date		(School District Code								
91	20	25	1323		6/1	2/2025	Base:	91-0	074	Ţ.	Affilia	ted:			U					
Location	ID	Sale	Number	I	Jseabilit	y & Code #			ina nyi		P	arcel l	Vum	ber ,			esta art	erikale a Epiter	engi Likua (in in	
000338	600		110		4	05	GeoCde	Twn	Rn	g	Sect	Qrt	Su	bdiv	Are	a	Blk	, Pa	rcel	
	D	ate of S	ale Assesse	d Va	lue		4133				00	0	20	055		1,12,10	014	00	00	
Land	j.	Imp	rovements			Fotal		Date of Sale Property Clas						issific						
2	,950		155,89	0		158,840	Status	Pi	operty	Туј	ype Zoning Location				ı City Size			Parce	l Size	
Assessor Lo	cation:	BLUE	HILL (BH)			A) 1	B)	0:	L.	C,) 1	D,) 1	Е)	6	F)	1	
				100	100	Residential	tipl in	1.25	1961.6		1 12		√Co	mmei	cial				i jir k	
a program as	Mul	tiple Im	provements:	Mu	ltiple. Impr	ovements.:	C-103 Mr va carrier	A september	Multip	le.	Improve	ments.:	paging awar.	1928 + 633 mg	(M. Nakada	e statistos	8.85 P.US-15	e savatan sa	earnaicht is	
400		Constr	uction Date:	-	nstruction I		70				on Date									
12 - 12 - 12 - 12 - 12 - 12 - 12 - 12 -		4.77	Floor:	Flo	or Sq. Ft. :	1,0	12		Floor	Sq.	Ft, :									
		Buildin	ig Cost New:			154,6	30		Cost:	-										
Single Family	y St y le:	101	14.50	Re	sidential	Condition: 3	5 🔠 🖖	1000	Com	nei	rcial O	ccupan	су С	ode:			de feri			
(100) 🗆 Mo	obile Hon	ne		(10) 🗆 (C	Worn Out			Prima	ıry:		0	therl	:		0	ther2:			
(101) 🗷 On	e Story			(20	O) 🗆 E	Badly Worn			Com	nei	rcial C	onstruc	tion	Class					1	
(102) 🗆 Tw	o Story			(30	O) 🗷 🛭	\verage			(1)		Firep	roof Str	uctu	ral Ste	el Fra	me				
(103) 🗆 Spl	lit Level			(40	0) 🖼 (Good			(2) Reinforced Concrete Frame											
(104) 🗆 11.	/2 Story		·	(50	0) 🗆 1	Very Good			(3)		Masc	nry Bea	aring	Walls						
(111) 🗆 Bi-	Level			(60		Excellent			(4)		Woo	d or Ste	el Fr	amed l	Ext. \	Vall	s			
(106) 🗆 Oti	her					1945 (1945) 1945 (1945)	no si in ancioni di La Cara di Sala di		(5)		Meta	l Frame	and	Walls						
Townhouse o	r Duples	Style:	2000	Re	sidential	Quality: 30		11.0	(6)		Pole	Frame								
(301) 🗆 On	e Story			(10	D) 🗆 I	∞w			Cost	Rai	nk:		2004 2007 2007		Conc	litio	n:			
	o Story			(20	D) 🗆 F	air			(10)		Low				(10)		Wom	Out		
(307) 🗆 11.				(30	O) Ed A	Average			(20)		Aver	age		:	(20)		Badly	Worn		
(308) 🗆 Spl	lit Level			(40		Good			(30)			e Avera	age		(30)		Avera	ge		
(309) 🗆 21.	<u>`</u> _			 `	•	Very Good			(40)		High	Walling to some of	er Polysakija	ula věrana v	(40)		Good			
(304) □ On				(60		Excellent	on School Woods Whele	NO DIVETORIO	3/4		1 14				(50)		Very	Good		
(305) 🗆 Tw	o Story I	Duplex		Y.W	Latin Control							1. 0.5			(60)		Excell	ent		
Assessor'						-):			NFWO⊒##-;,											
Assessor Co																				
WD; TR	ANSFE	R BET	WEEN PA	REI	NT & C	HILD RES	ERVING	LI	FE E	SI	ATE									
																· · · · · · · · · · · · · · · · · · ·				
																				
														 -					-	
Comments	from				·		****	Comr	nents:	****	······································									
000338								BAAL												
					•															
																	(Cont	inue or	back)	

1890

Real Estate Transfer Statement

FORM

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

The deed will not be recorded unless this statemen	t is signed and items 1-27 are accurately completed.	
1 County Name Webster - 91 2 County Number	3 Date of Sale/Transfer Mo. 06 Day 12 Yr. 2025 4 Date of Deed Mo. 06 Day 12 Yr.	2025
5 Grantor's Name, Address, and Telephone (Please Print)	6 Grantee's Name, Address, and Telephone (Please Print)	
Grantor's Name (Seller) Arthur L & Carrol J Blythe	Grantee's Name (Buyer) Andrew G Blythe & Jenny Lee Reitz	
Street or Other Mailing Address 1005 West Seward St	Street or Other Mailing Address 1005 West Seward St	
City State Zip Code Blue Hill NE 68930	The state of the s	Zip Code 68930
Phone Number (308) 991-6700	Phone Number (308) 991-6700 Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation?	Yes ✓ No Yes ✓ No
Email Address n/a	Email Address n/a	
7 Property Classification Number. Check one box in categories A and B. Check C if	property is also a mobile home.	
	Property Type	(C)
✓ Improved ✓ Single Family Industrial Unimproved Multi-Family Agricultural IOLL Commercial Recreational	Mineral Interests-Nonproducing State Assessed Mineral Interests-Producing Exempt	Mobile Home
Bill of Sale Corrective Easement Le	nd Contract/Memo Partition Sheriff Other ase Personal Rep. Trust/Trustee peral Quit Claim Warranty	
9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? Auction		neficiary
11 Was ownership transferred in full? (If No, explain the division.) Yes No Grantors reserved a life estate	12 Was real estate purchased for same use? (If No, state the	
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives.		
✓ Yes No Aunt or Uncle to Niece or Nephew Family Corp., Family C	Partnership, or LLC Self Other	
Brothers and Sisters Grandparents	and Grandchild Spouse	
Ex-spouse	nild 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	9.)
160,000.00	Yes • No \$	%
16 Does this conveyance divide a current parcel of land? Yes No	17 Was transfer through a real estate agent or a title company? (If Yes, incompany of the agent or title company contact.) Yes	No
18 Address of Property 1005 W Seward St Blue Hill, NE 68930	19 Name and Address of Person to Whom the Tax Statement Should be S (Same as Grantor)	ent
18a No address assigned 18b Vacant land		
Lot Three (3) and the East Fifteen feet (E15') of Lot Blue Hill, Webster County, Nebraska.	t Four (4), Block Fourteen (14), Hoover's Ad	dition to
21 If agricultural, list total number of acres transferred in this transaction n/a	·	
22 Total purchase price, including any liabilities assumed		0;00
23 Was non-real property included in the purchase?	20 B	0;00
Yes No (If Yes, enter dollar amount and attach itemized list.) (see instruction 4 Adjusted purchase price paid for real estate (line 22 minus line 23)	uctions) 23 \$ 24 \$	0,00
25 If this transfer is exempt from the documentary stamp tax, list the exemption number _ 26 Is an affidavit as described in Neb. Rev. Stat. § 76-2,141 required because the property is located \[\textstyle \text{Y} \text{No} \]	5a	
27 If yes, is the required affidavit attached to this filing? Yes No		
Under penalties of law, I declare that I have examined this statement and and that I am duly authorized to sign this statement. David B. Garwood	that it is, to the best of my knowledge and belief, true, complete, and correct 402	746-3613
Print or Type Name of Grantee or Authorized Representative		Number
here Signature of Grantee or Authorized Representative	Attorney Title Date	12-25
Register of Deed's Use O	nly For De	pt. Use Only
28 Date Deed Recorded Mo. 6 Day 12 Yr. 25 S Exempt #5a	BK2025 Pa 1323	
Nebraska Department of Revenue	Authorized by Neb. Rev. Stat. §§	76-214, 77-1327(2)

County of Webster
Entered on the
numerical index and filed for record in the
Clerk's office of said county this day
of June A.D., 20 25, at 11753
o'clock A.M. Recorded in Book 2025
on Page 12d-2
15.00 County Clerk
Ind Comp Assessor Carded
IIII COIIID ASSESSOI CAI GGG

NEBRASKA DOCUMENTARY
STAMP TAX
Date 6-12-25
SEXEMPT SA BY 65

AFTER RECORDING RETURN TO: Garwood & McCracken, Lawyers, 401 N Webster St., Red Cloud, NE 68970

WARRANTY DEED

Arthur L. Blythe and Carol J. Blythe, husband and wife, GRANTORS, in consideration of ONE AND NO/100 DOLLARS (\$1.00) and other valuable consideration receipt of which is hereby acknowledged, convey to Andrew G. Blythe and Jenny Lee Reitz, GRANTEES, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Lot Three (3) and the East Fifteen feet (E15') of Lot Four (4), Block Fourteen (14), Hoover's Addition to BLue Hill, Webster County, Nebraska, according to the recorded plat thereof.

GRANTORS HEREBY RESERVE TO THEMSELVES OR THE SURVIVOR OF THEM A LIFE ESTATE IN SAID REAL ESTATE.

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 12 th, 2025.

-

Carol J. Blythe

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on June _____, 2025, by Arthur L. Blythe and Carol J. Blythe, husband and wife.

Comm. expires 13-3-56

Notary Public

Agricultural Land Sales Worksheet

Cuty No. Book Page Sale Date							School District Code											
91	20	25	1339	6/13	3/2025	Base:	91-00	Affil	ffiliated: Unified:									
Location	ID .	Sale	Number	Useability	& Code#	。												
0016141	.00	:	111	4	05	GeoCde	Twn	Rng	Sec	t	Qrt	Subo	liv .	Area	Blk	P	arcel	
	, . , D	ate of S	ale Assessed V	/alue		4243	3	10	35	,	4	000	00	1	000	0	000	
Land	Salestonia (*) Salestonia (*)	Imp	rovements	Т	otal		D	ate of	Sale	Pro	perty	Clas	sifica	tion (ode			
475	,615		502,865		978,480	Status	Pro	perty Ty	ре	Z	ning	Loc	ation	Cit	y Size	Par	cel Size	
		Irrigat	ion Type:			A) 1	B)	05	22 200 Begs -	C)	5	D)	2198 52 92	E)	0	10,550,557	10	
LCG			ACRES:	VA	LUE:		LCG				ACR	ES:		14.000	VAL	L LIR•		
IRRIGATE	D 1A1		South Resident	activities (feedings ###			RASSLA			141999		1.4		7.11.00	ete IV.ALL		,380	
	1A								1G			8.9	60				,320	
	2A1							2	G1			1.7	10			2,	,580	
	2A								2G									
	3A1							3	G1			0.0	60				85	
	3A								3G									
	4A1	 						4	Gl						****			
	4A								4G			4.8	30			2	,415	
DRYLAND			61.530		203,360		Shelterb											
	1D	 	61.550		203,360			Accret				4 0				_	400	
	2D1 2D		0.020		65			Wa	ste her			4.8	00	 -		2,	,400	
	3D1		31.700		93,990	AG I	LAND				15	4.7	60	***		36	,775	
	3 D							Ro				3.9		ir ya.	Section 1			
	4D1	 						Farm S				1.0		PRINCES OF	emastenii.		,840	
	4D		39.720		116,180		ŀ	Iome S	ites			1.0					,000	
1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1								Recreat	ion									
	wellings		en e		495,290				her		0.11.21.2							
Outl	ouildings				7,575	No	n-AG	TOTA	\L		,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	5.9	80			38	,840	

Assessor's Adjustn	ient to Sale Pi	rice (+ or -):		Total Recapture Value:	
Assessor Comments ar	d Reason for Ac	ljustment:		Market	
TRUSTEE'S WD;	TRANSFER !	O BENEFICIARY			
Comments from			Com	ments:	
001614100					
A COLOR OF THE COL		and the second s			(Continue on back)

Real Estate Transfer Statement **FORM** Good Life, Great Service *To be filed with the Register of Deeds. • Read instructions on reverse side, 521 DEPARTMENT OF REVENUE • 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 Mo. 06 Day 13 _{.Yr.} 2025 Mo. 06 Day 13 5 Grantor's Name, Address, and Telephone (Please Print) 6 Grantee's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Grantee's Name (Buyer) See Attached Frank A, Washburn Street or Other Mailing Address P.O. Box 485 Street or Other Mailing Address P.O. Box 485 City State Zip Code City State Zip Code 68930 Blue Hill NΕ 68930 Blue Hill NE Phone Number (402) 705-6414 Phone Number (402) 705-6414 is the grantee a 501(c)(3) organization? Yes √ No V No If Yes, is the grantee a 509(a) foundation? Yes Email Address Email Address N/A 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. (A) Status (B) Property Type (C) [7] Improved Single Family Industrial Mineral Interests-Nonproducing State Assessed Mobile Home Unimproved Multi-Family ✓ Agricultural Mineral Interests-Producing Exempt MI 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 Was transfer part of IRS like-10 Type of Transfer Distribution Foreclosure Irrevocable Trust Revocable Trust Transfer on Death kind exchange (I.R.C. § 1031 Auction Easement [Gift Life Estate Sale Exchange) by buyer or seller? ▼ Trustee to Seneficiary Seller ✓ No Court Decree Exchange Grantor Trust Partition Satisfaction of Contract Other (Explain) 11 Was ownership transferred in full? (If No, explain the division.) 12 Was real estate purchased for same use? (If No, state the intended use.) ✓ Yes 7 Yes 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC Other Brothers and Sisters Grandparents and Grandchild 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, slate the amount and interest rate.) 896.235.00 ✓ No 16 Does this conveyance divide a current parcel of land? Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) Yes ✓ No √ No 18 Address of Property 19 Name and Address of Person to Whom the Tax Statement Should be Sent 1319 Road 1800 Frank A. Washburn Guide Rock, NE 68942 P.O. Box 485

See attached

18a No address assigned

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

18b Vacant land

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

21 If agricultural, list total number of acres transferred in this transaction 161

		ĮΨ	U,UU
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 stemp 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 Yes V No	air forc	e ballistic m	issile field? (See Instructions)
27 If yes, is the required affidavit altached 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, and that I am duly authorized to sign this statement.	true, c	omplete, a	ind correct,
<u> Michael-E-Sullivan</u>			(402) 462-2119
Print or Incentance of Grantee or Authorized Representative		V	Phone Number
Sign			6/13/2025
here Signature of Manufacture of Authorized Representative Title			Date
Register of Deed's Use Only			For Dept. Use Only
28 Date Deed Recorded 29 Value of Stamp or Exempt Number 30 Recording Data			

Blue Hill, NE 68930

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

Day

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

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

22

0,00

5 Grantor's Name

Frank A. Washburn, Trustee of the Jane E. Washburn Revocable Trust

20 Legal Description

The Southeast Quarter (SE1/4) of Section Thirty-Five (35), Township Three (3) North, Range Ten (10) West of the 6th P.M., Webster County, Nebraska, subject to certain reserved interests in a percentage of all oil, gas, coal, and all other minerals, whether solid, fluid, or volatile, lying in or under or that may be produced or reduced to possession and saved upon said land, but specifically conveying all water rights to said Grantee.

Index	
Computer	
Assessor	
Carded	

NEBRASKA DOCUMENTARY STAMP TAX

Date: 06/13/25 \$ Ex020 By AS Bk 2025, Pg 1339

State of Nebraska county of Webster ss.

Entered on the numerical index and filed for record in the Clerk's office of said county this 13 day of June A.D., 2025, at 03:28 o'clock PM. Recorded in Book 2025 on Pages 1339-1340

County Clerk

Fee: \$16.00 By: AS Deputy Electronically Recorded

Michael E. Sullivan, Sullivan Shoemaker P.C., L.L.O., P.O. Box 309, Hastings, NE 68902-0309

TRUSTEE'S WARRANTY DEED

Frank A. Washburn, Trustee of the Jane E. Washburn Revocable Trust, GRANTOR, in consideration of making distribution to the beneficiary entitled thereto, conveys to Frank A. Washburn, GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

See Exhibit A attached hereto.

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

Executed: June <u>/3</u>, 2025.

Frank A. Washburn, Trustee of the Jane E. Washburn Revocable Trust

STATE OF NEBRASKA) ss: COUNTY OF ADAMS)

The foregoing instrument was acknowledged before me on June 13, 2025, by Frank A. Washburn, Trustee of the Jane E. Washburn Revocable Trust.

GENERAL NOTARY - State of Nebraska MICHAEL E, SULLIVAN My Comm. Exp. June 21, 2026

Notary Public

EXHIBIT "A"

The Southeast Quarter (SE1/4) of Section Thirty-Five (35), Township Three (3) North, Range Ten (10) West of the 6th P.M., Webster County, Nebraska, subject to certain reserved interests in a percentage of all oil, gas, coal, and all other minerals, whether solid, fluid, or volatile, lying in or under or that may be produced or reduced to possession and saved upon said land, but specifically conveying all water rights to said Grantee.

Agricultural Land Sales Worksheet

Cnty No.	Во	ok	Page	Sal	e Date				S	cho	ol Dist	rict (Code					
91	20	25	1341	6/13	3/2025	Base: 91-0074 Affiliated: Unified:												
Location	\mathbf{D}	Sale	Number	Useability	& Code#	[1] [1] [1] [1] [1] [1] [1] [1] [1] [1]												
001614	100		112	4	05	GeoCde	Twn	Rng	Se	ct	Qrt	Subo	ily	Area	Blk	Į.	Parcel	
	D	ate of S	ale Assessed V	⁷ alue		4243	3	10	3.	5	4	000	00	1	000	0	000	
Land		Imp	rovements	r	otal		D	ate of	Sale	Pro	perty	Clas	sifica	tion (Code	77.80		
475	,615		502,865		978,480	Status	Pro	perty T	уре	z	oning	Loc	ation	Cit	y Size	Par	cel Size	
		Irrigat	ion Type:	·		A) 1	B)	05	V	C)	5	D)	Agenteen to	E)	0	F)	10	
LCG	less and the season		ACRES:	VĀ	LUE:		LCG		ii e		ACR	ES:			VAL	lir.		
IRRIGAT				<u> </u>		GF	RASSLA	ND 1	GI	in a comment		1.4		10.000000000000000000000000000000000000	S-74 ZEL		,380	
	1A							**	1G			8.9	60		-		,320	
	2A1							2	G1			1.7	10			2	,580	
	2A								2G									
	3A1							3	Gl			0.0	60				85	
	3A								3G									
	4A1	 							Gl									
	4A			**************************************					4G			4.8	30	***		2	,415	
DRYLAN	· · · · · · · · · · · · · · · · · · ·		61.530		203,360		Shelterb		-+									
	1D 2D1	-	61.550		203,360		·	Accret				4.8					400	
	2D1 2D		0.020		65			Wa Ot	iste her			4.0	00				,400	
	3D1		31.700		93,990	AG I	AND			· in the second	15	4.7	60			136	,775	
	3 D				· ,			Ro				3.9				被抵抗	KONEK SELEKT	
	4D1							Farm S				1.0		Series (Series)		autority to the t	,840	
	4D		39.720		116,180		ŀ	Iome S	ites	******		1.0					,000	
								Recreat	_									
	Dwellings				495,290			Ot	her									
Out	tbuildings				7,575	No	n-AG	TOTA	\ L			5.9	80			38	,840	

Assessor's Adjustment to Sale Pi	rice (+ or -):	Total Recapture	Value:
Assessor Comments and Reason for Ad	justment:	TO THE STATE OF TH	
WD; TRANSFER TO REVOCABI	LE TRUST		
Comments from		Comments:	
001614100			
			(Continue on back)

Real Estate Transfer Statement

FORM

Good Life. Great Service.

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

521

	completed.	
1 County Name 2 County Number 3 Date of Sale/Transfer 4 D	ate of Deed	
	•	13 _{Yr.} 2025
6 Granter's Name, Address, and Telephone (Please Print) 6 Grantee's Name, Address, and Telephone (I	Please Print)	
Grantor's Name (Seller) Frank A. Washburn and Evelyn Anne Washburn Grantee's Name (Buyer) "See Attached"		
Street or Other Mailing Address P.O. Box 485 Street or Other Mailing Address P.O. Box 485	•	4
Blue Hill NE 68930 Blue Hill N	State JE	Zip Code 68930
(402) 705-6414 If Yes, is the grant	01(c)(3) organizatione ee a 509(a) founda	
Email Address N/A Email Address N/A N/A		
7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home.		
(A) Status (B) Property Type		(C)
	State Assessed	Mobile Home
Unimproved Multi-Family Agrioultural Mineral Interests-Producing	Exempt	
8 Type of Deed Conservator Distribution Land Contract/Memo Partition She		- The state of the
	riit Utt st/Trustee	1er
Cemetery Death Certificate - Transfer on Death Executor Mineral Quit Claim War		
9 Was transfer part of IRS like-kind exchange (i.R.C. § 1031 Exchange) by buyer or seller?	Tran	sfer on Death
		tee to Beneficiary
Buyer Seller No Court Decree Exchange Granter Trust Partition Satisfaction of C 11 Was ownership transferred in full? (If No, explain the division.)		er (Explain)
✓ Yes No ✓ Yes No	301116 0361 (11 140)	, state the interluct use.)
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.)	78,14	
☑ Yes ☐No ☐ Aunt or Uncle to Niece or Nephew ☐ Family Corp., Partnership, or LLC ☑ Self	Olher	1000
Brothers and Sisters Grandparents and Grandchild Spouse		
Ex-spouse Parents and Child Step-parent and Step		
14 What is the current market value of the real property? 15 Was the mortgage assumed? (If Yes, state to 896,235.00 Yes V No \$	he amount and int	•
16 Does this conveyance divide a current parcel of land? 17 Was transfer through a real estate agent or	a title company2 (%
of the agent or little company contact \	a ma apulbation	
	Yes	
18 Address of Property 19 Name and Address of Person to Whom the		√ No
1319 Road 1800 Frank A. Washburn		√ No
1319 Road 1800 Guide Rock, NE 68942 Frank A. Washburn P.O. Box 485		√ No
1319 Road 1800 Guide Rock, NE 68942 18a No address assigned 18b Vacant land Frank A. Washburn P.O. Box 485 Blue Hill, NE 68930		√ No
1319 Road 1800 Guide Rock, NE 68942 Frank A. Washburn P.O. Box 485		√ No
1319 Road 1800 Guide Rock, NE 68942 18a No address assigned 18b Vacant land 20 Legal Description (Attach additional pages, if needed.) See attached		√ No
1319 Road 1800 Guide Rock, NE 68942 18a No address assigned 18b Vacant land P.O. Box 485 Blue Hill, NE 68930 20 Legal Description (Attach additional pages, if needed.) See attached 21 If agricultural, list total number of acres transferred in this transaction 161	Tax Statement Sho	puld be Sent
1319 Road 1800 Guide Rock, NE 68942 18a No address assigned 18b Vacant lend P.O. Box 485 Blue Hill, NE 68930 20 Legal Description (Attach additional pages, if needed.) See attached 21 If agricultural, list total number of acres transferred in this transaction 161 22 Total purchase price, including any liabilities assumed.		ould be Sent
1319 Road 1800 Guide Rock, NE 68942 18a No address assigned 18b Vacant land P.O. Box 485 Blue Hill, NE 68930 20 Legal Description (Altach additional pages, if needed.) See attached 21 If agricultural, list total number of acres transferred in this transaction 161 22 Total purchase price, including any liabilities assumed. 23 Was non-real property included in the purchase?	Tax Statement Sho	puld be Sent
1319 Road 1800 Guide Rock, NE 68942 18a No address assigned 18b Vacant lend P.O. Box 485 Blue Hill, NE 68930 20 Legal Description (Altach additional pages, if needed.) See attached 21 If agricultural, list total number of acres transferred in this transaction 161 22 Total purchase price, including any liabilities assumed. 23 Was non-real property included in the purchase? Yes No (If Yes, enter dollar amount and attach itemized list.) (see instructions) 24 Adjusted purchase price paid for real estate (line 22 minus line 23)	Tax Statement Sho	ould be Sent
1319 Road 1800 Guide Rock, NE 68942 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 161 22 Total purchase price, including any liabilities assumed. 23 Was non-real properly included in the purchase? Yes 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 4	22 \$ 23 \$ 24 \$	0,00 0,00 0,00
1319 Road 1800 Guide Rock, NE 68942 18a No address assigned 18b Vacant lend P.O. Box 485 Blue Hill, NE 68930 20 Legal Description (Altach additional pages, if needed.) See attached 21 If agricultural, list total number of acres transferred in this transaction 161 22 Total purchase price, including any liabilities assumed. 23 Was non-real property included in the purchase? Yes No (If Yes, enter dollar amount and attach itemized list.) (see instructions) 24 Adjusted purchase price paid for real estate (line 22 minus line 23)	22 \$ 23 \$ 24 \$	0,00 0,00 0,00
1319 Road 1800 Guide Rock, NE 68942 18a No address assigned 18b Vacant land P.O. Box 485 Blue Hill, NE 68930 20 Legal Description (Attach additional pages, if needed.) See attached 21 If agricultural, list total number of acres transferred in this transaction 161 22 Total purchase price, including any liabilities assumed. 23 Was non-real property included in the purchase? Yes No (if Yes, enter dollar amount and attach itemized list.) (see instructions) 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 4 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	22 \$ 23 \$ 24 \$	0,00 0,00 0,00
1319 Road 1800 Guide Rock, NE 68942 18a No address assigned 18b Vacant land P.O. Box 485 Blue Hill, NE 68930 20 Legal Description (Attach additional pages, if needed.) See attached 21 If agricultural, list total number of acres transferred in this transaction 161 22 Total purchase price, including any liabilities assumed. 23 Was non-real property included in the purchase? Yes No (If Yes, enter dollar amount and attach itemized list.) (see instructions) 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 4 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 Yes No 27 If yes, is the required affidavit attached to this filing? Yes No Under penalties of law, I deplace that I have examined this stalement and that it is, to the best of my knowledge and belief.	22 \$ 23 \$ 24 \$ air force ballistic mis	O', 00 O', 00 O', 00 O', 00
1319 Road 1800 Guide Rock, NE 68942 18a No address assigned 18b Vacant land P.O. Box 485 Blue Hill, NE 68930 20 Legal Description (Attach additional pages, if needed.) See attached 21 If agricultural, list total number of acres transferred in this transaction 161 22 Total purchase price, including any liabilities assumed. 23 Was non-real property included in the purchase? Yes No (It 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 4 26 is an allidavit 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 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 bellef, and that I am duly authorized to sign this statement.	22 \$ 23 \$ 24 \$ air force ballistic mis	O', 00 O', 00 O', 00 O', 00 sile field? (See Instructions)
See attached Substitution See attached See	22 \$ 23 \$ 24 \$ air force ballistic mis	O', 00 O', 00 O', 00 O', 00
Sign	22 \$ 23 \$ 24 \$ air force ballistic mis	0,00 0,00 0,00 0,00 sile field? (See Instructions)
1319 Road 1800 Frank A. Washburn P.O. Box 485 Blue Hill, NE 68930	22 \$ 23 \$ 24 \$ air force ballistic mis	O',00 O',00 O',00 O',00 sille field? (See Instructions) d correct, (402) 462-2119 Phone Number
1319 Road 1800 Guide Rook, NE 68942 Frank A. Washburn P.O. Box 485 Blue Hill, NE 68930 See attached Blue Hill, NE 68930 Blue Hill, NE 68930 See attached See attached Blue Hill, NE 68930 See attached See atta	22 \$ 23 \$ 24 \$ air force ballistic mis	0,00 0,00 0,00 0,00 sile field? (See Instructions) d correct, (402) 462-2119 Phone Number 6/13/2025
Signature of Granuse or Withorlzed Representative Signature of Granuse or Withorlzed Representative Title	22 \$ 23 \$ 24 \$ air force ballistic mis	O',00 O',00 O',00 O',00 Sille field? (See Instructions) d correct, (402) 462-2119 Phone Number 6/13/2025 Date

6 Grantee's Name

Frank A. Washburn, Trustee of the Frank A. Washburn Revocable Trust

20 Legal Description

The Southeast Quarter (SE1/4) of Section Thirty-Five (35), Township Three (3) North, Range Ten (10) West of the 6th P.M., Webster County, Nebraska, subject to certain reserved interests in a percentage of all oil, gas, coal, and all other minerals, whether solid, fluid, or volatile, lying in or under or that may be produced or reduced to possession and saved upon said land, but specifically conveying all water rights to said Grantee.

Index Computer Assessor Carded

NEBRASKA DOCUMENTARY STAMP TAX

Date: 06/16/25 \$ Ex004 By AS

Bk 2025, Pg 1341

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 June A.D., 2025, at 08:56 o'clock AM. Recorded in Book 2025 on Pages 1341-1342

County Clerk

Fee: \$16.00 By: AS Deputy

Electronically Recorded

Michael E. Sullivan, Sullivan Shoemaker P.C., L.L.O., P.O. Box 309, Hastings, NE 68902-0309

WARRANTY DEED

Frank A. Washburn, a married person, GRANTOR, in consideration of funding GRANTOR'S Trust, conveys to Frank A. Washburn, Trustee of the Frank A. Washburn Revocable Trust, GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

See Exhibit A attached hereto.

Evelyn Anne Washburn, spouse of GRANTOR, hereby joins in this deed for the purpose of releasing any marital interest which she may have in the above described real estate.

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

Executed: June 13, 2025. melyn Charle Whatel Frank A. Washburn STATE OF NEBRASKA) ss: COUNTY OF ADAMS

The foregoing instrument was acknowledged before me on June 1 3 2025, by Frank A. Washburn and Evelyn Anne Washburn, husband and wife.

> GENERAL NOTARY - State of Nebraska MICHAEL E, SULLIVAN My Comm, Exp. June 21, 2026

Notary Public

EXHIBIT "A"

The Southeast Quarter (SE1/4) of Section Thirty-Five (35), Township Three (3) North, Range Ten (10) West of the 6th P.M., Webster County, Nebraska, subject to certain reserved interests in a percentage of all oil, gas, coal, and all other minerals, whether solid, fluid, or volatile, lying in or under or that may be produced or reduced to possession and saved upon said land, but specifically conveying all water rights to said Grantee.

Agricultural Land Sales Worksheet

Cuty No. Book Page			Sale	Date			V.	ំន	School District Code								
91 20	25	1363	6/16	/2025	Base: 91-0074 Affi			filiate	1:		Unif	ied:					
Location ID	Sale	Number	Useability & Code #			40.7			Par								
001703600		113	1		GeoCde	GeoCde Twn Rng Se		ect	Qrt	Subdiv	Area	Blk	Parcel				
D	ate of S	Sale Assessed \	Value .		4133	4	10	-	6	0	00000		000	0000			
Land	Im	provements	To	tal		D	ate of	Sal	e Pro	perty	Classific	ation (Code				
32,455		4,020		36,475	Status	Pro	perty Ty	ре	,Zo	ning .	Location	Cit	y Size	Parcel Size			
	Irriga	tion Type:			A) 1	B)	01	-	C)	5	D) 3	E)	0	F) 5			
LCG		ACRES:	VAL	UE:		LCG				ACR	ES:		VAL	Ú E:			
IRRIGATED 1A1					GF	RASSLA	ND 1	GI									
1A	·							1G									
2A1							20	G1									
2A		·····						2G									
3A1						,	3	Gl									
3A								3G									
4A1							4	Gl									
4A	+		<u> </u>					4G			. 2. *						
DRYLAND 1D1			. ÷			Shelterb	elt/Timl	ber									
1D							Accreti	on									
2D1	-						Wa	ste									
2D	 				1-1000		Otl			E107	······································						
3D1	 				AG I	AND		-									
3D	 		·				Roa				0.270	4					
4D1	 						Farm Si	-+				ļ					
4D							lome Si				3.390			32,455			
]	Recreati	-				ļ					
Dwellings	3 1 1 1 1 50			4,020	**	~	Otl		NG PER DESCRIPTION OF THE SECOND		0 655						
Outbuildings					No	n-AG	TOTA	\L			3.660	<u> </u>		32,455			

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:	
Assessor Comments and Reason for Adjustment:		
WD		
Comments from	Comments:	
001703600	-	
		(Continue on back)

(4290

NEBRASKA

Real Estate Transfer Statement

FORM

For Dept. Use Only

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

Good Life. Great Service. • To be filed with the Register of Deeds. • Read instructions on reverse side. · If additional space is needed, add an attachment and identify the applicable item number. DEPARTMENT OF REVENUE 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 _{Mo._}06 __{Yr.} 2025 Mo. _06 Webster - 91 _{Day} <u>1</u>6 5 Grantor's Name, Address, and Telephone (Please Print) 6 Grantee's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Abraham Gomez and Aaron Hanson Grantee's Name (Buyer) Angel R. Atz Street or Other Mailing Address 1140 W 2nd St Street or Other Mailing Address 1330 Road Z City Hastings State NE Zip Code 68901 Zip Code 68930 City Blue Hill Phone Number (402) 705-9729 Phone Number is the grantee a 501(c)(3) organization? (402) 469-1054 If Yes, is the grantee a 509(a) foundation? Yes Email Address Email Address 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home (B) Property Type (A) Status (C) ✓ Improved Single Family Industrial Mineral Interests-Nonproducing State Assessed Mobile Home Unimproved Multi-Family Agricultural Mineral Interests-Producing Exempt IOLL Commercial Recreational Distribution 8 Type of Deed Conservator Land Contract/Memo Sheriff Other Bill of Sale Easement Corrective Lease Personal Rep. Trust/Trustee Death Certificate - Transfer on Death **✓** Warranty Cemetery Executor Mineral Quit Claim Was transfer part of IRS like-10 Type of Transfer Foreclosure Irrevocable Trust Revocable Trust Transfer on Death kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? Auction Gift **V** Sale | Easement Life Estate Trustee to Beneficiary Seller 🔽 No Satisfaction of Contract Other (Explain) Court Decree Exchange Grantor Trust Partition 12 Was real estate purchased for same use? (If No, state the intended use.) 11 Was ownership transferred in full? (If No, explain the division.) ✓ Yes No ✓ Yes ∏ No 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) 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.) | | Yes ✓ No \$ 16 Does this conveyance divide a current parcel of land? Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) Yes V No Yes V No 18 Address of Property 1330 Road Z 19 Name and Address of Person to Whom the Tax Statement Should be Sent Same as Grantee Blue Hill, NE 68930 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 65.000:00 22 Total purchase price, including any liabilities assumed..... 23 Was non-real property included in the purchase? 0!00 Yes No (If Yes, enter dollar amount and attach itemized list.) (see instructions) 23 65,000;00 24 Adjusted purchase price paid for real estate (line 22 minus line 23) 24 \$ 25 If this transfer is exempt from the documentary stamp tax, list the exemption number $\frac{n/a}{a}$ 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 McGracken (402) 746-3613 Print or Type Name of Grantee or Authorized Representative Phone Number sian Attorney 6/16/2025 Signature of Grantee or Authorized Representative Date

28 Date Deed Recorded

30 Recording Data

Register of Deed's Use Only

29 Value of Stamp or Exempt Number

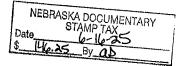
25

A tract of land located in the Southwest Quarter (SW¼) of Section Six (6), Township Four (4) North, Range Ten (10) West of the 6th P.M., Webster County, Nebraska, described as follows: The South line of the said SW¼ was assumed bearing N90°00'00"W and all bearings contained herein are relative thereto; commencing at the Southeast corner of said SW¼, thence N90°00'00"W on the South line of said SW¼, 733.22 feet to the true point of beginning; thence N00°17'32"E, 473.70 feet to the South line of the railroad ROW; thence S85°12'39"W, 352.30 feet on the South line of the railroad ROW; thence S00°39'51"E, 444.31 feet to the South line of the SW¼; thence 90°00'00"E, 343.50 feet on the South line of the SW¼ to the point of beginning, said tract contains 3.6598 acres more or less.

BOOK 2025 PAGE 1543

State of Nebraska 7 County of Webster

Entered on the numerical index and filed for record in the Clerk's office of said county this 4 day June A.D., 20 25, at 12:03 o'clock_ P.M. Recorded in Book 2025 1363 County Clerk 00.00 _Deputy _Comp Assessor Carded



AFTER RECORDING RETURN TO: Garwood & McCracken, Lawyers, 401 N Webster St., Red Cloud, NE 68970

WARRANTY DEED

Abraham Gomez, a single person, and Aaron Hanson, a single person, GRANTORS, in consideration of SIXTY-FIVE THOUSAND AND NO/100 DOLLARS (\$65,000.00) receipt of which is hereby acknowledged, convey to Angel R. Atz, a single person, GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

A tract of land located in the Southwest Quarter (SW¼) of Section Six (6), Township Four (4) North, Range Ten (10) West of the 6th P.M., Webster County, Nebraska, described as follows: The South line of the said SW1/4 was assumed bearing N90°00'00"W and all bearings contained herein are relative thereto; commencing at the Southeast corner of said SW¼, thence N90°00'00"W on the South line of said SW¼, 733.22 feet to the true point of beginning; thence N00°17'32"E, 473.70 feet to the South line of the railroad ROW; thence S85°12'39"W, 352.30 feet on the South line of the railroad ROW; thence S00°39'51"E, 444.31 feet to the South line of the SW1/4; thence 90°00'00"E, 343.50 feet on the South line of the SW1/4 to the point of beginning, said tract contains 3.6598 acres more or less.

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

Abraham Gomez

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on June /6 Abraham Gomez, a single person, and Aaron Hanson, a single person.

Comm. expires

GENERAL NOTARY - State of Nebraska KORY MCCRACKEN

Notary Public

Residential & Commercial Sales Worksheet

Cnty No.	Во	ok	Page			Sale Date			School District Code										
91	20	25	1371		6/	17/2025	Base: 9	1-0	002	02 Affiliated:						Unified:			
Location	ID	Sale	Number	Useability & Code #					Parcel Number										
0001308	800		114		1		GeoCde	Twn	Rn	g	Sect	Qrt	Subdiv	Arc	a	Blk	Р	arcel	
A Profession	D	ate of S	ale Assessed	Valı	1e		4371				00	0	10020			017	0	000	
Land		Imp	provements	Total				Date (of S	ale Pr	operty	Classifi	catio	n C	ode				
1	,640		10,140)		11,780	Status	P	roperty	Туј	e Z	Zoning	Locatio	n	City	Size	Par	cel Size	
Assessor Lo	cation:	RED	CLOUD (R	(C)			A) 1	B)	0	1.	C)	1	D) 1	E	()	6	F)	1	
						Residential							Comme	rcial	End Art is				
	Mul	tiple Im	provements:	Multi	ple. Im	provements.:			Multi	ole.	Improve	ments.:							
	W. P. S. W.	Constr	uction Date:	Const	ruction	Date: 19	76		Const	ructi	on Date	;							
0.10**			Floor:	Floor	Sq. Ft	: 1,3	32		Floor	Sq.	Ft. :								
		Buildin	operate has been a common than	Cost		79,0	40		Cost :						-				
Single Family	y Style:	100		Resi	dentia	l Condition: 2	5		Com	mei	cial O	ccupan	cy Code:		W.		Biolog N.X.Y.		
(100) 🔀 Mc		(10) U Worn Out					Primary: Other1: Other2:												
(101) 🗆 On	e Story			(20) 🗷 Badly Worn					Commercial Construction Class:										
(102) 🗆 Two Story					(30) 🗷 Average						(1) ☐ Fireproof Structural Steel Frame								
(103) 🗆 Spl	lit Level			(40)		Good			(2)		Reinf	orced C	oncrete F	ame					
(104) 🗆 11		(50)		Very Good			(3)		Maso	nry Bea	ring Walls								
(111) 🗖 Bi-		(60)		Excellent			(4)		Wood	l or Ste	el Framed	Ext.	Wall	s					
(106) 🗆 Otl	her									(5)									
Townhouse o	r Duplex	Style:		Resi	dentia	l Quality: 30			(6)		Pole I	Frame					, , , , , , , , , , , , , , , , , , ,		
(301) 🗆 On	e Story			(10)		Low			Cost	Rai	nk:			Con	litio	n:			
(302) 🗆 Tw	o Story			(20)		Fair			(10)		Low			(10)		Worn	Out		
(307) 🗆 11/	/2 Story			(30) 🗷 Average					(20)	☐ Average				(20)	(20) □ Badly W			n	
(308) 🗆 Spl	lit Level			(40) □ Good					(30) Above Average				ıge	(30)		Avera	ge		
(309) 🗆 21	/2 Story			(50)		Very Good			(40)		High			(40)		Good			
(304) 🗆 On	e Story I	Ouplex		(60)		Excellent							100	(50)		Very	Good		
(305) 🗆 Tw	o Story I	Duplex						AM.	(4) P					(60)		Excel	lent		
		The state of the s	t to Sale Pi		<u> </u>														
Assessor Co	omment	s and R	Reason for A	djust	tmen	:													
JTWD																			
		· · · · · · · · · · · · · · · · · · ·																	
			······································																
						····													
Comments	fuana							d	4			lmu		***************************************			***************************************	AND THE ASSESSED	
000130	· · · · · · · · · · · · · · · · · · ·							comi	nents						·				
200200																			
	·			-															
					-														
																(Cont	inue c	n back)	

36300

NEBRASKA

Good Life. Great Service. DEPARTMENT OF REVENUE

Real Estate Transfer Statement

FORM 521

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

	t is signed and items 1-27 are accurately completed.	
1 County Name Webster - 91 2 County Number T	3 Date of Sale/Transfer Mo. 6 Day 7 Yr. 2025 4 Date of Deed Mo. 6 Day	7 Yr. 2025
5 Grantor's Name, Address, and Telephone (Please Print)	6 Grantee's Name, Address, and Telephone (Please Print)	
Grantor's Name (Seller) Joanna Jacobs	Grantee's Name (Buyer) Matthew Schrawyer and Melissa Schrawyer	
Street or Other Mailing Address	Street or Other Mailing Address	6
City State Zip Code	City State	Zip Code
Phone Number	Red Cloud NEW Phone Number Is the grantee a 501(c)(3) organization	68970
	13 the grantee a 501(c)(3) organization 2 - 746-3610 If Yes, is the grantee a 509(a) foundation	
Email Áddress n/a	Email Address n/a	
7 Property Classification Number. Check one box in categories A and B. Check C if		
(A) Status (B)	Property Type	(C)
✓ Improved ✓ Single Family Industrial	Mineral Interests-Nonproducing State Assessed	Mobile Home
Unimproved Multi-Family Agricultural	Mineral Interests-Producing Exempt	
Ommercial Recreational		
8 Type of Deed Conservator Distribution Lar	nd Contract/Memo Partition Sheriff Oth	er
Bill of Sale Corrective Easement Lea		
	neral Quit Claim V Warranty	
9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031	osure Irrevocable Trust Revocable Trust Trans	sfer on Death
Exchange) by buyer or seller?	Life Estate Sale Trust	ee to Beneficiary
		r (Explain)
11 Was ownership transferred in full? (If No, explain the division.)	12 Was real estate purchased for same use? (If No,	state the intended use.)
Yes No	Yes No	
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives. Yes No Aunt or Uncle to Niece or Nephew Family Corp., F		
	Partnership, or LLC Self Other_	
Brothers and Sisters Grandparents a Ex-spouse Parents and Ci		
14 What is the current market value of the real property?		
65.000.00	15 Was the mortgage assumed? (If Yes, state the amount and into	erest rate.)
16 Does this conveyance divide a current parcel of land?	Yes V No \$	
Yes V No	17 Was transfer through a real estate agent or a title company? (I of the agent or title company contact.) V Yes GTA Real	Estate Grou No
18 Address of Property	19 Name and Address of Person to Whom the Tax Statement Sho	
930 N Walnut Street	Grantee	did be Sent
Red Cloud, NE 68970	Granice	
18a No address assigned 18b Vacant land		
20 Legal Description (Attach additional pages, if needed.)		
the South 71 feet of Lots Thirteen (13), Fiourteen (14), Fiftee	n (15), Sixteen (16) and Seventee (17), Block S	Seventeen (17),
Smith and Moore's Addition to Red Cloud, Webster County, N	Nebraska	
21 If agricultural, list total number of acres transferred in this transaction		
22 Total purchase price, including any liabilities assumed		65,000¦.00
23 Was non-real property included in the purchase? Yes No (If Yes, enter dollar amount and attach itemized list.) (see instru	uctions) 23 \$	Į.
24 Adjusted purchase price paid for real estate (line 22 minus line 23)		65,000,00
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 miss	sile field? (See Instructions)
Yes Mo 27 If yes, is the required affidavit attached to this filing? Yes No		
27 II yes, is the required anidavit attached to this limity: res rec		
Under penalties of law, I declare that I have examined this statement and t	hat it is, to the best of my knowledge and belief, true, complete, and	I correct,
and that I am duly authorized to sign this statement. Matthew Schrawyer	400	7-746-56-20
Print or Type Name of Grantee or Authorized Representative	7.50	2- 746-56-20 Phone Number
sign mutter Johnson	Grantee	6/12/2025
here Signature of Grantee or Authorized Representative	Title	Date
Register of Deed's Use Or	nlv	For Dept. Use Only
28 Date Deed Recorded 29 Value of Stamp or Exempt Number	30 Recording Data	i or bept. ose only
Mo. 6 Day 17 Yr. 25 \$ 146 25	RKME V. 1271	

COULTE AL LICES (C. S.	
•	Entered on the
numerical index and filed	
Clerk's office of said cour	ity this day
of June A.D., 202	25, at 8:43
o'clock A.M. Recorde	d in Book <u>a0a</u> 5
on Page 1371	
abboy Haring	County Clerk
10,00	Deputy
IndCompAssesso	rCarded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 6-11-25
\$ 146.25 By ab

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

JOINT TENANCY WARRANTY DEED

Joanna Jacobs, a single person, Grantor, in consideration of ONE DOLLAR (\$1.00) and other valuable consideration received from Grantees, Matthew Schrawyer and Melissa Schrawyer, husband and wife, convey to Grantees, as joint tenants and not as tenants in common, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

The South 71 feet of Lots Thirteen (13), Fourteen (14), Fifteen (15), Sixteen (16) and Seventeen (17), Block Seventeen (17), Smith and Moore's Addition to Red Cloud, Webster County, Nebraska

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

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

Executed May 28, 2025.

Joanna Jacobs

STATE OF NEBRASKA

) ss.

COUNTY OF WEBSTER

The foregoing instrument was acknowledged before me on by Joanna Jacobs, a single person.

May 28, 2025

GENERAL NOTARY - State of Nebraska
BRIDGET DAEHLING
My Comm. Exp. May 19, 2028

Budget Doorverg Notery Public

My commission expires: May 19, 2028

Residential & Commercial Sales Worksheet

Cnty No.	Bo	ok	Page			Sale Date				Sch	ool Dis	strict (Code		ay i		11.1%		
91	20	25	1373		6	/5/2025	Base: (65-0011 Affiliated:						Unified:					
Location	ID	Sale	Number	Us	eabi	lity & Code#				i de la	arcel I	Numb	er	12.W					
0006175	500		115		4	05	GeoCde	Twn	Rng	Sect	Qrt	Subo	iiv	Area	Blk	Pa	rcel		
	Da	ate of S	ale Assessed	Valu	1e		4487		40.00.00	00	0	400	20	o d 1042 - 4 1 1 200	005	00	00		
Länd		Imp	orovements			Total			Date of	Sale P	ropert	y Clas	sifica	ation (Code _				
1	,380		3,81	5		5,195	Status	Pr	operty T	ype	Zoning	Loc	ation	Cit	y Size	Parce	el Size		
Assessor Lo	cation:	GUID	E ROCK	(GR)			A) 1	B)	01	С) 1	D)	1	E)	7	Service and	2		
		r valett		1 80 W	YEAR STAIR	Residentia			7 7 7 6 F			Com	mer	cial	di, asta	7 764	51777		
serring ()	Mul	tiple Im	provements:	Multi	ole. In	nprovements.:		87 - 45 - 850 Feb.	Multiple	. Improv	ements. :	E STATE STATE	S. 100 Eg.	. Palesta para	RUSECTOR	170,500 to 10	-,047573676		
		Excitors constant	uction Date:		ruction	n Date : 19	79			ction Dat									
Na Chillian			Floor:	Floor	Sq. Ft	1,3	44		Floor So	. Ft. :									
		Buildin	ig Cost New:	Cost:		64,4	60		Cost:										
Single Family	Style:	100		Resi	denti	al Condition: 2	5		Comm	ercial C	ccupan	icy Cod	le:	Marie 13	Salaka.		S. 12.7		
(100) 🗷 Mo	bile Hon	ne		(10)		Worn Out			Primar			ther1:			Other2:				
(101) 🗆 One	e Story			(20) 🗷 Badly Worn						Commercial Construction Class:									
(102) 🗆 Tw		(30)	¥	Average			(1)	□ Firep	roof St	ructural	l Stee!	l Frame	;						
(103) □ Spl		(40)		Good			(2) l	□ Rein	forced (Concret	te Fra	me							
(104) 🗆 11/		(50)		Very Good			(3) l	□ Mas	onry Be	aring W	/alls								
(111) 🗆 Bi-l		(60) 🗆 Excellent					(4) U Wood or Steel Framed Ext. Walls												
(106) 🗆 Oth	ner			The state of the s						☐ Meta	l Frame	and W	alls						
Townhouse o	r Duplex	Style:		Resi	denti	al Quality: 20	r Aliz Alzi ories		` '	□ Pole									
(301) 🗆 One	e Story			(10)		Low			Cost R	ank:		rise.	C	onditi	on:		1. 1.		
(302) 🗆 Tw	o Story			(20)	*	Fair			(10) [□ Low		~~~	(10) 🗆	Worn	Out			
(307) 🗆 11/	/2 Story			(30)		Average			(20) [□ Avei	age	· · · ·	(20)	l Badly	Worn			
(308) □ Spl	it Level			(40)		Good			(30) l	□ Abo	ve Aver	age	(30) □	l Avera	ge			
(309) 🗆 21/				(50)		Very Good			(40) I	□ High			(-	40) L	l Good				
(304) 🗆 On	e Story D	Ouplex		(60)		Excellent	S. S								l Very				
(305) □ Tw	o Story I	Ouplex		W.V.						in Kills	机弹制			60) 🗆	Excel	lent			
			t to Sale P	- videore															
l———			Reason for A																
DEED O	F DIS	TRIBU	JTION; T	RANS	SFEI	R BETWEEN	PARENI	' & (CHILE)									
							• · · · · · · · · · · · · · · · · · · ·												
															_				
			 							•									
Comments 1	fuan							Canan			-	×			· · · · · · · · · · · · · · · · · · ·	····			
000617								Comn	iciits;										
																			
									· ·						(Con	inue or	ı back)		

18310 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

The deed will not be recorded unless this statement	t is signed and items 1-27 are accurately completed.	
1 County Name 2 County Number	3 Date of Sale/Transfer 4 Date of Deed	OF OF
Webster - 91	Mo. <u>06</u> Day <u>05</u> Yr. <u>25</u> Mo. <u>06</u> Day <u>1</u>	U5 Yr. 25
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller)	6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer)	
Sarah Vau, a/Wa Sarah Hartman, Personal Representative Street or Other Mailing Address	Sarah Vau, a/k/a Śarah Hartman, a married persor	1
1105 Cabot Street	Street or Other Mailing Address 1105 Cabot Street	
City State Zip Code Davis CA 95616	City State Davis CA	Zip Code 95616
Phone Number (925) 848-8978	Phone Number Is the grantee a 501(c)(3) organizati (925) 848-8978 If Yes, is the grantee a 509(a) found	on? Yes No No Yes No
Email Address slinvau@gmail.com	Email Address slinvau@gmail.com	
7 Property Classification Number. Check one box in categories A and B. Check C if		
	Property Type	(C)
✓ Improved ✓ Single Family ☐ Industrial ☐	Mineral Interests-Nonproducing State Assessed	Mobile Home
Unimproved Multi-Family Agricultural IOLL Commercial Recreational	Mineral Interests-Producing Exempt	
	nd Contract/Memo Partition Sheriff Ort	ner
☐ Bill of Sale ☐ Corrective ☐ Easement ☐ Lea		10r
Cemetery Death Certificate - Transfer on Death Executor Min	eral Quit Claim Warranty	
9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031		sfer on Death
Exchange) by buyer or seller?		tee to Beneficiary
11 Was ownership transferred in full? (If No, explain the division.)	r Trust Partition Satisfaction of Contract Other 12 Was real estate purchased for same use? (If No	er (Explain)
✓ Yes No	Ves	,
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives.		
Yes No Aunt or Uncle to Niece or Nephew Family Corp., P		
☐ Brothers and Sisters ☐ Grandparents a ☐ Ex-spouse ☐ Parents and Ch		
14 What is the current market value of the real property?	15 Was the mortgage assumed? (If Yes, state the amount and int	terest rate)
5,195.00	Yes No \$	%
16 Does this conveyance divide a current parcel of land? Yes No	17 Was transfer through a real estate agent or a title company? (of the agent or title company contact.) Yes	
18 Address of Property	19 Name and Address of Person to Whom the Tax Statement Sh	
UNIVERSITY ST 600 BL GUIDE ROCK, NE 68942	See No. 6 above.	odia do Odin
18a No address assigned 18b Vacant land		
20 Legal Description (Attach additional pages, if needed.)		
A tract commencing 63 feet south of the Northeast corner of Block Five (5), Tal thence West 140 feet, thence North 77 feet, thence East 140 feet, to the place	bot's Addition to Guide Rock, Webster County, Nebraska, th of beginning, all in Webster County, Nebraska.	ence South 77 feet,
21 If agricultural, list total number of acres transferred in this transaction N/A		
22 Total purchase price, including any liabilities assumed		0,00
23 Was non-real property included in the purchase?		0,00
Yes No (If Yes, enter dollar amount and attach Itemized list.) (see Instruction 1981) No (If Yes, enter dollar amount and attach Itemized list.) (see Instruction 24 Adjusted purchase price paid for real estate (line 22 minus line 23)	23 \$	0,00
25 If this transfer is exempt from the documentary stamp tax, list the exemption number 1	15 .	
26 Is an affidavit as described in Neb. Rev. Stat. § 76-2,141 required because the property is located vin Yes V No	within a county or other geographic area with an active air force ballistic mis	sile field? (See Instructions)
27 If yes, is the required affidavit attached to this filling? Yes V No		
Under penalties of law, I declare that I have examined this statement and ti	nat it is, to the best of my knowledge and belief, true, complete. an	d correct,
and that I am duly authorized to sign this statement. ▶ Regina Meradith	<u> </u>	(402) 280-7648
Print or Type Name of Grantee or Authorized Representative		Phone Number
sign Regina Meradith	Attorney	6/5/2025
here Signature of Grantee or Authorized Representative	Title	Date
Register of Deed's Use On	ly T	For Dept. Use Only
28 Date Deed Recorded 29 Value of Stamp or Exempt Number	30 Recording Data	(
Mo. 6 Day 33 Yr. do \$ Exempt 15	BK2025 & 1373	
Nebraska Department of Revenue Form No. 96-269-2008 7-2024 Rev. Supersedes 96-269-2008 10-2020	Authorized by Neb. Re	v. Stat. §§ 76-214, 77-1327(2)

Index	
Computer	
Assessor	
Carded	

NEBRASKA DOCUMENTARY STAMP TAX

Date: 06/23/25

\$ Ex015 By AS

Bk 2025, Pg 1373

State of Nebraska Scounty of Webster ss.

Entered on the numerical index and filed for record in the Clerk's office of said county this 23 day of June A.D., 2025, at 09:25 o'clock AM. Recorded in Book 2025 on Pages 1373-1374

County Clerk

Fee: \$16.00 By: AS Deputy Electronically Recorded

Please return to: Regina L. Meradith Goosmann Law Firm, PC 17838 Burke St, Ste 250 Omaha, NE 68118 402-280-7648

DEED OF DISTRIBUTION BY PERSONAL REPRESENTATIVE

Sarah Vau, a/k/a Sarah Hartman, Personal Representative of the Estate of Charles W. Hartman, Deceased GRANTOR, conveys and releases to Sarah Vau a/k/a Sarah Hartman, a married person, GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

A tract commencing 63 feet south of the Northeast corner of Block Five (5), Talbot's Addition to Guide Rock, Webster County, Nebraska, thence South 77 feet, thence West 140 feet, thence North 77 feet, thence East 140 feet, to the place of beginning, all in Webster County, Nebraska

subject to easements, reservations, covenants and restrictions of record.

GRANTOR has determined that the GRANTEE is 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 this 5 day of 5	June, 2025.
	Sarah Vau, a/k/a Sarah Hartman, Personal Representative of the Estate of Charles W. Hartman
STATE OF CALIFORNIA COUNTY OF See attached CA Jurat	
Hartman, Personal Representative for of, 2025. Witness my hand and official seal.	edged before me by Sarah Vau, a/k/a Sarah or the Estate of Charles W. Hartman this <u>5</u> day
My commission expires:	See attached
	CA Jurat
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. ate of California, County of Or aftermed) ideor in a on this 50, day of July 6. 2.5 by Savah Hartman, and Sarah Value oved to me on the basis of salespectory.	Notary Public
idenica to be the person(e) who expedied fore me. ghature MOTARY POBLIC	

Agricultural Land Sales Worksheet

Cuty No. Book Page Sale Date						School District Code											
91	20	25	1374	6/5	5/2025	Base: 65-0011 Affiliated:							Unified:				
Location	D	Sale	Number	Useabilit	y & Code#				i i	arcel I	Number						
001003	300		116	4	05	GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel			
	D	ate of S	ale Assessed	Value		4487	1	9	7	0	00000	1	000	or any crake, with a collection and			
Land		Imp	rovements		Fotal		I	Date of	y Classific	ation	Code						
68,305					68,305	Status	Pro	perty T	уре	Zoning Location			y Size	Parcel Size			
	April 1	Irrigat	ion Type:	.1		A) 2	В)	05	С) 5	D) 3	E)	0	F) 9			
LCC		The last	ACRES:	V	LUE:		LCG			ACI	RES:	1. 2. 1. 1. 5. 1. 1. 2. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1.	VAL	l III.			
IRRIGAT			ICRED.	generation of the table x		10,000		AND 1		W. ACI	0.510	(1) 35 et (3) St	YAL	850			
	1A				· · · · · · · · · · · · · · · · · · ·				1G		1.260			630			
	2A1							2	G1								
	2.A								2G	:	18.920			9,460			
	3A1							3	G1								
	3A								3G								
	4A.1	l						4	lG1		18.200			13,130			
	4A	<u> </u>	·					 	4G								
DRYLAN		+	13.180		43,560		Shelterl	elt/Tim	ber								
	10	+						Accret	ion		17.780						
	2D1	 	······································					Wa			0.300	<u> </u>		150			
	2D					1 C) T	ANTO		her		70 000	-					
	3D1	+				AG 1	AND	TOT			70.330	3858 PECPE	1.4 ja 24 00.00	68,305			
	3D 4D1	-}	0.180		525			Ro Farm S			1.390	7%,36%	100				
	4171 4D	 	0.100		325			Home S									
	71.		en signatur (14)					Recreat				-					
1	Owellings								her			1	-				
	buildings					- No	n-AG	TOTA		• • •	1.590		,				

(+ or -): Total Recapture Value:
ment:
; TRANSFER BETWEEN PARENT & CHILD
Comments:
(Continue on back

NEBRASKA Good Life, Great Service.

Real Estate Transfer Statement

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

116

FORM **521**

DEPARTMENT OF REVENUE • 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 _{Mo.} <u>06</u> Webster - 91 Mo. <u>06</u> Day <u>05</u> Yr. 25 5 Grantor's Name, Address, and Telephone (Please Print) 6 Grantee's Name, Address, and Telephone (Please Print) Grantor's Name (Seller Grantee's Name (Buyer) Sarah Vau, a/k/a Sarah Hartman, Personal Representative Sarah Vau, a/k/a Sarah Hartman, a married person Street or Other Mailing Address Street or Other Mailing Address 1105 Cabot Street 1105 Cabot Street City State Zip Code State Zip Code Davis CA 95616 Davis CA 95616 Phone Number (925) 848-8978 Phone Number Is the grantee a 501(c)(3) organization? Yes (925) 848-8978 If Yes, is the grantee a 509(a) foundation? No Yes Email Address Email Address slinvau@gmail.com slinvau@gmail.com 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. (B) Property Type (A) Status (C) Improved Single Family Industrial Mineral Interests-Nonproducing State Assessed Mobile Home ✓ Unimproved Multi-Family ✓ Agricultural Mineral Interests-Producing Exempt Recreational Commercial 8 Type of Deed Distribution Land Contract/Memo Partition Sheriff Other Bill of Sale Corrective Easement Lease Personal Rep. Trust/Trustee Quit Claim Death Certificate - Transfer on Death Cemetery Executor ∃MineraI **Warranty** Was transfer part of IRS like-10 Type of Transfer ✓ Distribution Foreclosure Irrevocable Trust Revocable Trust Transfer on Death kind exchange (I.R.C. § 1031 Auction Life Estate Trustee to Beneficiary Exchange) by buyer or seller? Buyer Seller V No Court Decree Exchange Partition **Grantor Trust** Satisfaction of Contract Other (Explain) 11 Was ownership transferred in full? (If No, explain the division.) 12 Was real estate purchased for same use? (If No, state the intended use.) ✓ Yes ✓ Yes 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) ✓ Yes Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC Brothers and Sisters Grandparents and Grandchild Ex-spouse Parents and Child Step-parent and Step-child 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) 14 What is the current market value of the real property? 68.305.00 16 Does this conveyance divide a current parcel of land? Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) Yes **✓** No 18 Address of Property 19 Name and Address of Person to Whom the Tax Statement Should be Sent N/A See No. 6 above. 18a V No address assigned 18b Vacant land 20 Legal Description (Attach additional pages, if needed.) That part of the North Half of the Southwest Quarter of the Northeast Quarter (N1/2SW1/4NE1/4) and the North Half of the Southeast Quarter of the Northwest Quarter (N1/2SE1/4NW1/4) lying North of the Burlington Northern Railroad right-of-way in Section Seven (7), Township One (1) North, Range Nine (9) West of the 6th P.M., Webster County, Nebraska. 21 If agricultural, list total number of acres transferred in this transaction 71.9222 Total purchase price, including any liabilities assumed...... 22 | \$ 23 Was non-real property included in the purchase? 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 \$ 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) Yes V No If yes, is the required affidavit attached to this filing? Yes V No Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement. Regina Meradith (402) 280-7648 Print or Type Name of Grantee or Authorized Representative Phone Number Attorney 6/5/2025 Signature of Grantee or Authorized Representative Register of Deed's Use Only For Dept. Use Only 29 Value of Stamp or Exempt Number 28 Date Deed Recorded 30 Recording Data ልኝ Day

Nebraska Department of Revenue

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

Index	
Computer	
Assessor	
Carded	

NEBRASKA DOCUMENTARY STAMP TAX

Date: 06/23/25

\$ Ex015 By AS

Bk 2025, Pg 1375

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 June A.D., 2025, at 09:25 o'clock AM. Recorded in Book 2025 on Pages 1375-1376

- Sindle yearth

County Clerk

Fee: \$16.00 By: AS Deputy

Electronically Recorded

Please return to: Regina L. Meradith Goosmann Law Firm, PC 17838 Burke St. Ste 250 Omaha, NE 68118 402-280-7648

DEED OF DISTRIBUTION BY PERSONAL REPRESENTATIVE

Sarah Vau, a/k/a Sarah Hartman, Personal Representative of the Estate of Charles W. Hartman, Deceased GRANTOR, conveys and releases to Sarah Vau a/k/a Sarah Hartman, a married person, GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

That part of the North Half of the Southwest Quarter of the Northeast Quarter (N1/2SW1/4NE1/4) and the North Half of the Southeast Quarter of the Northwest Quarter (N1/2SE1/4NW1/4) lying North of the Burlington Northern Railroad right-of-way in Section Seven (7), Township One (1) North, Range Nine (9) West of the 6th P.M. Webster County, Nebraska.

subject to easements, reservations, covenants and restrictions of record.

GRANTOR has determined that the GRANTEE is 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 this 5 day of June 2025.

Sarah Vau, a/k/a Sarah Hartman, Personal Representative of the Estate of Charles W. Hartman

STATE OF CALIFORNIA)	
COUNTY OF /olo)	SS.
	ged before me by Sarah Vau, a/k/a Sarah ne Estate of Charles W. Hartman this <u>5</u> day
Witness my hand and official seal. My commission expires:	
•	See attached CA Jurat
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.	Notary Public
State of California, County of O O Subscribed and sworn to (or affirmed) before me on this 5th day of Subscribed and sworn to (or affirmed) before me on the basis of satisfactory syldence to be the person(x) with appeared before me.	

CHRISTY BURNARD COMM. # 2433505 SONOTARY PUBLIC - CALIFORNIA OF YOLO COUNTY COMM. EXPIRES JAN. 8, 2027

Agricultural Land Sales Worksheet

Cnty No.	Boo	ok	Page	School District Code												
91	202	25	1377	6/5	/2025	Base:	65-00	05		Unified:						
Location	D	Sale	Number	Useabilit	y & Code#					Parcel I	Number .					
0012038	300	1	17	4	05	GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel		
	Da	ite of Sa	ale Assessed V	/alue		4241	3	9	10	1	00000	1	000	6195		
Land		Imp	rovements	4	otal		Date of Sale Property Classification Code									
331,150		- i 	1,640		332,790	Status	Pro	perty Ty	уре //	Zoning Location			City Size			
		Irrigati	ion Type:	<u> </u>		A) 1 B) 05		(c) 7	D) 3	E)	0	F) 9			
LCG	TO A SHARE OF THE	A	CRES:	VA	LUE:		LCG	14.8		ÁCI	RES:	83164	VAL	UE:		
IRRIGATE						GF	RASSLA	ND 1	GI		71.000			18,215		
	1A								1G							
	2A1					2G1 34.000						51,340				
2A									2G		7.000			10,570		
	3A1							3	G1							
	3A								3G	····						
	4A1							4	Gl					·		
	4A								4G			<u> </u>				
DRYLANI		···	14 000		46 050		Shelterb									
	1D		14.000		46,270			Accret				 				
	2D1		29.000		90,915			Wa								
	2D 3D1		29.000		90,915	ACI	AND		her T	11	55.000			317,310		
	3D					AGI	IN IL	Ros		# ·	4.000	1000	artiti su	747,310		
	4D1						1	Farm Si			188.00	13,840				
	4D							Iome Si			1.000	1		/04(
					100			Recreat				†				
Γ	wellings	A Z TALL						·	her							
	ouildings	770 157			1,640	No	n-AG	TOTA	AL		5.000			13,840		

Assessor's	Adjustment to Sa	le Price	(+ or -):			Total Recapt	ure Value:		
Assessor Con	nments and Reason f	or Adjusti	nent:						200
DEED OF	DISTRIBUTION	BY PR	BETWEEN	PARENT	& CH	ILD			-
	· · · · · · · · · · · · · · · · · · ·				***************************************				_
									-
Comments from	om				Con	ıments:			-
0012038	00								_
	· · · · · · · · · · · · · · · · · · ·								
								(Continue on back)	
									-

NEBRASKA

Real Estate Transfer Statement

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

Ľ,	J	П	IV
5	4	2	1

	t is signed and items 1-27 are accurately completed.				
1 County Name 2 County Number Webster - 91	3 Date of Sale/Transfer Mo, 06 Day 05 Yr. 25 4 Date of Deed Mo, 06 Day 05 Yr. 25				
5 Grantor's Name, Address, and Telephone (Please Print)	6 Grantee's Name, Address, and Telephone (Please Print)				
Grantor's Name (Seller) Sarah Vau, a/k/a Sarah Hartman, Personal Representative	Grantee's Name (Buyer)				
Street or Other Malling Address	Sarah Vau, a/k/a Śarah Hartman, a married person Street or Other Mailing Address				
1105 Cabot Street City State Zip Code	1105 Cabot Street				
Davis CA 95616	City State Zip Code Davis CA 95616				
Phone Number (925) 848-8978	Phone Number Is the grantee a 501(c)(3) organization? Yes No (925) 848-8978 If Yes, is the grantee a 509(a) foundation? Yes No				
Email Address	Email Address				
Slinvau@gmail.com 7 Property Classification Number. Check one box in categories A and B. Check C if	slinvau@gmail.com				
	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					
	nd Contract/Memo Partition Sheriff Other				
☐ Bill of Sale ☐ Corrective ☐ Easement ☐ Lea ☐ Cemetery ☐ Death Certificate – Transfer on Death ☐ Executor ☐ Mir	ase				
9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? 10 Type of Transfer ☑ Distribution ☐ Forecl ☐ Auction ☐ Easement ☐ Gift	Life Estate Sale Trust Trustee to Beneficiary				
	or Trust Partition Satisfaction of Contract Other (Explain)				
11 Was ownership transferred in full? (If No, explain the division.)	12 Was real estate purchased for same use? (If No, state the intended use.)				
✓ Yes					
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary rela					
Yes No Aunt or Uncle to Niece or Nephew Family Corp., F Brothers and Sisters Grandparents a					
Brothers and Sisters Grandparents and Ci					
14 What is the current market value of the real property?	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)				
332,790.00	Yes				
16 Does this conveyance divide a current parcel of land?	17 Was transfer through a real estate agent or a title company? (If Yes, include the name				
Yes V No	of the agent or title company contact.)				
18 Address of Property	19 Name and Address of Person to Whom the Tax Statement Should be Sent				
2279 ROAD T GUIDE ROCK, NE	See No. 6 above.				
18a No address assigned 18b Vacant land					
20 Legal Description (Attach additional pages, if needed.)					
The Northeast Quarter (NE ¹ / ₄) and the West half (W1/2) of the county road runi (10)~ Township Three (3) North, Range Nine (9), west of the 6th P.M., Webste	ning North and South adjacent to the Northeast Quarter (NE½) of Section Ten				
21 If agricultural, list total number of acres transferred in this transaction 160	. ===,,. 1001 world.				
21 Triagricultural, list total number of acres transferred in this transaction 100 22 Total purchase price, including any liabilities assumed					
23 Was non-real property included in the purchase?	0100				
Yes No (If Yes, enter dollar amount and attach itemized list.) (see instru	uctions)				
 24 Adjusted purchase price paid for real estate (line 22 minus line 23) 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	1.U				
Yes V No	within a county or other geographic area with an active air force ballistic missile field? (See Instructions)				
	within a county or other geographic area with an active air force ballistic missile field? (See Instructions)				
27 If yes, is the required affidavit attached to this filing? Yes V No	within a county or other geographic area with an active air force ballistic missile field? (See Instructions)				
27 If yes, is the required affidavit attached to this filing? Yes V No Under penalties of law, I declare that I have examined this statement and I	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 filling? Yes No Under penalties of law, I declare that I have examined this statement and that I am duly authorized to sign this statement.					
27 If yes, is the required affidavit attached to this filling? Yes No Under penalties of law, I declare that I have examined this statement and I and that I am duly authorized to sign this statement. Regina Meradith Print or Type Name of Grantee or Authorized Representative	that it is, to the best of my knowledge and belief, true, complete, and correct, (402) 280-7648 Phone Number				
27 If yes, is the required affidavit attached to this filling? Yes No Under penalties of law, I declare that I have examined this statement and I and that I am duly authorized to sign this statement. Regina Meradith Print or Type Name of Grantee or Authorized Representative Sign Regina Maradith	that it is, to the best of my knowledge and belief, true, complete, and correct, (402) 280-7648 Phone Number 6/5/2025				
27 If yes, is the required affidavit attached to this filling? Yes No Under penalties of law, I declare that I have examined this statement and I and that I am duly authorized to sign this statement. Regina Meradith Print or Type Name of Grantee or Authorized Representative	that it is, to the best of my knowledge and belief, true, complete, and correct, (402) 280-7648 Phone Number				
27 If yes, is the required affidavit attached to this filling? Yes No Under penalties of law, I declare that I have examined this statement and I and that I am duly authorized to sign this statement. Regina Meradith Print or Type Name of Grantee or Authorized Representative Regina Maradith	that it is, to the best of my knowledge and belief, true, complete, and correct, (402) 280-7648 Phone Number 6/5/2025 Date				
Under penalties of law, I declare that I have examined this statement and I and that I am duly authorized to sign this statement. Regina Meradith Print or Type Name of Grantee or Authorized Representative Cegina Meradith Signature of Grantee or Authorized Representative Register of Deed's Use On Register of Deed's Use On 28 Date Deed Recorded	that it is, to the best of my knowledge and belief, true, complete, and correct, (402) 280-7648 Phone Number 6/5/2025 Title Date Tor Dept. Use Only 30 Recgrding Data				
Under penalties of law, I declare that I have examined this statement and I and that I am duly authorized to sign this statement. Regina Meradith Print or Type Name of Grantee or Authorized Representative Cegina Meradith Signature of Grantee or Authorized Representative Register of Deed's Use On	that it is, to the best of my knowledge and belief, true, complete, and correct, (402) 280-7648 Phone Number 6/5/2025 Date Title For Dept. Use Only				

Index	
Computer	
Assessor	
Carded	

NEBRASKA DOCUMENTARY STAMP TAX

> Date: 06/23/25 \$ Ex015 By AS

Bk 2025, Pg 1377

State of Nebraska County of Webster ss.

Entered on the numerical index and filed for record in the Clerk's office of said county this 23 day of June A.D., 2025, at 09:25 o'clock AM. Recorded in Book 2025 on Pages 1377-1378

Although County Clerk

Fee: \$16.00 By: AS Deputy Electronically Recorded

Please return to: Regina L. Meradith Goosmann Law Firm, PC 17838 Burke St, Ste 250 Omaha, NE 68118 402-280-7648

DEED OF DISTRIBUTION BY PERSONAL REPRESENTATIVE

Sarah Vau, a/k/a Sarah Hartman, Personal Representative of the Estate of Charles W. Hartman, Deceased GRANTOR, conveys and releases to Sarah Vau a/k/a Sarah Hartman, a married person, GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

The Northeast Quarter (NE¼) and the West half (W1/2) of the county road running North and South adjacent to the Northeast Quarter (NE¼) of Section Ten (10), Township Three (3) North, Range Nine (9), west of the 6th P.M., Webster County, Nebraska

subject to easements, reservations, covenants and restrictions of record.

GRANTOR has determined that the GRANTEE is 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 this $\frac{S}{S}$ day of $\frac{S}{S}$)une, 2025.
	Sarah Yau, a/k/a Sarah Hartman, Personal Representative of the Estate of Charles W. Hartman
)) ss.) ledged before me by Sarah Vau, a/k/a Sarah for the Estate of Charles W. Hartman this <u>5</u> day
of June, 2025. Witness my hand and official seal. My commission expires:	<i>See attached</i> CA Jurat
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.	Notary Public
chore me on this 5½ day of Juve. 0.25 by Sarah Lin Hev-ting to reved to me on the basis of satisfactory vidence to be thoperson(s) who appeared afore me. If TARY PUBLIC CHRISTY BURNARD	
COMM. # 2433505 COMM. # 2433505 NOTARY PUBLIC - CALIFORNIA O YOLO COUNTY O COMM. EXPIRES JAN. 8, 2027	

Agricultural Land Sales Worksheet

Cnty No. Book Page Sale Date					School District Code										
91	202	25	1379	6/!	Base: 65-0011 Af				Affilia	ffiliated:			Unified:		
Location	\mathbf{m}	Sale	Number	Useabili	ty & Code #	Parcel Number									
0010033	300		118	4	05	GeoCde	Tw	yn ,	Rng	Sect	Qrt	Subdiv	Are	a Blk	Parcel
	D a	ite of S	ale Assessed	Value		4487	1		9	7	0	0000	0 1	000	0000
Land		Imp	rovements		Total			D٤	ite of	Sale P	ropert	y Classii	icatio	n Code	
68	,305				68,305	Status Property Type			pe	Zoning Location			ı City Size Parce		
Irrigation Type:		ion Type:			A) 2	E	3)	05	C) 5	D) 3	3 E) 0	F) 9	
LCG		Market	ACRES:	V	ALUE:		LC	'G			ACI	RES:		VAI	TIE:
IRRIGATE					·	GI			ND 10		1101	0.510		1.0 1.00 17 242	850
	1A]	lG		1.260)		630
	2A1								20	G1					
	2A								2	2G	1	L8.920)		9,460
	3A1								30	31					
	3A									3G					
	4A1								····	31		L8.200)		13,130
	4A		10.100	ļ	10 540					4G			_		
DRYLANI			13.180		43,560		Shelt		lt/Timl			15 50			
	1D			<u></u>					Accreti		-	L7.780			
	2D1 2D								Wa: Otl			0.300	' 		150
	3D1					AG I	.AN	D T				70.330	<u> </u>		68,305
	3D					70.1	arai, 1	(مد	Roa	_		1.590			10,300
	4D1		0.180		525			F	arm Si				200		
	4D						···· , , ,		ome Si						
									ecreati						
Ι	Owellings			. Territoria					Otl	ıer					
Out	buildings					No	n-A	G]	OTA	\mathbf{L}		1.59)		

Assessor's Adjustment to Sale Pr	ice (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Ad	justment:	
DEED OF DISTRIBUTION BY	PR; TRANSFER BETWEEN PAR	ENT & CHILD
Comments from	Comi	nents:
001003300		
AMAN COMMISSION OF THE PROPERTY OF THE PROPERT	Andrew Santa	(Continue on back)

Real Estate Transfer Statement 118

FORM

• To be filed with the Register of Deeds. • If additional space is needed, add an att	• Read instructions on reverse side. achment and identify the applicable item number.	521
	ment is signed and items 1-27 are accurately completed.	
1 County Name 2 County Number	3 Date of Sale/Transfer 4 Date of Deed	
Webster - 91	Mo. <u>06</u> Day <u>05</u> Yr. <u>25</u> Mo. <u>06</u> Da	y <u>05 </u>
5 Grantor's Name, Address, and Telephone (Please Print)	6 Grantee's Name, Address, and Telephone (Please Print)	
Grantor's Name (Seller) Sarah Vau, a/k/a Sarah Hartman, Personal Representative	Grantee's Name (Buyer) Sarah Vau, a/k/a Sarah Hartman, a married pers	on
Street or Other Mailing Address	Street or Other Mailing Address	JOH
1105 Cabot Street City State Zip Code	City State	Zlp Code
<u>Davis</u> <u>CA</u> 95616	Davis CA	95616
Phone Number (925) 848-8978	Phone Number Is the grantee a 501(c)(3) organic (925) 848-8978 If Yes, is the grantee a 509(a) for	zation? Yes No
Email Address	Email Address	100 110
slinvau@gmail.com 7 Property Classification Number. Check one box in categories A and B. Check	slinvau@gmail.com	
(A) Status	(B) Property Type	(C)
Improved Single Family Industrial	Mineral Interests-Nonproducing State Assessed	
✓ Unimproved	Mineral Interests-Producing Exempt	
☐ IOLL ☐ Commercial ☐ Recreational		
8 Type of Deed Conservator Distribution		Other
Bill of Sale Corrective Easement Cemetery Death Certificate - Transfer on Death Executor	Lease	
		Transfer on Death
kind exchange (LB.C. § 1031		ransfer on Death rustee to Beneficiary
		Other (Explain)
11 Was ownership transferred in full? (If No, explain the division.)	12 Was real estate purchased for same use? (If	
V Yes No		
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiar		
	rp., Partnership, or LLC Self Othersts and Grandchild Spouse	ier
Ex-spouse Parents a	hand '	
14 What is the current market value of the real property?	15 Was the mortgage assumed? (If Yes, state the amount and	1 interest rate \
68,305.00	☐Yes ✓ No \$	%
16 Does this conveyance divide a current parcel of land?	17 Was transfer through a real estate agent or a title company	/? (If Yes, include the name
Yes No	of the agent or title company contact.)	V No
18 Address of Property	19 Name and Address of Person to Whom the Tax Statement	Should be Sent
N/A	See No. 6 above.	
18a 🗸 No address assigned 18b 🗸 Vacant land		
20 Legal Description (Attach additional pages, if needed.)		
The Northeast Quarter of the Northwest Quarter (NE1/4NW1/4) and the North		Γ the East 528 feet
thereof, all in Section Seven (7), Township One (1) North, Range Nine (9)	West of the 6th P.M. Webster County, Nebraska.	
21 If agricultural, list total number of acres transferred in this transaction 71.92	·	
22 Total purchase price, including any liabilities assumed		0,00
23 Was non-real property included in the purchase?		0¦00
Yes No (If Yes, enter dollar amount and attach Itemized IIst.) (see 24 Adjusted purchase price paid for real estate (line 22 minus line 23)	nstructions)	0:00
25 If this transfer is exempt from the documentary stamp tax, list the exemption num	ber 15 .	
26 Is an affidavit as described in Neb. Rev. Stat. § 76-2,141 required because the property is loc	ated 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 filling? Yes V No		
Under penalties of law, I declare that I have examined this statement and that I am duly authorized to sign this statement.	and that it is, to the best of my knowledge and belief, true, complete,	and correct,
▶ Regina Meradith		(402) 280-7648
Print or Type Name of Grantee or Authorized Representative	A.I.	Phone Number
ragina mount	Attorney	6/5/2025
here Signature of Grantee or Authorized Representative	Title	Date
Register of Deed's Us		For Dept. Use Only
28 Date Deed Recorded 29 Value of Stamp or Exempt Number	30 Recording Data	
Mo. 6 Day 23 yr. 25 \$ Exempt #15	BK2025 H 1379	

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

Index	
Computer	
Assessor	
Carded	

NEBRASKA DOCUMENTARY STAMP TAX Date: 06/23/25

\$ Ex015 By AS

Bk 2025, Pg 1379

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 June A.D., 2025, at 09:25 o'clock AM. Recorded in Book 2025 on Pages 1379-1380

Phonyslaine County Clerk

Fee: \$16.00 By: AS Deputy Electronically Recorded

Please return to: Regina L. Meradith Goosmann Law Firm, PC 17838 Burke St, Ste 250 Omaha, NE 68118 402-280-7648

DEED OF DISTRIBUTION BY PERSONAL REPRESENTATIVE

Sarah Vau, a/k/a Sarah Hartman, Personal Representative of the Estate of Charles W. Hartman, Deceased GRANTOR, conveys and releases to Sarah Vau a/k/a Sarah Hartman, a married person, GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

The Northeast Quarter of the Northwest Quarter (NE¼NW¼) and the Northwest Quarter of the Northeast Quarter (NW¼NE¼), EXCEPT the East 528 feet thereof, all in Section Seven (7), Township One (1) North, Range Nine (9) West of the 6th P.M. Webster County, Nebraska

subject to easements, reservations, covenants and restrictions of record.

GRANTOR has determined that the GRANTEE is 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 this <u>5</u> day of <u>June</u> 2025.

Sarah Vau, a/k/a Sarah Hartman, Personal Representative of the Estate of Charles W. Hartman

STATE OF CA)	
COUNTY OF	See attached) ss.)
<u> </u>	CA Jurat	·

Subscribed, sworn to, and acknowledged before me by Sarah Vau, a/k/a Sarah Hartman, Personal Representative for the Estate of Charles W. Hartman this 5 day of June , 2025.

Witness my hand and official seal. My commission expires:

See attached

A little public or other other completing this get iffice overfles only the identity of the inclinitual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or Validity of that document.

State of California, County of Valo Subscribed and sworp to (or affirmed) before me on this 55 dayof Jube 2026 by Sorah Lin Hartsann proved to me on the basis of sellatactory evidence to be the consoned who possered before me

CHRISTY BURNARD COMM. # 2433505
NOTARY PUBLIC - CALIFORNIA OF YOLO COUNTY COMM. EXPIRES JAN. 8, 2027

Notary Public

Agricultural Land Sales Worksheet

Cnty No.	Boo	the springers.	Page	27 July 25 1999 1	ile Date	School District Code												
91	202	25	1381	6/	5/2025	Base: 65-0005 Affiliated: Unified:												
Location ID		Sale	Number	Useabili	ty & Code #	Parcel Number												
001200900	1200900 119 4 05						Twn	Rng	Se	ect	Qrt	Sub	div	Area	Blk	Bik Parcel		
	D٤	ate of S	ale Assessed	Value	ida ka	4241	3	9	3	3	2	000	000	1 000		1	1805	
Land		Imp	rovements		Total		D	ate of	Sale	e Pro	operty	Clas	ssifica	tion (Code			
388,7	30				388,730	Status	Pro	perty T	ype	Z	oning	Lo	cation	Cit	y Size	Par	cel Siz	
		Irrigat	ion Type:	.		A) 2	B)	05	F F 1942 18	C)	5	1997	3	E)	0	F)	9	
LCG	V.		ACRES:	v	ALUE:	1.65,191.01	LCG			i i	A CR	ES:			VAL	TIE.		
IRRIGATED	1A1	1	2021207		ALIVES.	GF	RASSLA	ND 1	Gl	4 - <u>1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - </u>		3.1	30	, osten gasa t	Y ZXL		, 460	
	1A								1G									
	2A1					2G1				6.600						9	, 965	
	2A					2G												
	3A1					3G1												
	3A					•••••			3G									
	4A1								lG1									
	4A								4G						,			
DRYLAND	1D1		10 100				Shelterb		-									
	1D		16.100		53,210			Accret					_					
	2D1		2.700		8,465				aste			1.0	00				500	
	2D 3D1		59.800		187,470	ACI	AND		her		1 5	3.2	30			200	726	
	3D1					AGL	AIND		ads		TO	5.1		10 yangs	(作物)ならい	000	,730	
	4D1							Farm S				J.1	,,,		ranganga, p	(1947 <u>)</u>	SKIEL S	
	4D		13.900		40,660			Iome S	-									
					- ,		~	Recreat										
Dwe	lings								her									
Outbuil			11.5 July 28.5 5 July 20.5 July 20.5			No	n-AG				***************************************	5.1	.70			; -	10.00	

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:
001200900	
	(Continue on back)

NEBRAS

Real Estate Transfer Statement

FORM

Good Life, Great Service. • To be filed with the Register of Deeds. • Read instructions on reverse side. DEPARTMENT OF REVENUE • 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 Mo. 06 Day 05 Yr. 25 M_{0} 06 Webster - 91 5 Grantor's Name, Address, and Telephone (Please Print) 6 Grantee's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Grantee's Name (Buyer) Sarah Vau, a/k/a Sarah Hartman, Personal Representative Sarah Vau, a/k/a Śarah Hartman, a married person Street or Other Mailing Address Street or Other Mailing Address 1105 Cabot Street 1105 Cabot Street City State Zip Code City State Zip Code Davis CA 95616 Davis CA 95616 Phone Number (925) 848-8978 Phone Number Is the grantee a 501(c)(3) organization? Yes (925) 848-8978 If Yes, is the grantee a 509(a) foundation? Yes Email Address Email Address slinvau@gmail.com silnvau@gmail.com 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. (A) Status (B) Property Type (C) | Improved Single Family Industrial Mineral Interests-Nonproducing TState Assessed Mobile Home ✓ Unimproved ✓ Agricultural Multi-Family Mineral Interests-Producing Exempt IOLL Commercial Recreational 8 Type of Deed Conservator Distribution Land Contract/Memo Partition ີ່ Sheriff Other Bill of Sale Corrective **Fasement** Lease Personal Rep. Trust/Trustee Death Certificate - Transfer on Death Cemetery Executor Mineral Quit Claim Warranty Was transfer part of IRS like-✓ Distribution 10 Type of Transfer Foreclosure Irrevocable Trust Revocable Trust Transfer on Death kind exchange (I.R.C. § 1031 Auction Easement Life Estate Sale Trustee to Beneficiary Exchange) by buyer or seller? Court Decree Exchange Seller V No Buver Grantor Trust Partition Satisfaction of Contract Other (Explain) 11 Was ownership transferred in full? (If No, explain the division.) 12 Was real estate purchased for same use? (If No. state the intended use.) No 1/2 Interest Yes ✓ Yes 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) ✓ Yes Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC Other Brothers and Sisters Grandparents and Grandchild Spouse Ex-spouse Parents and Child Step-parent and Step-child 14 What is the current market value of the real property? 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) 388.730.00 **✓** No 16 Does this conveyance divide a current parcel of land? Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) Yes ₩ No V No 18 Address of Property 19 Name and Address of Person to Whom the Tax Statement Should be Sent N/A See No. 6 above. 18a V No address assigned 18b Vacant land 20 Legal Description (Attach additional pages, if needed.) One half (1/2) interest in the Northwest Quarter (NW1/4) of Section Three (3), Township Three (3) North, Range Nine (9) West of the 6th P.M. in Webster County, Nebraska. 21 If agricultural, list total number of acres transferred in this transaction 158.4 22 Total purchase price, including any liabilities assumed..... 22 | \$ 23 Was non-real property included in the purchase? 24 Adjusted purchase price paid for real estate (line 22 minus line 23) 24 | \$ 25 If this transfer is exempt from the documentary stamp tax, list the exemption number 1526 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 V No Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct. and that I am duly authorized to sign this statement. Regina Meradith (402) 280-7648 Print or Type Name of Grantee or Authorized Representative Phone Number Regina Attorney 6/5/2025

Signature of Grantee or Authorized Representative

Date

For Dept. Use Only

Register of Deed's Use Only

29 Value of Stamp or Exempt Number

_{Day} <u>a</u>3 Nebraska Department of Revenue

28 Date Deed Recorded

30 Recording Data

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

Index	
Computer	
Assessor	
Carded	

NEBRASKA DOCUMENTARY STAMP TAX

Date: 06/23/25 \$ Ex015 By AS Bk 2025, Pg 1381

State of Nebraska County of Webster ss.

Entered on the numerical index and filed for record in the Clerk's office of said county this 23 day of June A.D., 2025, at 09:25 o'clock AM. Recorded in Book 2025 on Pages 1381-1382

County Clerk

Fee: \$16.00 By: AS Deputy Electronically Recorded

Please return to: Regina L. Meradith Goosmann Law Firm, PC 17838 Burke St, Ste 250 Omaha, NE 68118 402-280-7648

DEED OF DISTRIBUTION BY PERSONAL REPRESENTATIVE

Sarah Vau, a/k/a Sarah Hartman, Personal Representative of the Estate of Charles W. Hartman, Deceased GRANTOR, conveys and releases to Sarah Vau a/k/a Sarah Hartman, a married person, GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

One half (1/2) interest in the Northwest Quarter (NW¼) of Section Three (3), Township Three (3) North, Range Nine (9) West of the 6th P.M. in Webster County, Nebraska

subject to easements, reservations, covenants and restrictions of record.

GRANTOR has determined that the GRANTEE is 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	this S	day of	· Iuno	. 2025.
LACCUCCA	uus	_ uu, u		

Sarah Vau, a/k/a Sarah Hartman, Personal Representative of the Estate of Charles W. Hartman

STATE OF CALIFORNIA)	
COUNTY OF //o	SS.
Subscribed, sworn to, and acknowledge	ged before me by Sarah Vau, a/k/a Sarah he Estate of Charles W. Hartman this <u>b</u> day
Witness my hand and official seal. My commission expires:	See attached CA Jurat
	OA Julai
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.	Notary Public
State of California, County of 10 (or allitmed)	
1025 by Sarrth Lin flart-main	
widence to be the person(a) whe appeared effore me. Signature ASTARY Public	
0	
CHRISTY BURNARD	
COMM. # 2433505 O NOTARY PUBLIC - CALIFORNIA O YOLO COUNTY	
COMM. EXPIRES JAN. 8, 2027	

Agricultural Land Sales Worksheet

Ferror NAME FOR POST AND	25 1383 Sale Number	6/5	/000F			School District Code												
75.25.25.25.25.25.15.15.15.15.15.15.15.15.15.15.15.15.15	and the province the Village should be with	91 2025 1383 6/5/2025							Base: 65-0011 Affiliated: Unified:									
Location ID	Parcel Number																	
001002600	120	GeoCde	Twn	Rng	Se	ct.	Qrt	Subdiv		Area Blk		P	Parcel					
Da	te of Sale Assessed V	Value		4487	1	9	6	6 0 00000			00	1 000 000		000				
Land	Improvements	T	otal	No. Vic.	D	ate of	Sale	Pre	perty	Clas	sifica	tion (Code					
195,025			195,025	Status	Proj	perty Ty	уре	z	oning	Loc	cation	Cit	y Size	Par	cel Size			
	Irrigation Type:			A) 2	В)	05	, <u></u>	C)	5	D)	3	E)	0	F)	9			
LCG	ACRES:	VA	LUE:		LCG		yeko Maria		ACR	ES:	1493C		VAL	L Tir.∙	Value I			
IRRIGATED 1A1			•	GI	RASSLA	ND 1				2.2		** ***********************************	, , , , , ,		730			
1A							lG											
2A1						2	Gl			1.9	20			2,	900			
2A							2G											
3A1						3	Gl			0.3	В0				550			
3A							3G											
4A1	,					4	Gl	27.230			30			35,	400			
4A							4G											
DRYLAND 1D1	14.100		46,600		Shelterb		 +											
1D	30.670		101,365			Accret	ion											
2D1						Wa												
2D	0.750		0.005	10 T	A NATION I		her			10 0	60		-					
3D1	0.750		2,225	AG I	AND '		-		-7	8.0		infakeles ha sa	1	.95,	025			
3D			· · · · · · · · · · · · · · · · · · ·			Ros				1.9	90	STEEL P						
4D1 4D	0.770		2,255			Farm Si	-				\dashv							
4D	0.770		2,233			ome Si							·····					
Dwellings					r													
Outbuildings				No	n-AG '		her \ T.			1.9	90							
Outoundings				1/0		TOTA				1.9	90							

Assessor's Adjustment to Sale Price (+ or -):											tal	Recapture Value:	
Assessor	Com	ments a	and Re	ason f	or A	djustm	ient:						
DEED	OF'	DIST	RIBU	TION	BY	PR;	TRANSFER	BETWEEN	PARI	ENT	&	CHILD	
							70 t						
Comment	s fro	m							Comn	nents	:		
00100	260	0											
				••••									

								Ph. Ph					(Continue on back)

NEBRASKA

Good Life, Great Service,

Real Estate Transfer Statement

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

120

FORM **521**

DEPARTMENT OF REVENUE 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 3 Date of Sale/Transfer 2 County Number 4 Date of Deed _{Mo.} <u>0</u>6 Day 05 Mo. <u>06</u> Day 05 Webster - 91 Yr. 25 5 Grantor's Name, Address, and Telephone (Please Print) 6 Grantee's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Grantee's Name (Buyer) Sarah Vau, a/k/a Sarah Hartman, Personal Representative Sarah Vau, a/k/a Sarah Hartman, a married person Street or Other Mailing Address Street or Other Mailing Address 1105 Cabot Street 1105 Cabot Street City State Zip Code State Zip Code Davis CA 95616 Davis CA 95616 Phone Number (925) 848-8978 Phone Number Is the grantee a 501(c)(3) organization? Yes (925) 848-8978 If Yes, is the grantee a 509(a) foundation? Yes **₩**No Email Address Email Address slinvau@gmail.com slinvau@gmail.com 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. (A) Status (B) Property Type (C) Improved Single Family ☐ Industrial Mineral Interests-Nonproducing State Assessed Mobile Home ✓ Unimproved Multi-Family ✓ Agricultural Mineral Interests-Producing Exempt Commercial Recreational 8 Type of Deed Distribution Land Contract/Memo Partition Sheriff Other Bill of Sale Corrective Easement 1 ease Personal Rep. Trust/Trustee Death Certificate - Transfer on Death Cemetery Executor Mineral Quit Claim Warranty Was transfer part of IRS like-10 Type of Transfer Distribution Foreclosure Irrevocable Trust Revocable Trust Transfer on Death kind exchange (I.R.C. § 1031 Auction Easement Life Estate Trustee to Beneficiary Exchange) by buyer or seller? ☐ Buyer Seller V No Court Decree Exchange Grantor Trust Partition Satisfaction of Contract Other (Explain) 11 Was ownership transferred in full? (If No, explain the division.) 12 Was real estate purchased for same use? (If No, state the intended use.) ✓ Yes ✓ Yes ☐ No 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) ✓ Yes Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC ✓ Self Other Brothers and Sisters Grandparents and Grandchild 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.) 195.025.00 ✓ No 16 Does this conveyance divide a current parcel of land? 17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) Yes 18 Address of Property 19 Name and Address of Person to Whom the Tax Statement Should be Sent N/A See No. 6 above. 18b Vacant land 18a No address assigned 20 Legal Description (Attach additional pages, if needed.) The Southwest Quarter of the Southeast Quarter (SW1/4SE1/4) and the Southeast Quarter of the Southwest Quarter (SE1/4SW1/4) of Section Six (6), Township One (1) North, Range Nine (9) West of the 6th P.M. Webster County, Nebraska. 21 If agricultural, list total number of acres transferred in this transaction $\underline{80.05}$ 22 Total purchase price, including any liabilities assumed...... 22 \$ 23 Was non-real property included in the purchase? 0:00 No (If Yes, enter dollar amount and attach Itemized list.) (see Instructions) 24 Adjusted purchase price paid for real estate (line 22 minus line 23) 24 \$ 25 If this transfer is exempt from the documentary stamp tax, list the exemption number 1526 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 V No Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement. Regina Meradith (402) 280-7648 Print or Type Name of Grantee or Authorized Representative Phone Number sign Regina Meradith Attorney 6/5/2025 Signature of Grantee or Authorized Representative Date Register of Deed's Use Only For Dept. Use Only 28 Date Deed Recorded 29 Value of Stamp or Exempt Number 30 Recording Data Day <u>23</u> Yr. <u>23</u>

Nebraska Department of Revenue

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

Index	
Computer	
Assessor	
Carded	

NEBRASKA DOCUMENTARY STAMP TAX

Date: 06/23/25

\$ Ex015

By AS

Bk 2025, Pg 1383

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 June A.D., 2025, at 09:25 o'clock AM. Recorded in Book 2025 on Pages 1383-1384

County Clerk

Fee: \$16.00 By: AS Deputy Electronically Recorded

Please return to: Regina L. Meradith Goosmann Law Firm, PC 17838 Burke St Omaha, NE 68118 402-280-7648

DEED OF DISTRIBUTION BY PERSONAL REPRESENTATIVE

Sarah Vau, a/k/a Sarah Hartman, Personal Representative of the Estate of Charles W. Hartman, Deceased GRANTOR, conveys and releases to Sarah Vau a/k/a Sarah Hartman, a married person, GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

The Southwest Quarter of the Southeast Quarter (SW¼SE¼) and the Southeast Quarter of the Southwest Quarter (SE¼SW¼) of Section Six (6), Township One (1) North, Range Nine (9) West of the 6th P.M. Webster County, Nebraska

subject to easements, reservations, covenants and restrictions of record.

 ${\tt GRANTOR}$ has determined that the <code>GRANTEE</code> is 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.

	-	equipment .	
Evecuted th	nie S	day of June	2025
LACCULGU II.	шэ	uay or great	, &\/ &\/,

Sarah Vau, a/k/a Sarah Hartman, Revsonal Representative of the Estate of Charles W. Hartman

STATE OF CALIFORNIA)	
COUNTY OF $\sqrt{6}$	SS.
	lged before me by Sarah Vau, a/k/a Sarah the Estate of Charles W. Hartman this <u> </u>
Witness my hand and official seal.	
My commission expires:	
	<i>See attached</i> CA Jurat
path Alice to graph of the second	OA Julai
A notary public or other officer completing this cortificate 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 California, County of O C Substribed and sworn to (or affirmed) before me on this State day of Julya 2025. State of California who applicated to be the personnia who applicated before me Signature.	Notary Public
CHRISTY BURNARD COMM. # 2433505 OF PRISTY BURNARD COMM. # 2433505 OF PRIST	

Agricultural Land Sales Worksheet

Cuty No. Book Page Sale Date 91 2025 1400 6/18/2025 F							School District Code											
91	202	5	1400	6/1	8/2025	Base: (1-01	23	Affil	ffiliated: Unified:								
Location ID Sale Number Useability & Code #							Parcel Number											
002011500 121 4 05						GeoCde	Twn	Rng	Sec	Qrt	Sub	div	Area Bik Parcel					
Date of Sale Assessed Value							3	11	21	21 0 00000			1 000 00		000			
Land		Imp	rovements		Total		, D	ate of	Sale :	Propert	y Cla	ssifica	ation Code					
386,5	525				386,525	Status	Pro	perty T	pe .	Zoning	Lo	cation	n Clty Size Parcel Size					
		Irrigati	on Type:			A) 2	B)	05		c) 5	11 A 1460 639	3	E)	0	F)			
LCG		A	CRES:	V	LUE:		LCG	v Pality		A CI	RES:			VAL	l Liter			
IRRIGATED	1A1				<u> </u>	GR	ASSLA				95.2	70	7 40 GM GE			,125		
	1A	•							1G		6.2	 -				, 375		
	2A1					2G1					32.8	50				, 60!		
	2A								2G					·····				
	3A1							3	Gl									
	3A				·····				3G									
	4A1							4	GI									
·	4A								4G									
DRYLAND	1D1					5	Shelterb	elt/Tim	oer									
	1D							Accreti	on				77//8/1					
	2D1							Wa	ste		2.8	40			1,	420		
	2D							Otl										
	3D1					AG L	AND '			2:	37.1		Sharehout 1971			, 52!		
	3D							Roa			0.0	20	201-60					
	4D1							Farm Si										
	4D							ome Si										
	11:		100 m				- I	Recreati		-				-				
Dwe Outbui	ellings Idings		in and this is.			NI	n-AG	Otl			Λ Λ	20	-					
Guom	unigo	2014年1月2				1/0	u-AG	IUIA	4		0.0	20						

Assess	sor's Adjust	men	t to Sa	le Price (-		Total Recapture Value:							
Assessor Comments and Reason for Adjustment:													
WD;	TRANSFER	то	LIFE	ESTATE	BETWEEN	PARENT	&	CHII	LD				
	· · · · · · · · · · · · · · · · · · ·												
						1114.11							
	nts from							Comm	aents:				
0020	011500												
								·					
	, was recovered								(Continue on back)				



NEBRASKA

Real Estate Transfer Statement

FORM

Good Lite, Great Service. • To be filed with the Register of Deeds. • Read Instructions on reverse side. 521 DEPARTMENT OF REVENUE 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. 4 Date of Deed County Name 2 County Number 3 Date of Sale/Transfer Mo. 06 Day 18 Webster - 91 Mo. 06 Day 18 5 Grantor's Name, Address, and Telephone (Please Print) 6 Grantee's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Grantee's Name (Buyer) Michael R. Rupprecht & Lila L. Rupprecht Lukas M Rupprecht, Brett J. Rupprecht & Tanner S. Rupprecht Street or Other Mailing Address Street or Other Mailing Address 2336 T Road 528 Road J City Zip Code 68932 State City Zip Code NE Campbell Inavale ΝĒ 68952 Is the grantee a 501(o)(3) organization? Phone Number (402) 756-8885 Phone Number Yes √ No √ No (000) 000-0000 If Yes, is the grantee a 509(a) foundation? Yes Email Address N/A Email Address N/A 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. (A) Status (B) Property Type (C) Improved Single Family Industrial Mineral Interests-Nonproducing State Assessed Mobile Home ✓ Unimproved Multi-Family ✓ Agricultural Mineral Interests-Producing ☐ Exempt [] IOLL Recreational Commercial 8 Type of Deed Distribution Land Contract/Memo Partition Sheriff Othe: Bill of Sale Corrective Easement Lease Personal Rep. Trust/Trustee Cemetery Death Certificate - Transfer on Death Executor Mineral Ouit Claim Warranty Was transfer part of IRS like-10 Type of Transfer Distribution Foreclosure Irrevocable Trust Revocable Trust Transfer on Death kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? Auction Gift Easement ✓ Life Estate Sale Trustee to Beneficiary Seller No Buyer Court Decree Exchange Grantor Trust Partition Satisfaction of Contract Other (Explain) 11 Was ownership transferred in full? (If No, explain the division.) 12 Was real estate purchased for same use? (If No, state the intended use.) No Life Estate to Grantors No 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) 7 Yes Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC Self Öther **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.) 386,525,00 ✓ No \$ 16 Does this conveyance divide a current parcel of land? Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) Yes V No 18 Address of Property 19 Name and Address of Person to Whom the Tax Statement Should be Sent Michael R. Rupprecht & Lila L. Rupprecht 2336 T Road 18a 🗸 No address assigned 18b 📝 Vacant land Campbell, NE 68932 20 Legal Description (Attach additional pages, if needed.) The Southwest Quarter (SW ¼) and West Half of the Southeast Quarter (W ½ SE ¼) of Section Twenty-One (21), Township Three (3) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska 21 If agricultural, list total number of acres transferred in this transaction 237.21 22 Total purchase price, including any liabilities assumed...... 1,00 22 \$ 23 Was non-real property included in the purchase? No (If Yes, enter dollar amount and attach itemized list.) (see instructions) . . . 1:00 26 is an affidavit as described in Nob. 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? 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. (402) 834-3300 Matthew D. Baack Print or Type Name of Grantee or Authorized Representative Phone Number Attorney 6/23/2025 Signature of Grantee or Authorized Representative Date Register of Deed's Use Only For Dept, Use Only 29 Value of Stamp or Exempt Number 28 Date Deed Recorded

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

_{Day} <u>23</u>

Authorized by Neb. Rev. Stat. 85 76-214, 77-1327(2)

Index	
Computer	
Assessor	
Carded	

NEBRASKA DOCUMENTARY STAMP TAX

Date: 06/23/25 \$ Ex05a By AS Bk 2025, Pg 1400

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 June A.D., 2025, at 11:39 o'clock AM. Recorded in Book 2025 on Pages 1400-1401

County Clerk

Fee: \$16.00 By: AS Deputy Electronically Recorded

Return to: Skalka, Baack & Fiala Law Firm, PO Box 907, Hastings, NE 68902-0907

WARRANTY DEED

Michael R. Rupprecht and Lila L. Rupprecht, husband and wife, *Grantor*, in consideration of love and affection and other valuable consideration, receipt of which is hereby acknowledged, conveys to Lukas M. Rupprecht, a married person, Brett J. Rupprecht, a married person, and Tanner S. Rupprecht, a single person, *Grantee*, whether one or more, *subject to the Life Estate of Michael R. Rupprecht and Lila L. Rupprecht*, husband and wife, the following described real estate (as defined in Neb. Rev. Stat. Section 76-201) in Webster County, Nebraska:

The Southwest Quarter (SW ¼) and West Half of the Southeast Quarter (W ½ SE ¼) of Section Twenty-One (21), Township Three (3) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska, subject to easements and restrictions of record.

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

EXECUTED: June 18, 2025.

Michael R. Rupprecht, Grantor

Lila L. Rupprecht, Grantor

State of Nebraska)
) ss
County of Adams)

The foregoing instrument was acknowledged before me on June 18, 2025, by Michael R. Rupprecht and Lila L. Rupprecht, husband and wife, Grantor.

GENERAL NOTARY - State of Nebraska MATTHEW D. BAACK My Comm. Exp. Jan 9, 2029

/Notary Public

Matthew D. Baack

Printed Name

Residential & Commercial Sales Worksheet

Cnty No.	Во	ok	Page		S	ale Date	School District Code											
91	20	25	1404		6/2	23/2025	Base: 9	nse: 91-0002 Affiliated: Unified:										
Location	D	Sale	e Number	Us	eabili	ty & Code#		ない後半 対抗が	1.00	Parcel Number								
0001148	800		122		4	05	GeoCde	Twn	Rng	Rng Sect Qrt Subdiv Area Blk							Par	cel
Spring (Spring)	D	ate of S	Sale Assessed	Valu	16		4491			0	0 0		10005		02	4	000	00
Land	Constant	Im	provements			Total	W.		Date of	Sale	Proper	ty	Classific	atio	n Cod	e in the		
1	,315		14,35	5		15,670	Status	Pr	operty 1	уре	Zoning		Location	n	City Siz	e	Parcel	Size
Assessor Lo	cation:	RED	CLOUD (I				A) 1	B)	01		c) 1	- jonaj	D) 1	E	the Samuel State	.550	F) 1	ASSAUL ASSAULTS
	174	(4) (1) (1) (4) (1) (1)	97 (18 1) (1)	STATE	2/3	Residential				10 (A)			Comme	rcial	i, (* 17)	1		Prist hyds John Mark
176	Mul	tiple Im	provements:	Multi	ple. Imp	provements.:		20,14,240			ovements.	*Table_mis	de service (Pile)		de Massaca es	1,514.00	AND REAL PROPERTY.	11 01569,3616
34.0 M	146		ruction Date:		ruction		08		Constru									
	Brookin is Litar van		Floor:		Sq. Ft.		18		Floor S	q. Ft. :								
		Buildi	ng Cost New:	Cost		169,7	70 .		Cost:									
Single Family	y Style:	104		Resi	dentia	Condition; 1	0		Comm	ercia	l Occupa	incy	y Code:					
(100) 🗆 Mo	bile Hon	ne		(10)	*	Worn Out			Primar	y:		Oth	ner1:		Othe	r2:		
(101) 🗆 On	e Story			(20)		Badly Worn			Comm	ercia	l Constr	ucti	ion Class		Y. Carlo	i i		N. K.
(102) 🗆 Tw	o Story			(30)		Average			(1) ☐ Fireproof Structural Steel Frame									
(103) 🗆 Spi	lit Level			(40) □ Good					(2)	☐ Reinforced Concrete Frame								
(104) 🖼 11	/2 Story			(50) 🗆 · Very Good					(3)	☐ Masonry Bearing Walls								
(111) 🗆 Bi-	Level			(60)		Excellent			(4)	□ W	ood or S	teel	l Framed	Ext. V	Walls			
(106) 🗆 Otl				The state of the s					(5)	(5)								
Townhouse o	r Duples	x Style:		Residential Quality: 40					(6) D Pole Frame									
(301) 🗆 On	e Story			(10)		Low			Cost I	tank:				Cond	lition:			
(302) □ Tw	o Story			(20)		Fair			(10)	□ L	w			(10)	□ W	Worn Out		
(307) 🗆 11	/2 Story			(30)		Average			(20)	□ A	verage			(20)	□ Ba	dly	Worn	
(308) 🗆 Spi	lit Level			(40)	¥	Good		(30)			Above Average				(30) Average			
(309) 🗆 21	/2 Story			(50)		Very Good			(40)	ΠН	igh			(40)	□ Go	ood		
(304) 🗆 On	e Story I	Duplex		(60)		Excellent								(50)	□ Ve	ery (Good	
(305) 🗆 Tw	o Story I	Duplex							12 Parks		Ward			(60)	□ Ex	celle	ent	
Assessor'	s Adju	stmen	t to Sale P	rice	(+ or	· -):												
Assessor Co	omment	ts and I	Reason for A	djus	tment					- Print Majoria					,,, <u>,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,</u>			
QCD; D	ISSOI	UTIO	N															
													· · · · · · · · · · · · · · · · · · ·					
(C	£																	
Comments 000114								Comn	nents:									
200114	300				•-						······································							
		· · · · · · · · · · · · · · · · · · ·																
											· · · · · · · · · · · · · · · · · · ·							
<u> </u>	****					- van e warmun. av. a									(Conti	nue on	back)

Real Estate Transfer Statement

FORM

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

521

The deed will not be recorded unless this statemen	t is signed and items 1-27 are accurately completed.
1 County Name Webster - 91 2 County Number	3 Date of Sale/Transfer Mo. 06 Day 17 Yr. 2025 4 Date of Deed Mo. 06 Day 77 Yr. 2025
5 Grantor's Name, Address, and Telephone (Please Print)	6 Grantee's Name, Address, and Telephone (Please Print)
Grantor's Name (Seller) JAMES A DURFEY Street or Other Meiling Address	Grantee's Name (Buyer) GENNIFER D DURFEY
Street or Other Mailing Address 230 N SEWARD ST City State Zip Code	Street or Other Mailing Address 230 N SEWARD ST
Red Cloud NE 68970	City State Zip Code 68970
Phone Number (402) 879-9503 Email Address	Phone Number Is the grantee a 501(c)(3) organization? Yes If Yes, is the grantee a 509(a) foundation? Yes
n/a	Email Address n/a
7 Property Classification Number. Check one box in categories A and B. Check C if	property is also a mobile home.
	Property Type (C)
✓ Improved ✓ Single Family Industrial ☐ Unimproved Multi-Family Agricultural ☐ IOLL Commercial Recreational	Mineral Interests-Nonproducing State Assessed Mobile Home Mineral Interests-Producing Exempt
Bill of Sale Corrective Easement Lea	nd Contract/Memo Partition Sheriff Other ase Personal Rep. Trust/Trustee eral Valid Quit Claim Warranty
9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller?	osure
Buyer Seller No Court Decree Exchange Granto 11 Was ownership transferred in full? (If No, explain the division.)	r Trust Partition Satisfaction of Contract Other (Explain) Dissolutio
✓ Yes	✓ Yes No
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives. Yes No Aunt or Uncle to Niece or Nephew Family Corp., P	
Brothers and Sisters Grandparents a	
✓ Ex-spouse ☐ Parents and Ch	ild Step-parent and Step-child
14 What is the current market value of the real property? 18,000.00	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 No
18 Address of Property 230 Seward St Red Cloud, NE 68970	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.) Lots Eighteen (18) and Nineteen (19), Block Twent County, Nebraska.	y-four (24), Original Town of Red Cloud, Webster
21 If agricultural, list total number of acres transferred in this transaction	
Total purchase price, including any liabilities assumed. Was non-real property included in the purchase?	22 \$ 0,00
Yes No (If Yes, enter dollar amount and attach itemized list.) (see instru	ctions)
24 Adjusted purchase price paid for real estate (line 22 minus line 23) 25 If this transfer is exempt from the documentary stamp tax, list the exemption number 5 26 Is an affidavit as described in Neb. Rev. Stat. § 76-2,141 required because the property is located w	oa <u>24 \$ 0,00</u>
Yes No 27 If yes, is the required affidavit attached to this filling? Yes No	viu iin a county or other geographic area with an active air force ballistic missile field? (See Instructions)
Under penalties of law, I declare that I have examined this statement and the	nat 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 Print or Type Name of Grantee of Authorized Representative	467-746-56L1 Phone Number 6-23-35
active the theory	Title Date
Register of Deed's Use On	V
28 Date Deed Recorded 29 Value of Stamp or Exempt Number	30 Recording Data For Dept. Use Only
Mo. 6 Day 23 Yr. 25 \$ Exempt # 5a	BK2025, Pa 1404
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 \$55.
County of Webster
Entered on the
numerical index and filed for record in the
Clerk's office of said county this 3 day
of June A.D., 20 as at a:35
o'clock D M. Recorded in Book 202
" 1 11 A1 Le
on Page 1404
abbey Hania County Clerk
10.00 O O O Deputy
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 6-23-25
\$ Exerpt \$ 52 By (1)

QUITCLAIM DEED

James A. Durfey, a single person, GRANTOR, whether one or more, pursuant to Decree of Dissolution entered in Case No. CI 25-9 in the District Court of Webster County, Nebraska, quitclaims and conveys to Gennifer D. Durfey, GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Lots Eighteen (18) and Nineteen (19), Block Twenty-four (24), Original Town of Red Cloud, Webster County, Nebraska.

Executed June 27, 2025.

James A. Durfey

STATE OF NEBRASKA, COUNTY OF WEBSTER: ss.

The foregoing instrument was acknowledged before me on June ______, 2025, by James A. Durfey, a single person.

Comm. expires 13-3-36

Notary Public

Residential & Commercial Sales Worksheet

Cnty No.	Во	ok	Page		S	Sale Date	School District Code												
91	20	25	1408		6/:	26/2025	Base: 9	1-0	002	Affi	iliated			Unified:					
Location	\mathbf{D}_{i}	Sale	Number	Ü	eabil	ity & Code#	14		Parcel Number										
000706	500	:	123		4	05	GeoCde	Twi	Twn Rng Sect Qrt Subdiv Area						Blk	Parcel			
	D:	ate of S	ale Assessed	Valu	ıe		4369	S 44C 125		00	0 ()	60005	100 A 100 B 100 A	011	0000			
Land	1	Imp	rovements	7.		Total			Date of	Sale	Prop	erty	Classific	ation	Code	A. A. A.			
ACCOMPANY OF A STATE OF STREET	665	11000000140	18,835	y	en ingrenien.	19,500	Status	P	roperty T	ype	Zoni	ng	Location	ı Ci	ty Size	Parcel Size			
Assessor Lo	ocation:	INAV	ALE (INA			•	A) 1	В)	Jan. McCharles	5.	C) !	107 (190	D) 3	E)	9	F) 2			
				plant of	Siri Jaka	Residential			12 12 Yes 8	St. Salas Books			Comme						
	Mul	tiple Im	provements:	Multi	ple. Im	provements, :	21.00	16 E 61	Multiple	. Imor	ovemen	s. :			1000				
		eschiercia está sido	ASC 5 DM H 2021/SAUCCO		ruction		82		Constru										
		i latini ka	SERVE ANN SHIP SERVED	Floor	Sq. Ft.	: 1,1	69		Floor S										
	11.00	Buildin	STOCK WARRING AND AND A	Cost		119,5	30		Cost:	4									
Single Family	y Style:	104		Resi	dentia	l Condition: 2	5	t its		ercial	Occui	an	cy Code:						
(100) 🗆 Mo		ne		(10)		Worn Out			Primar		ac tas ange, a		ther1:	3 1 2 2 2 2 2 2	Other2:	eres algorithm or despite to the Africa.			
(101) 🗆 On	e Story			(20)	X	Badly Worn			Comm	ercial	Const		tion Class:						
(102) 🗆 Tw	o Story			(30)	X	Average		_					uctural Ste	240310 - 3	10 -1 -1 -1 -1 -1 -1 -1 -1 -1				
(103) 🗆 Sp	lit Level			(40)		Good			(2)	□ Re	inforce	ed C	Concrete Fr	ame					
(104) 🖼 11	/2 Story			(50)		Very Good	***************************************		(3)] M	asonry	Bea	ring Walls						
(111) 🗆 Bi-	Level			(60) 🗆 Excellent									el Framed l	Ext. Wa	alls				
(106) 🗆 Otl	her			Anna Cara					(5) Metal Frame and Walls										
Townhouse o	r Duplex	Style:		Resi	dentia	l Quality: 30	(6) 🗆 Pole Frame												
(301) 🗆 On	e Story			(10)		Low			Cost R	ank:			1 - 8 4 5	Condit	ion:				
(302) □ Tw	o Story			(20)		Fair			(10)	□ Lo	w			(10)] Worn	. Out			
(307) 🗆 11	/2 Story			(30)	*	Average	·		(20)	ıA 🗆	verage			(20) E] Badly	Worn			
(308) 🗆 Spi	lit Level			(40)		Good			(30)] Al	oove A	vera	ige	(30) E] Avera	ıge			
(309) 🗆 21	/2 Story			(50)		Very Good			(40)	∃ Hi	gh			(40) E] Good				
(304) 🗆 On				(60)	D ASSESSED AS I	Excellent		a di sinue si	37.00	No.			and the state of the		l Very				
(305) 🗆 Tw	o Story I	Duplex			4,542,								110	(60) E	l Excel	lent			
Assessor'	s Adju	stment	t to Sale Pr	ice	(+ 01	r -):													
<u> </u>			teason for A																
QCD; T	RANSF	ER BE	TWEEN BE	OTI	IER	& SISTER													
			· ,,,,																
Comments	fuore							7											
000706								Jomi	nents:	•									
300,00																			
	•																		
											·					·			
													***		(Con	tinue on back)			

Good Life. Great Service DEPARTMENT OF REVENUE **Real Estate Transfer Statement**

Print

Reset

FORM 521

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

The deed will not be recorded unless this statement		
1 County Name 2 County Number	3 Date of Sale/Transfer 4 Date of Deed	75
WEBSTER - 91	Mo. Le Day Ale Yr. & Mo. Le Day	_ Y:0\
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller)	6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer)	
Grantor's Name (Seller) MULTIPLE GRANTORS - SEE DEED	SONYA A. LATTA AND RICHARD LATTA	
Street or Other Mailing Address	Street or Other Malling Address 215 MAINE AVE.	
Cily State Zip Code	CIIV State INAVALE NE	Zip Code 68952
Phone Number	Phone Number Is the grantee a 501(c)(3) organization?	Yes No
Email Address	Email Address	17 Yes V No
7 Property Classification Number. Check one box in categories A and B. Check C If	Lattasa@yahoo.com	- Philipping and the
the state of the s	Property Type	(C)
✓ Improved ✓ Single Family Industrial	Mineral Interests-Nonproducing State Assessed	Mobile Home
Unimproved Multi-Family Agricultural	Mineral Interests-Producing Exempt	mobile riome
OLL Commercial Recreational		
8 Type of Deed Conservator Distribution Lar	d Contract/Memo Partition Sheriff Other	ſ
☐ Bill of Sale ☐ Corrective ☐ Easement ☐ Lea	se Personal Rep. Trust/Trustee	
	eral Quit Claim Warranty	-
9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller?		on Death
	timinal terms	o Beneliciary
Buyer Seller No Court Decree Exchange Granto 11 Was ownership transferred in full? (If No, explain the division.)	or Trust Partition Salisfaction of Contract Other (E 12 Was real estate purchased for same use? (If No, sta	xplain)
Yes No	Yes No No	te me kilended dse.)
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary rela-	tives? (If Yes, check the appropriate box.)	
provide the second seco	parama parama	
☑ Brothers and Sisters	and Grandchild Spouse	
Ex-spouse Parents and Ci	nild 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 interes	st rate.)
	Yes No \$	6/2
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 of the agent or title company contact.) Yes SOLIDIFITITE LL.	s, include the name
18 Address of Property	19 Name and Address of Person to Whom the Tax Statement Should	be Sent
215 MAINE AVE., INAVALE, NE 68952	SONYA & RICHARD LATTA	
	215 MAINE AVE.	
18a No address assigned 18b Vacant land		
20 Legal Description (Attach additional pages, if needed.)		1975 Kitom B.K. ir Olito Communication (1944) (444)
SEE ATTACHED		
64. Handaultural link halal according at a second annual in the consensation		
21 If agricultural, list total number of acres transferred in this transaction	·	
22 Total purchase price, including any liabilities assumed		0
23 Was non-real property included in the purchase?	\$	
Yes No (If Yes, enter dollar amount and attach itemized list.) (see		
24 Adjusted purchase price paid for real estate (line 22 minus line 23)		į o
25 If this transfer is exempt from the documentary stamp tax, list the exemption	number 24	A constraint of the constraint
Under penalties of law, I declare that I have examined this stateme	nt and that it is, to the best of my knowledge and belief, true, complete	te, and
correct, and that I am duly authorized to sign this statement.		
Print or Type Name of Grantee or Authorized Representative	4 <u>0</u>	12-469-1091 none Number
sign Samuela G Scalled Actions		
· SUMMA A SURVEY	Title O	<u>e - 24 -2025</u> ale
ligie , A	The second secon	
Register of Deed's Use Or		or Dept. Use Only
26 Date Deed Recorded 27 Value of Stamp or Exempt Number \$ \text{FX on } \te	28 Recording Data	
Mo. L Day AL Yr. AS S EX-EMPS THIS Nebraska Department of Revenue	Authorized by Nets. Rev. Sig	of 88 38 844 33 *********
Form No. 96:269-2008 10-2020 Rev. Supersedes 96:269-2008 Rev. 6-2019	Authorzed by Neo. Hev. Ste	जा प्रमु राजन्द्र (म. १.११४८४(दे)

LEGAL DESCRIPTION

EXHIBIT "A"

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF WEBSTER, CITY OF INAVALE, STATE OF NEBRASKA, AND IS DESCRIBED AS FOLLOWS:

LOTS ONE (1) THROUGH FIVE (5), BLOCK ELEVEN (11), ORIGINAL VILLAGE OF INAVALE, WEBSTER COUNTY, NEBRASKA.

PARCEL ID # 000706500

THIS BEING THE SAME PROPERTY CONVEYED TO THERESA WARDENBURG, A MARRIED PERSON, MICHELE GARCIA, A SINGLE PERSON, SONYA LATTA, A MARRIED PERSON, TREVOR WILLIAMSON, A MARRIED PERSON FROM THERESA WARDENBURG AS SUCCESSOR TRUSTEE OF THE MELVIN J. AND DOROTHY A. WILLIAMSON REVOCABLE TRUST FROM MELVIN J. WILLIAMSON AND DOROTHY A. WILLIAMSON, HUSBAND AND WIFE, IN A DEED DATED MAY 22, 2025, AND RECORDED MAY 25, 2025, IN BOOK 2025, PAGE 1173.

Property Commonly Known As: 215 Maine Ave, Inavale, NE 68952

Parcel ID: 000706500

Index	
Computer	
Assessor	
Carded	

NEBRASKA DOCUMENTARY STAMP TAX

Date: 06/26/25 \$ Ex015 By AS Bk 2025, Pg 1408

State of Nebraska County of Webster ss.

Entered on the numerical index and filed for record in the Clerk's office of said county this 26 day of June A.D., 2025, at 12:53 o'clock PM. Recorded in Book 2025 on Pages 1408-1413

Phony Sound County Clerk

Fee: \$40.00 By: AS Deputy Electronically Recorded

Recordation Requested By/Mail to: TITLEMAX 88 SILVA LANE MIDDLETOWN, RI 02842 File No. WFB-R-373899

QUITCLAIM DEED

THIS QUITCLAIM DEED executed this _______ day of _______ Zo25___, by first party THERESA WARDENBURG, A MARRIED PERSON, HEREIN JOINED BY HER SPOUSE GREG WARDENBURG, MICHELE GARCIA, A SINGLE PERSON, SONYA LATTA, A MARRIED PERSON, HEREIN JOINED BY HER SPOUSE RICK LATTA, TREVOR WILLIAMSON, A MARRIED PERSON, HEREIN JOINED BY HIS SPOUSE LORI WILLIAMSON to second party SONYA A LATTA AND RICHARD LATTA, A MARRIED COUPLE.

WITNESSTH, That the said first party, for good consideration paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quitelaim unto the said second party forever, all the right, title, interest and claim which the said first party has in and to the following described parcel of land, and improvements and appurtenances thereto in the County of WEBSTER, State of Nebraska, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

APN: 000706500

Property Address: 215 MAINE AVE, INAVALE, NE 68952

This instrument was prepared without the benefit of a title examination.

THERESA WARDENBURG

STATE OF NUVASKA
COUNTY OF PALAMS

SS.

The foregoing instrument was acknowledged before me this June 4, 2025 (date) by THERESA WARDENBURG AND GREG WARDENBURG.

(Seal)

AGENERAL NOTARY-State of Nebraska MATTISON HOGREFE

My Commission Expires:

IN WITNESS WHEREOF, the said first party has signed and sealed these presents the day and year first

above written.

My Comm. Exp. Aug 4, 2027

IN WITNESS WHEREOF, the said first party has signed and sealed these presents the day and year first above written.

MICHELE GARCIA

MICHELE GARCIA

}ss.

The foregoing instrument was acknowledged before me this by MICHELE GARCIA.

6/06/2025

_ (date)

Seal

OSCAR MEDINA Notary Public - Arizona Pinal County Commission #661831 My Comm. Expires January 7, 2028

Notary Public

My Commission Expires: 01-07-2025

This Instrument Prepared By: STEVE HOLLAND NE Bar No. 22579 o/b/o BC LAW FIRM, P.A. 1635 FOXTRAIL DRIVE

LOVELAND, CO 80538

Send Tax Notices to:

SONYA A LATTA AND RICHARD LATTA 215 MAINE AVE INAVALE, NE 68952

TREVOR WILLIAMSON LORI WILLIAMSON	Marie de la co
STATE OF COUNTY OF Doug Cos SS. The foregoing instrument was acknowledged before me this 6/4/2025 by TREVOR WILLIAMSON AND LORI WILLIAMSON.	(date)
(Seal) UYANGA DASH NOTARY PUBLIC STATE OF COLORADO NOTARY ID 20284000481 MY COMMISSION EXPIRES 01/07/2029 Notary Public My Commission Expires: 01/07/2029	

IN WITNESS WHEREOF, the said first party has signed and sealed these presents the day and year first

above written.

IN WITNESS WHEREOF, the said first party has above written.	signed and sealed these presents the day and year first
Songa a Latta	Bich Mille
SUNY & LATTA	RICK LATTA
STATE OF NEGRASKA COUNTY OF ADAMS	}ss.
The foregoing instrument was acknowledged before by SONYA LATTA AND RICK LATTA.	re me this JUNE 24, 2025 (date)
(Seal)	An
General Notary - State of Nebraska SELBERT T. FOSTER Ny Comm. Exp. Dec. 29, 2028	Totary Public Ty Commission Expires: December 29, 2018

Exhibit "A" Legal Description

LOTS ONE (1) THROUGH FIVE (5), BLOCK ELEVEN (11), ORIGINAL VILLAGE OF INAVALE, WEBSTER COUNTY, NEBRASKA.

Agricultural Land Sales Worksheet

Cnty No.	Во	ok	Page	Sal	e Date				S	cho	ol Dis	trict (Code					
91	202	25	1439	6/2	5/2025	Base: 0	01-01	23	Affiliated: Unified:									
Location	Ш	Sale	Number	Useability	y & Code #					Pa	rcel N	lumb	er					
0021003	300	1	124	4	05	GeoCde	Twn	Rng	Sec	:t	Qrt	Sub	div	Area Blk Pa				
	Da	ate of S	ale Assessed V	/alue		4131	4	11	2		0	000	00	1 000 00				
Land		Imp	rovements		otal		D	ate of	Sale	Pro	perty	/ Clas	sifica	tion (Code			
790	,710				790,710	Status	Pro	perty T	ype	z	oning	Lo	cation	City Size		Parc	el Size	
		Irrigat	ion Type:			A) 2	В)	05		C)	5	D)	3	E)	0	F)	9	
LCG		7	ACRES:	VA	LUE:		LCG				ACR	ES:			VAL	UE:		
IRRIGATE			57.900		333,795	GF	RASSLA	ND 1	G1									
	1A								1G									
	2A1		20.590		118,700			2	Gl									
	2A		2.060		11,425		·		2G									
	3A1		11.860		62,740			3	G1									
	3A								3G									
	4A1		33.590		177,690			4	Gl									
	4A								4G									
DRYLANI) 1D1		7.080		23,400	,	Shelterb	elt/Tim	ber									
	1D		12.440		41,115			Accret	ion									
	2D1		1.390		4,360			W٤	iste									
	2D		0.670		2,100			Ot	her									
	3D1		0.710		2,105	AG I	AND	TOTA	AL		15	52.8	30		7	90,	710	
	3D							Ro	ads			3.0	20					
	4D1		4.540		13,280			Farm S	ites									
	4D				W 9-1-20-1-4-1-2-7-2-2-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1		F	Iome S	ites									
]	Recreat	ion									
	wellings							Ot	her				NATIONAL PROPERTY.					
Out	buildings					No	n-AG	TOT	AL			3.0	20					

Assessor's Adjusti	nent to Sale I	rice	e (+ or -):	Total Recapture Value:	
Assessor Comments a	nd Reason for A	djus	stment:		MAKE
TRUSTEE'S WD;	TRANSFER	TO	SPOUSE		
Comments from			Com	ments:	
002100300					
					(Continue on back)

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 span 	ace is needed, add an at	tachment and identify the applicable item	number.

	nt is signed and items 1-27 are accurately completed.					
1 County Name Webster - 91 County Number	3 Date of Sale/Transfer Mo Day 25_ Yr 2025 Mo Day 25_ Yr. 2025					
5 Grantor's Name, Address, and Telephone (Please Print)	6 Grantee's Name, Address, and Telephone (Please Print)					
Grantor's Name (Seller) Chrisella C. Lewis, Successor Trustee; Jack D. Lewis Rev. Trust	Grantee's Name (Buyer) Chrisella C. Lewis, Trustee; Chrisella C. Lewis Revo	ocable Trust				
Street or Other Mailing Address 723 S. Denver Avenue	Street or Other Mailing Address 723 S. Denver Avenue					
City State Zip Code Hastings NE 68901	City State NE	Zip Code 68901				
Phone Number (402) 461-1659 Email Address	Phone Number Is the grantee a 501(c)(3) organization? Yes V No V No Yes V No V No Yes Yes V No Yes Yes V No Yes Y					
NA	Email Address NA					
7 Property Classification Number. Check one box in categories A and B. Check C						
	B) Property Type	(C)				
Unimproved Multi-Family Agricultural	Mineral Interests-Nonproducing State Assessed Mineral Interests-Producing Exempt	Mobile Home				
	and Contract/Memo Partition Sheriff Oth					
Bill of Sale Corrective Easement L	pase	ner				
		sfer on Death				
Exchange) by buyer or seller?		tee to Beneficiary				
Buyer Seller No Court Decree Exchange Gran 11 Was ownership transferred in full? (If No, explain the division.)	tor Trust Partition Satisfaction of Contract Othe 12 Was real estate purchased for same use? (If No,	er (Explain)				
✓ Yes No	Ves	state the interided use.)				
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary re						
	Partnership, or LLC Self Other and Grandchild Spouse					
Ex-spouse Parents and 0						
14 What is the current market value of the real property?	15 Was the mortgage assumed? (If Yes, state the amount and into	erest rate.)				
395,355.00	Yes V No \$	%				
16 Does this conveyance divide a current parcel of land? Yes No	17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) Yes No					
18 Address of Property SEE ATTACHED	19 Name and Address of Person to Whom the Tax Statement Sho					
SEE ATTACHED	Chrisella C. Lewis, Trustee; Chrisella C. Lewis Rev 723 S. Denver Avenue	ocable Trust				
18a V No address assigned 18b Vacant land Hastings, NE 68901						
20 Legal Description (Attach additional pages, if needed.) Grantor's undivided interest in the real estate (SEE ATTACHED)						
21 If agricultural, list total number of acres transferred in this transaction 155.85 +/-	•					
22 Total purchase price, including any liabilities assumed		0',00				
23 Was non-real property included in the purchase? Yes Yes Yes Yes Yes Yes Yes	ructions) 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 \$76-902(19). 26 Is an affidavit as described in Neb. Rev. Stat. § 76-2,141 required because the property is located within a county or other geographic area with an active air force ballistic missile field? (See Instructions) Yes V No						
27 If yes, is the required affidavit attached to this filing? Yes 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	d correct,				
and that I am duly authorized to sign this statement. Chrisella C. Lewis, Trustee; Chrisella C. Le	wis Revocable Trust	(402) 461-1659				
Sign Print or Type Name of Grantee or Authorized Representative		Phone Number				
here Signature of Grantee or Authorized Representative	Grantee Title	6-25-25 Date				
Register of Deed's Use C 28 Date Deed Recorded 29 Value of Stamp or Exempt Number	30 Recording Data	For Dept. Use Only				
Mo. 6 Day 30 yr. 25 \$ Exempt #19	BK 2025 / 1439					

LEGAL:

Southwest Quarter (SW ¼) of Section Two (2), Township Four (4) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska, EXCEPT A tract of land located in the Southwest Quarter (SW ¼) of Section Two (2), Township Four (4) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska, said tract being more particularly described as follows:

BEGINNING at the Southwest Corner of Section Two (2), running thence North 00°00'00" West (assumed bearings) and along the West line of the said Southwest Quarter (SW ¼) a distance of 661.00 feet; running thence South 44°46'02" East a distance of 938.58 feet to a point located on the South line of the said Southwest Quarter (SW ½); running thence North 89°32'04" West a distance of 661.00 feet to the POINT OF BEGINNING, subject to road right-of-way.

155.85 +/- Acres (Parcel No. 002100300) Assessed Value: \$790,710.00



Certificate of Exemption – Deeds to Trustees • Documentary Stamp Tax – Neb. Rev. Stat. § 76-902

Lymynda Maesinesiniania	- Bootimentary Stamp rax - Neb. Nev. Stat. 9 76-902	
DOKK D	SECTION 1	
Grantor of Instrument and Trust TACK D. Lewis Rev	ocahu Trust	
Grantee of Instrument (Trustee)	A	
Chrisella C. Lewis	Kevacable Trust	
NAME OF BENEFICIARIE	S RELATIONSHIP TO GRANTOR	
Chriseila C. Lewis	Spanse	
	SECTION 2	
Does a trust document exist which sets	forth the grantor, the trustee, the beneficiaries, and a description	
of the real property transfer?	YES NO	
Check the exemption that would app	y if the transfer was made directly from the grantor to the beneficiaries of the trust.	
Deeds to property transferred by	or to the U.S., the State of Nebraska, or any of their agencies or subdivisions.	
	consideration, confirm, correct, modify, or supplement a deed previously recorded but	
Deeds without actual consideration marriage); or parent and child.	n between: husband and wife; ex-spouses (conveying property acquired or held during the	
member of that family, related to spouses. No consideration is give the family members or the return in dissolution of the interest in the	pration, partnership, or limited liability company (LLC). All the shares of stock of the nership or LLC are owned by members of a family, or a trust created for the benefit of a one another within the fourth degree of kindred according to the rules of civil law, and their a other than the issuance of stock of the corporation or interest in the partnership or LLC to of the stock to the corporation in partial or complete liquidation of the corporation or deeds a partnership or LLCs. To qualify for the exemption for family corporations, partnerships, aftered in the name of the corporation or partnership and not in the name of the individual s.	
Deeds of partition.		
Deeds made pursuant to mergers merger or consolidation filed with the documentary stamp tax exem	consolidation, sales, or transfers of the assets of a corporation pursuant to the plans of the Secretary of State. A copy of this plan must be presented to the register of deeds before tion is granted.	
Deeds made by a subsidiary corpor of the subsidiary's stock.	ration to its parent corporation for no consideration other than the cancellation or surrender	
Cemetery deeds.		
Mineral deeds.		
Deeds executed pursuant to court	lecrees.	
Deeds which release a reversionar	interest, a condition subsequent or precedent, a restriction, or any other contingent interest.	
	a personal representative conveying to devisees or heirs property passing by testate or	
Deeds transferring property locate American residing on an Indian R	d within the boundaries of an Indian Reservation where the grantor or grantee is a Native eservation in Nebraska.	
Deeds which convey property help partner in the partnership or mem	in the name of any partnership or LLC, which is not a family partnership or LLC, to any er of the LLC, or to his or her spouse.	
☐ Easements		



Certificate of Exemption – Deeds to Trustees

Page 2

SECTION 3

I hereby certify that I am familiar with all of the relevant details of the real estate transaction described above, and if the transaction were made directly from the grantor of the trust to the beneficiaries of the trust, it would be exempt from documentary stamp tax as indicated above.

I further certify that documentation of the trust that supports this exemption is available for inspection at any time by the Nebraska Department of Revenue.

sign Charles Carins

Successor Trustee

6-35-35

File this Certificate of Exemption with the Real Estate Transfer Statement, Form 521, when exemption #19 is claimed in Item 25 on the Form 521.

www.revenue.ne.gov/PAD or 402-471-5984

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 Junea.D., 20,25 at 10:2 o'clock AM Recorded in Book AOA 439-1440 on Page bbey Harig County Clerk ${\it 1D}_{\it D}$ Deputy Ind_ Comp

Carded

NEBRASKA DOCUMENTARY

Return recorded document to: Brad Moncrief, L.L.C. 1239 N. Burlington Avenue, Suite 200 Hastings, NE 68901

TRUSTEE'S WARRANTY DEED

CHRISELLA C. LEWIS, SUCCESSOR TRUSTEE; JACK D. LEWIS REVOCABLE TRUST, GRANTOR, in consideration of One and 00/100 (\$1.00) DOLLAR and other valuable consideration received from GRANTEE, conveys to GRANTEE, CHRISELLA C. LEWIS, TRUSTEE; CHRISELLA C. LEWIS REVOCABLE TRUST, all of GRANTOR'S interest in the following described real estate (as defined in Neb. Rev. Stat., § 76-201):

Southwest Quarter (SW 1/4) of Section Two (2), Township Four (4) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska. EXCEPT A tract of land located in the Southwest Quarter (SW 1/4) of Section Two (2), Township Four (4) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska, said tract being more particularly described as follows:

BEGINNING at the Southwest Corner of Section Two (2), running thence North 00°00'00" West (assumed bearings) and along the West line of the said Southwest Quarter (SW 1/4) a distance of 661.00 feet; running thence South 44°46'02" East a distance of 938.58 feet to a point located on the South line of the said Southwest Quarter (SW 1/4); running thence North 89°32'04" West a distance of 661.00 feet to the POINT OF BEGINNING, subject to road right-of-way.

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

- is lawfully seized of such real estate and that it is free from encumbrances; (1)
- (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 Physila (Runs 6-35, 2025.

JACK D. LEWIS REVOCABLE TRUST

CHRISELLA C. LEWIS, SUCCESSOR TRUSTEE: JACK D. LEWIS

REVOCABLE TRUST

	STATE OF NEBRASKA)
	COUNTY OF ADAMS) ss.)
	June 25, 2025	nent was acknowledged before me on , by Chrisella C. Lewis, Successor Trustee; Jack D. Lewis
	Revocable Trust, Grantor.	Carlon A. Lels?
_	General Notary - State of Nebraska	Notary Public

General Notary - State of Nebraska

DEBBRA L. WEBER

My Comm. Exp. Oct. 14, 2028.

Residential & Commercial Sales Worksheet

Cnty No.	Bo	ok	Page	Sale Date		School Di					ol Dis	District Code				
91	202	25	1463	7/1/2025		Base: 91-007			74 Affiliated:				Uni	Unified:		
Location ID Sale Number			Useability & Code #		W. V. P. Maryan Galla		Parcel Number									
000323300 125		125		4	05	GeoCde	Tv	n Rr	ıg (Sect	Qrt	Subdiv	Area	Bik	Parcel	
Date of Sale Assessed			Sale Assessed	Valu	e		4133	1000	19/27 24 44 4	<u> </u>	00	0	20025	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	003	0000
Land Improvements			provements	Total			1994 S. S. V.	Date	Date of Sale Property Classifica				cation	Code		
Control of the Contro			114,190	0 117,465		Status		Property Ty		pe Zoning Location		n C	City Size Parcel Size			
Assessor Location: BLUE HILL (A) 1	- 1) 0	(Ja =, =, 7)	(C)	199 W.C. = 1	D) 1	E)	6	F) 1		
					Residential	<u> </u>						Comme	rcial			
	Muli	iple In	provements:	To a contract to the contract of the national additional contract of the contr				Multi	ole. Im	prover	nents. :	gegőktűkfőlen letkető beg	<u> </u>	Turker made		
1234 (154)		Datterson's von	ruction Date:	Constr			78			ruction			·			
			cars social costs where	Floor S			60		- }	Sq. Ft		<u> </u>				
1/1 y 1/2	(a)	Buildi	ng Cost New:	Cost:	4	143,7	05		Cost							
Single Family	Carlotte and Charles	Street Street Street		1 6 1 1 km . 12 6 Jr	ential	Condition: 3	ar sector teacher	6.75 5.05	-		al Oc	cunan	cy Code;	16.3	0,	47832.532.55
(100) 🗆 Mo				(10) U Worn Out				Prim				ther1:	11,672.318.616.610	Other2:	ar in himming and with	
(101) 🗆 On	e Story			(20) Badly Worn				100.00	Commercial Construction Class:							
(102) □ Tw				(30) 🗷 Average				(1)								
(103) 🗆 Spi	lit Level			(40) □ Good				- ` ` ` 	(2) Reinforced Concrete Frame							
(104) 🖼 11	/2 Story			(50) U Very Good				(3)								
(111) □ Bi-Level				(60) Excellent				(4)	(4) U Wood or Steel Framed Ext. Walls							
(106) Other								(5)	(5)							
Townhouse or Duplex Style:				Residential Quality: 40					(6)	(6) D Pole Frame						
(301) □ One Story				(10) □ Low				Cost Rank: Condition:								
(302) 🗆 Tw	o Story			(20) □ Fair			(10)	(10) □ Low (10) □ Worn Out								
(307) 🗆 1 1/2 Story				(30) ☐ Average			(20)	(20) Average (20) Badly Worn					Worn			
(308) □ Split Level				(40) 🖼 Good			(30)	(30) ☐ Above Average (30) ☐ Average					ıge			
(309) □ 2 1/2 Story				(50) 🗆 Very Good			(40)	(40) □ High (40) □ Go					J Good			
(304) 🗆 On	e Story D	uplex	,	(60) Excellent			***************************************		2015) 2017)	(50) □ Very] Very	Good
(305) 🗆 Tw	o Story E	uplex		diği.						chilosofia Papa 187				(60) E] Excel	lent
Assessor'	s Adjus	stmen	t to Sale P	rice (+ or	-):		***								
Assessor Co	omment:	s and l	Reason for A	djustr	nent:										1-11-1-1-1-1	
QCD; D	ISSOL	UTIO	N													
															-	
C																
Comments from Comments:																
000020	300											· · · · · · · · · · · · · · · · · · ·	142			
					······································											
															(Con	tinue on back)

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. Good Life. Great Service. DEPARTMENT OF REVENUE

	t is signed and items 1-27 are accurately completed.					
1 County Name 2 County Number	3 Date of Sale/Transfer Mo Day Yr 25	26 yr.25				
5 Grantor's Name, Address, and Telephone (Please Print)	6 Grantee's Name, Address, and Telephone (Please Print)					
Grantor's Name (Seller) Hickus myers + hardice myers	Grantee's Name (Buyer)					
Street or Other Mailing Address 555 Bt B 102	Street or Other Mailing Addless Cass St.					
City Blue Hill State Zip Code 18930	City State Hill State	Zip Code				
Phone Number	Phone Number Is the grantee a 501(c)(3) organizatif Yes, is the grantee a 509(a) found					
Email Address	Email Address					
7 Property Classification Number. Check one box in categories A and B. Check C if	property is also a mobile home.					
(A) Status (B)	Property Type	(C)				
Improved Single Family Industrial Unimproved Multi-Family Agricultural IOLL Commercial Recreational	Mineral Interests-Nonproducing State Assessed Mineral Interests-Producing Exempt	Mobile Home				
Bill of Sale Corrective Easement Lea		Other				
		nsfer on Death				
kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? Auction Easement Gift	Life Estate Sale Tru	stee to Beneficiary				
11 Was ownership transferred in full? (If No, explain the division.) Yes No	12 Was real estate purchased for same use? (If No	er (Explain) o, state the intended use.)				
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary rela	_, _					
	Partnership, or LLC Self Othe	r				
Brothers and Sisters Grandparents a		-				
Ex-spouse Parents and Ch						
14 What is the current market value of the real property?	15 Was the mortgage assumed? (If Yes, state the amount and in	· · · · · · · · · · · · · · · · · · ·				
16 Does this conveyance divide a current parcel of land?	Yes No \$	(If Yes, include the name				
Yes No 18 Address of Property	of the agent or title company contact.) Yes					
614 W Cass St	19 Name and Address of Person to Whom the Tax Statement Sh					
18a No address assigned 18b Vacant land						
20 Legal Description (Attach additional pages, if needed.)	N11:11 a					
Lot 9 in Block 3, Bushows Addition of Blue Hill Webster County Niebrask						
21 If agricultural, list total number of acres transferred in this transaction						
Total purchase price, including any liabilities assumed						
Yes No (If Yes, enter dollar amount and attach itemized list.) (see instru	uctions)	 				
 24 Adjusted purchase price paid for real estate (line 22 minus line 23) 25 If this transfer is exempt from the documentary stamp tax, list the exemption number 	24 \$					
26 Is an affidavit as described in Neb. Rev. Stat. § 76-2,141 required because the property is located v	within a county or other geographic area with an active air force ballistic mi	ssile field? (See Instructions)				
27 If yes, is the required affidavit attached to this filing? Yes No						
Under penalties of law, I declare that I have examined this statement and the and that I am duly authorized to sign this statement.	hat it is, to the best of my knowledge and belief, true, complete, ar	nd correct,				
Sign Print or Type Name of Grantee or Authorized Representative		Phone Number				
	Title	Date				
Register of Deed's Use On	nly	For Dept. Use Only				
28 Date Deed Recorded 29 Value of Stamp or Exempt Number	30 Pacarding Data	. o. zopa ooc omy				
Mo. 1 Day 1 Yr. 25 \$ Exempt # Sa Nebraska Department of Revenue	BK 2025, Fg. 1463					
Trebrasia Department of Trevenue	Authorized by Neb. Ri	ev. Stat. §§ 76-214, 77-1327(2)				

BOOK 2025 PAGE 1463

Prepared By:

Ricky Myers

After Recording Return To:

614 W Cass St

Blue Hill, Nebraska 68930

The state of the s	
NEBRASKA DOCUMENTARY STAMP TAX Date SEXENT SA BY A D	
State of Nebraska County of Webster Entered on the numerical index and filed for record in the Clerk's office of said county this day of July A.D., 20 3, at 11:13 o'clock M. Recorded in Book 2025 on Page 1463-1467 County Clerk Beputy Ind County Clerk	

SPACE ABOVE THIS LINE FOR RECORDER'S USE

QUITCLAIM DEED

On June 26, 2025 THE GRANTOR(S),

Ricky J Myers ("Grantor"), and Kandice R Myers, a formerly married couple who were divorced on August 29, 2013,

for and in consideration of: One Dollar (\$1.00) and/or other good and valuable consideration conveys, releases and quitclaims to the GRANTEE(S):

Ricky Myers, ("Grantee") a single person, residing at 614 W Cass St, Blue Hill, Webster County, Nebraska 68930

the following described real estate, situated in Blue Hill, NE, in the County of NE, State of Nebraska

The legal description is:

LOT 9 IN BLOCK 3, BUSCHOWS ADDITION OF BLUE HILL, WEBSTER COUNTY NEBRASKA

Grantor does hereby convey, release and quitclaim all of the Grantor's rights, title, and interest in and to the above described property and premises to the Grantee(s), and to the Grantee(s) heirs and assigns forever, so that neither Grantor(s) nor Grantor's heirs, legal representatives or assigns shall have, claim or demand any right or title to the property, premises, or appurtenances, or any

BOOK 2025 PAGE 1464

part thereof.

Division of asset per divorce decree

Tax Parcel Number: 0000323300

Mail Tax Statements To: Ricky Myers 614 W Cass St Blue Hill, Nebraska 68930

[SIGNATURE PAGE FOLLOWS]

Grantor Signatures:	
DATED: 7-1-25	DATED: 7/1/25
Ann -	
Ricky J Myers	Kandice R Myers,
614 W Cass St	danker & Myes are lander fence
Blue Hill, Nebraska	1249 Rd, 210D,
·	Guide Rock Ne
68930	68942

STATE OF NEBRASKA, COUNTY OF WI	EBSTER, ss:
This instrument was acknowledged before me	e on this 1 day of July
	Hatee' Old. Notary Public
General Notary - State of Nebraska KATIE ORD My Comm. Exp. Feb. 12, 2028.	Title (and Rank)

My commission expires

STATE OF NEBRASKA, COUNTY OF	WEBSTER, ss:
This instrument was acknowledged before	e me on this day of
S5 by Kandice R Myers. General Notary · State of Nebraska KATIE ORD My Comm. Exp. Feb. 12, 2028.	Notary Public Signature of person taking acknowledgment Title (and Rank)
	My commission expires

Cnty No.	Bo	ok	Page		Sa	le Date			School District Code												
91	20	25	1475		7/7	//2025	Base:	91-0	002	1	Affilia	ted:			Uni	fied:					
Location	ID	Sale l	Number	Usea	bilit	y & Code#					, P	arcel I	Vum	ber			449 °C 34				
0001533	300	1	26	1			GeoCde	Twn	Rn	g	Sect	Qrt	Su	bdiv	Area	Blk	Р	arcel			
	Da	ate of Sa	le Assessed	Value			4491				00	0	10	065	N + 34 42.4.	003	0	000			
Land		Impi	ovements		1	rotal .		Date of Sale Property Classification Code													
3	,885		10,520)		14,405	Status	Property Type Zoning Location						ı Ci	City Size Parcel Size						
Assessor Lo	cation:	RED C	CLOUD (R	(RC)			A) 1	В)	0:	1	(C)	1	D) 1		E)	E) 6		3			
					an Si	Residentia							Co	mmer	cial						
100 July 200	Mul	tiple Imp	rovements:	Multiple.	. Impr	ovements. :	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1		Multip	le. I	mprove	ments. :		<u> </u>	<u> </u>	<u> </u>	1000000	M(n 1 2 1 2 - 0			
		Contract Contraction	Artist their triplets	Construc		1.0	55				on Date										
Service American			Floor:	Floor Sq.	. Ft. :	1,2	32		Floor	Sa. I	Ft. :										
	aria.	Building	ALABORIAN BOLDER							Floor Sq. Ft. : Cost :											
Single Family	4.1.			Resider	ntial (Condition: 1	Commercial Occupancy Code:														
(100) 🗆 Mol				(10) 🗷		Vorn Out			Prima				ther1			Other2:	-se production	#11411 CK 1000			
(101) 🔀 One	e Story	•		(20) Badly Worn						Commercial Construction Class:											
(102) 🗆 Two	o Story			(30) Average								roof Str	26			e	A 1 2 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	mare to the			
(103) 🗆 Spli	it Level			(40) □] (ood			(2)			orced C									
(104) 🗆 1 1/	2 Story			(50)	7	ery Good			(3)		Maso	nry Bea	aring	Walls							
(111) 🗆 Bi-I	Level			(60)	J E	xcellent			(4)			l or Ste			Ext. Wa	lls					
(106) □ Oth	er								(5)		Metal	Frame	and	Walls			· <u>-</u>				
Townhouse or	r Duplex	Style:		Resider	ntial	Quality: 20			(6)		Pole I	Frame									
(301) 🗆 One	e Story			(10) □ Low						Cost Rank: Condition:											
(302) 🗆 Two	o Story			(20) 🗷 Fair						(10) □ Low (10) □ Worn Out											
(307) 🗆 11/	2 Story			(30)] <i>A</i>	verage			(20)		Avera	nge		((20)	l Badly	Wor	n			
(308) 🗆 Spli	it Level			(40) □] (ood			(30) ☐ Above Average (30) ☐ Average												
(309) 🗆 21/	2 Story			(50) □] [ery Good			(40) ☐ High (40) ☐ Good												
(304) 🗆 One	Story D	uplex		(60) □] E	xcellent						相談常			(50)	l Very	Good				
(305) 🗆 Two	o Story E	Ouplex													(60)	l Excel	lent				
Assessor's	Adjus	stment	to Sale Pr	rice (+	or	-):															
Assessor Co	mment	s and Re	ason for A	djustme	ent:																
₩D																					
																	•				
**																					
Comments f			· · · · · · · · · · · · · · · · · · ·					Comi	nents:												
0001533	300																				
								.													
												70.00				(Con	tinue o	n back)			

NEBRASK

Real Estate Transfer Statement

126

FORM **521**

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

Good Life, Great Service.

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

DEPARTMENT OF REVENUE . 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 County Number 3 Date of Sale/Transfer 4 Date of Deed • Webster - 91 5 Grantor's Name, Address, and Telephone (Please Print) 6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Wendy Sagona, Guardian in the Matter of Jocelyn Riley, a pro persor Ronald T. Strobl and Lara J. Strobl Street or Other Mailing Address 5810 Forest Trail Dr Street or Other Mailing Address 835 N Walnut St City State Zip Code City State Zip Code 68970 Rockford IL 61109 Red Cloud NE Phone Number Phone Number Is the grantee a 501(c)(3) organization? Yes V No 102-984 If Yes, is the grantee a 509(a) foundation? ✓ No Yes Email Address Email Address n/a n/a 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. (A) Status (B) Property Type (C) Single Family ✓ Improved Industrial Mineral Interests-Nonproducing State Assessed Mobile Home Agricultural Unimproved Multi-Family Mineral Interests-Producing Exempt IOLL Recreational Commercia Conservator 8 Type of Deed Distribution Land Contract/Memo Sheriff Other Bill of Sale Corrective Easement Trust/Trustee Lease Personal Rep Cemetery Death Certificate - Transfer on Death Mineral Quit Claim Executor Warranty Was transfer part of IRS like-10 Type of Transfer Distribution Foreclosure Irrevocable Trust Revocable Trust Transfer on Death kind exchange (I.R.C. § 1031 Auction Easement Life Estate Trustee to Beneficiary Exchange) by buyer or seller? Seller No Court Decree Exchange Partition Other (Explain) Grantor Trust 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.) ✓ Yes ✓ Yes No 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC Other Brothers and Sisters Grandparents and Grandchild Spouse Ex-spouse Parents and Child Step-parent and Step-child 14 What is the current market value of the real property? 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) Yes V No \$ Was transfer through a real estate agent or a title company? (If Yes, include the name 16 Does this conveyance divide a current parcel of land? of the agent or title company contact.)

Yes GTA Real Estate Grou No Yes V No 18 Address of Property 19 Name and Address of Person to Whom the Tax Statement Should be Sent 105 SWalnut Street Red Cloud, NE 68970 Grantee 18a No address assigned 18b Vacant land 20 Legal Description (Attach additional pages, if needed.) Lots One (1), Two (2), Three (3) Four (4), Five (5) and Six (6), Block Three (3), Railroad Addtion 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 \$ 25.000,00 23 Was non-real property included in the purchase? No (If Yes, enter dollar amount and attach itemized list.) (see instructions) 23 25,000,00 24 Adjusted purchase price paid for real estate (line 22 minus line 23) 24 \$ 25 If this transfer is exempt from the documentary stamp tax, list the exemption number 26 Is an affidavit as described in Neb. Rev. Stat. § 76-2,141 required because the property is located within a county or other geographic area with an active air force ballistic missile field? (See Instructions) Yes V No 27 If yes, is the required affidavit attached to this filing? Yes Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement. Ronald T. Strobl Print or Type Mame of Grantee sign Grantee Signature of Grantee or Authorized Representative Register of Deed's Use Only For Dept. Use Only 28 Date Deed Recorded 29 Value of Stamp or Exempt Number

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

Day

Entered on the numerical index and filed for record in the Clerk's office of said county this day of A.D., 20 at 9:42 o'clock M. Recorded in Book Son Page County Clerk County Clerk Deputy Ind Comp Assessor Carded	NEBRASKA DOCUMENTARY STAMP TAX Date 7-725 \$56.35 By (1)
Return to: Southern Title, PO Box 221, Red Cloud, NE 68970	
WARRANTY D JOCELYN RILEY, a single individual, by and t Guardian and Conservator WENDY SAGONA (PR24-09) (GRANTOR), for \$25,000.00 dollars, d STROBL and LARA J. STROBL, a married coup described real estate, as joint tenants and not as	hrough her court-appointed Webster County Court Case No. loes hereby convey to RONALD T. lole (GRANTEE), the following-
Lots One (1), Two (2), Three (3), Four (4), Three (3), Railroad Addition to Red Cloud	Five (5), and Six (6), Block l, Webster County, Nebraska.
GRANTOR covenants with GRANTEE that GRANTOR is lawfully seised of such real estate and to except easements, reservations, covenant (2) has legal power and lawful authority to compare the servants and will defend title to the real all persons.	that it is free from encumbrances, s, and restrictions of record; onvey the same; and
Clyn Rilly, by Will Salymy Joselyn Riley, by: Edilyman Omsenial. Wendy Sagona, Guardian/Conservator	$r = \frac{7-1\cdot2025}{\text{Date}}$
STATE OF Ilinois Dincebago COUNTY) The foregoing was acknowledged before n WENDY SAGONA, Guardian and Conservator pursuant to her authority for the same.	
(Seal)	man J Mattson otary Public

OFFICIAL SEAL
SARAH L MATTSON
NOTARY PUBLIC, STATE OF ALMOIS
MY COMMISSION EXPRES: 02013027

Agricultural Land Sales Worksheet

Cuty No.	Bo	ok	Page	Sa	le Date	School District Code												
91	20	25	1476	7/1	./2025	Base: (01-01	23	Affi	liated:		Uni	Unified:					
Location	D	Sale	Number	Useabilit	y & Code#					Parcel !	Number							
0020131	.00	1	.27	4	05	GeoCde	Twn	Rng	Se	ct Qrt	Subdiv	Area	Blk	Pa	arcel			
	D	ate of Sa	ale Assessed \	/alue		4245	3	11	2	9 0	00000	1	000	98	315			
Land		Imp	rovements		Fota l		Code											
363	,365		3,125		366,490	Status	Pro	perty T	уре	Zoning Location		i City Size		Parcel Size				
Irrigation Type:						A) 1	В)	05		c) 5	D) 3	E)	0	F)	9			
LCG		A	CRES:	VA	LUE:		LCG		170) 171 ()	ACI	RES:		VAL	UE:				
IRRIGATE	D 1A1					GF	RASSLA	ND 1	GI		29.260			48,	715			
	1A					1G 19.84												
2A1						2G1 30.550					30.550			46,	130			
2A									2G									
3A1								3	Gl		10.550		15,	300				
3A		 							3G			ļ						
	4A1	 						4	Gl									
	4A	 			4G													
DRYLANI		+	35.990		110 050		Shelterb											
	1D		35.990		118,950			Accret										
	2D1 2D		4.300	<u> </u>	13,480			Wa										
	3D1		8.710		25,825	ACI	AND		her	1	55.640			349,				
	3D		0.710		20,023	AUL	1231 J.J	Ros		-L.	3.990	18,853	(Univ)	, 29, 20, 3	دید استا			
					41,390						1.000			13,	840			
	4D		2.290		6,700			Iome S										
								Recreat				1						
Γ	wellings	6,000							her									
	ouildings		78.35.49		3,125	No	n-AG				4.990			13,	840			

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:									
Assessor Comments and Reason for Adjustment:										
WD; TRANSFER BETWEEN PARENT & CHILD, GRANDPAREN	T TO GRANDCHILD, RETAINING									
LIFE ESTAT										
Comments from Co	mments:									
002013100										
	(Continue on back)									

Real Estate Transfer Statement



FORM

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

	t is signed and items 1-27 are accurately completed.									
1 County Name Webster - 91 2 County Number	3 Date of Sale/Transfer Mo. 07 Day 01 Yr. 2025 4 Date of Deed Mo. 07 Day 01 Yr. 2025									
5 Grantor's Name, Address, and Telephone (Please Print)	6 Grantee's Name, Address, and Telephone (Please Print)									
Grantor's Name (Seller) Lola B. Lutz, a single person	Grantee's Name (Buyer)									
Street or Other Mailing Address P. O. Box 63	See Attached Street or Other Mailing Address See Attached									
City State Zip Code Bladen NE 68928	City State Zip Code									
Phone Number (402) 756-1477	Phone Number Is the grantee a 501(c)(3) organization? Yes V No (402) 756-1477 If Yes, is the grantee a 509(a) foundation? Yes No									
Email Address mombus69@gmail.com	Email Address mombus69@gmail.com									
7 Property Classification Number. Check one box in categories A and B. Check C if										
(A) Status (B)	Property Type (C)									
✓ Improved Single Family Industrial	Mineral Interests-Nonproducing State Assessed Mobile Home									
Unimproved Multi-Family Agricultural	Mineral Interests-Producing Exempt									
Ochmercial Recreational										
	nd Contract/Memo Partition Sheriff Other									
Bill of Sale Corrective Easement Lea										
	neral 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 Forecl Auction Easement of Gift	osure Irrevocable Trust Revocable Trust Transfer on Death									
	Life Estate Sale Trustee to Beneficiary									
	or Trust Partition Satisfaction of Contract Other (Explain)									
11 Was ownership transferred in full? (If No, explain the division.) Yes No Grantor retained life estate	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 rela	Yes No									
	Partnership, or LLC Self Other									
Brothers and Sisters										
Ex-spouse										
14 What is the current market value of the real property?										
487,612.00	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)									
16 Does this conveyance divide a current parcel of land?	Yes No \$ % 17 Was transfer through a real estate agent or a title company? (If Yes, include the name									
Yes V No	of the agent or title company contact.)									
18 Address of Property	19 Name and Address of Person to Whom the Tax Statement Should be Sent									
869 Road Q	Lola B. Lutz									
Bladen, NE 68928	P. O. Box 63									
18a No address assigned 18b Vacant land	Bladen, NE 68928									
	bladen, NE 00920									
20 Legal Description (Attach additional pages, if needed.)	bladell, NE 00920									
	bladeri, NE 66926									
20 Legal Description (Attach additional pages, if needed.) See Attached	Diadell, NE 00920									
See Attached	bladeri, NE 60926									
See Attached 21 If agricultural, list total number of acres transferred in this transaction 160.63										
21 If agricultural, list total number of acres transferred in this transaction 160.63 22 Total purchase price, including any liabilities assumed										
See Attached 21 If agricultural, list total number of acres transferred in this transaction 160.63 22 Total purchase price, including any liabilities assumed	22 \$ 0,00 uctions) 23 \$ 0,00									
See Attached 21 If agricultural, list total number of acres transferred in this transaction 160.63 22 Total purchase price, including any liabilities assumed	22 \$ 0,00 23 \$ 0,00 24 \$ 0,00									
See Attached 21 If agricultural, list total number of acres transferred in this transaction 160.63 22 Total purchase price, including any liabilities assumed	$\begin{array}{c ccccccccccccccccccccccccccccccccccc$									
See Attached 21 If agricultural, list total number of acres transferred in this transaction 160.63 22 Total purchase price, including any liabilities assumed	22 \$ 0,00 23 \$ 0,00 24 \$ 0,00									
See Attached 21 If agricultural, list total number of acres transferred in this transaction 160.63 22 Total purchase price, including any liabilities assumed. 23 Was non-real property included in the purchase? Yes No (If Yes, enter dollar amount and attach itemized list.) (see instruction of the second purchase price paid for real estate (line 22 minus line 23) 25 If this transfer is exempt from the documentary stamp tax, list the exemption number of the second purchase price paid for real estate (line 25 minus line 26).	$\begin{array}{c ccccccccccccccccccccccccccccccccccc$									
See Attached 21 If agricultural, list total number of acres transferred in this transaction 160.63 22 Total purchase price, including any liabilities assumed	$\begin{array}{c ccccccccccccccccccccccccccccccccccc$									
See Attached 21 If agricultural, list total number of acres transferred in this transaction 160.63 22 Total purchase price, including any liabilities assumed	$\begin{array}{c ccccccccccccccccccccccccccccccccccc$									
See Attached 21 If agricultural, list total number of acres transferred in this transaction 160.63 22 Total purchase price, including any liabilities assumed	$\begin{array}{c ccccccccccccccccccccccccccccccccccc$									
See Attached 21 If agricultural, list total number of acres transferred in this transaction 160.63 22 Total purchase price, including any liabilities assumed	$\begin{array}{c ccccccccccccccccccccccccccccccccccc$									
See Attached 21 If agricultural, list total number of acres transferred in this transaction 160.63 22 Total purchase price, including any liabilities assumed	$\begin{array}{cccccccccccccccccccccccccccccccccccc$									
See Attached 21 If agricultural, list total number of acres transferred in this transaction 160.63 22 Total purchase price, including any liabilities assumed	$\begin{array}{c ccccccccccccccccccccccccccccccccccc$									
21 If agricultural, list total number of acres transferred in this transaction 160.63 22 Total purchase price, including any liabilities assumed	Lections) 22 \$ 0,000 23 \$ 0,000 24 \$ 0,000 26 \$ 0,000 27 \$ 0,000 28 \$ 0,000 29 \$ 0,000 20 \$ 0,									
See Attached 21 If agricultural, list total number of acres transferred in this transaction 160.63 22 Total purchase price, including any liabilities assumed	Lections) 22 \$ 0,00 23 \$ 0,00 24 \$ 0,00 5(a) within a county or other geographic area with an active air force ballistic missile field? (See Instructions) hat it is, to the best of my knowledge and belief, true, complete, and correct, (308) 425-6273 Phone Number 7/2/2025 Title Date									
See Attached 21 If agricultural, list total number of acres transferred in this transaction 160.63 22 Total purchase price, including any liabilities assumed	22 \$ 0,00 23 \$ 0,00 24 \$ 0,00 5(a) within a county or other geographic area with an active air force ballistic missile field? (See Instructions) hat it is, to the best of my knowledge and belief, true, complete, and correct, (308) 425-6273 Phone Number 7/2/2025 Title Title For Dept. Use Only									
See Attached 21 If agricultural, list total number of acres transferred in this transaction 160.63 22 Total purchase price, including any liabilities assumed	22 \$ 0,00 23 \$ 0,00 24 \$ 0,00 5(a) within a county or other geographic area with an active air force ballistic missile field? (See Instructions) hat it is, to the best of my knowledge and belief, true, complete, and correct, (308) 425-6273 Phone Number 7/2/2025 Title Title For Dept. Use Only									

Attachment to Nebraska Form 521

6. Grantees' Names/Addresses:

LORA L. LUTZ (½ Remainder Interest) P. O. Box 63 Bladen, NE 68928 (402) 756-1477

JENNIFER TURNER (¼ Remainder Interest) P. O. Box 486 Blue Hill, NE 68930 (402) 831-0506

CHACE LUTZ (¼ Remainder Interest) 1002 W. Gage Street, Lot #14 Blue Hill, NE 68930 (402) 705-3108

LOLA B. LUTZ (100% Life Estate)
P. O. Box 63
Bladen, NE 68928
(308) 470-0590
(402) 756-1477

20. Legal Description:

The Northeast Quarter (NE½) of Section Twenty-nine (29), Township Three (3), North, Range Eleven (11), West of the 6th P.M. in Webster County, Nebraska;

RESERVING, HOWEVER to LOLA B. LUTZ, the Grantor, a life estate in all of the above said premises.

State of Nebraska County of Webster	4
Entered on the numerical index and filed for record in the	
Clerk's office of said county thisday	
of July A.D., 20 25, at 10 1111 o'clock A.M. Recorded in Book 2025	
on Page 14710 County Clerk	
7 1	NEBRASKA DOCUMENTARY
IndCompAssessorCarded	STAMP TAX
Da	549.00 By as
granne.	-
When recording is completed return to: DUNCAN, WALKER & SCHENKER, P.C., L.L.O. P. O. Box 207	
Franklin, NE 68939	
LOLA B. LUTZ, a single person, Grantor, whether one or more,	Y DEED
in consideration of One and no/100 (\$1.00) Dollar, Love and acknowledged, conveys to	d Affection, receipt of which is hereby
LORA L. LUTZ, an undivided one-half (½) interest, JENNIFER T interest, and CHACE LUTZ, an undivided one-fourth (½) interest, Grantees as tenants in common with each other,	URNER, an undivided one-fourth (¼) Grantees, said interests to be held by
the following described real estate (as defined in Neb. Rev. Stat. §	76-201) in Webster County, Nebraska:
The Northeast Quarter (NE½) of Section Twenty-nine (29 Range Eleven (11), West of the 6 th P.M. in Webster County	y), Township Three (3), North, ty Nebraska;
RESERVING, HOWEVER to LOLA B. LUTZ, the Grant said premises.	tor, a life estate in all of the above
Grantor covenants (jointly and severally, if more than one) with the Grantee that Grantor is:
(1) lawfully seised of such real estate and that it is free from e reservations, covenants, and restrictions of record;	encumbrances subject to easements,
(2) has legal power and lawful authority to convey the same;	and
(3) warrants and will defend the title to the real estate against	the lawful claims of all persons.
Executed: July, 2025.	
Lola B. Lutz.	B SES
STATE OF NEBRASKA)	·
) ss. COUNTY OF WEBSTER)	
The foregoing instrument was acknowledged before me or person, Grantor.	n July, 2025 by Lola B. Lutz, a single
Styring	C. Schlinger
GENERAL NOTARY - State of Nebraska HENRY C. SCHENKER My Comm. Exp. June 16, 2026	

Cnty No.	Во	ok	Page			Sale Date			School District Code												
91	202	25	1501		7.	/1/2025	Base: 0	1-0	123	Aff	iliated:		engo, a circo i	Uni	fied:						
Location	\mathbf{D}	Sale	Number	Us	eabi	lity & Code#) (1921/65) 40 (17 (17 (17 (17 (17 (17 (17 (17 (17 (17	Parce	el N	Number		1						
000502	500		128	4		05	GeoCde Twn		Rng	z Se	ct Q	rt	Subdiv	Area	Blk	Parcel					
	Da	ate of S	ale Assessed	l Valu	ie '		4131	dar salba nguri	\$100 TO 1 167	0	0 0	1,000	30005	4 (27 a # 1 (3 h)	004	0000					
Land		Im	provements	Total			1 (1 (1 (1 (1 (1 (1 (1 (1 (1 (1 (1 (1 (1		Date of Sale Property Classific						ation Code						
4	,755		32,87	0	37,625 Status Property Type								Type Zoning Location City Size Parcel S								
Assessor Lo	cation:	BLAD	EN (BLA))			A) 1	B)	01	<u> </u>	C) 1	<u> </u>	D) 1	E)	7	F) 2					
3	(9)				ana Ana	Residential			3350	vene Volt	97.46		Comme	rcial							
Multiple Improvements: Multiple. Improvements. :										Multiple. Improvements. :											
		Const	ruction Date:	Const	ructio	n Date : 19	18		Construction Date :												
			Floor:	Floor	Sq. Ft	.: 1,0	98		Floor Sq. Ft. :												
X		Buildi	ng Cost New:	Cost	:	103,6	80		Cost:												
Single Family	y Style:	104		Resi	denti	al Condition: 20	0		Commercial Occupancy Code:												
(100) 🗆 Mo	bile Hom	ie		(10)		Worn Out			Prima				ther1:		Other2:						
(101) 🗆 On	e Story			(20)	Æ	Badly Worn			Commercial Construction Class:												
(102) 🗆 Tw	o Story			(30) Average						□ F:	ireproof	Str	uctural Ste	el Fran	ie						
(103) 🗆 Spl	lit Level			(40)		Good			(2)	□R	einforce	d C	oncrete Fr	ame							
(104) 🗷 11.	/2 Story			(50)		Very Good			(3)		lasonry	Bea	ring Walls								
(111) 🗆 Bi-	Level			(60)		Excellent			(4)		Vood or	Ste	el Framed	Ext. W	alls						
(106) 🗆 Otl	ner										1etal Fra	me	and Walls								
Townhouse o	r Duplex	Style:		Resi	denti	al Quality: 30			(6)	□ P	ole Fran	ne									
(301) 🗆 On	e Story			(10)		Low			Cost Rank: Condition;												
(302) 🗆 Tw	o Story		v	(20) □ Fair					(10) □ Low (10) □ Worn Out												
(307) 🗆 11.	/2 Story			(30)	H	Average			(20)	□ A	verage			(20) [□ Badly	Worn Vorn					
(308) 🗆 Spl	lit Level			(40) □ Good					(30) Above Average (30) Average												
(309) 🗆 21.			·-	(50)		Very Good			(40) ☐ High (40) ☐ Good												
(304) □ On	e Story D	uplex		(60)		Excellent	T-100		(50) 🗆 Very Good												
(305) 🗆 Tw	o Story E	Ouplex		11	Property Property						Andriv 1.		100	(60) [□ Excel	lent					
			t to Sale P		<u> </u>				~~~												
			Reason for A																		
WD; TR	ANSFE	R FR	OM PAREN	T T	CI	HILD, RETA	INING	LIF	E ES	TATI	<u> </u>										
Comments	from					7. 2		Come	nents:			· ·	***************************************								
		0051	4200 000	5143	300			COMM	*********												
										·											
									-												
															(Con	tinue on back)					

NEBRASKA Good Life, Great Service.

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



FORM **521**

	ment is signed and items 1-27 are accurately completed.										
1 County Name 2 County Number	3 Date of Sale/Transfer 4 Date of Deed										
Webster - 91	Mo. 07 Day 01 Yr. 2025 Mo. 07 Day	01 _{vr} 2025									
5 Grantor's Name, Address, and Telephone (Please Print)	6 Grantee's Name, Address, and Telephone (Please Print)										
Grantor's Name (Seller)	Grantee's Name (Buyer)										
Lola B. Lutz, a single person Street or Other Mailing Address	See Attached Street or Other Mailing Address										
P. O. Box 63	See Attached										
City State Zip Code Bladen NE 68928	City State Zip Co										
Phone Number (402) 756-1477	Phone Number Is the grantee a 501(c)(3) organization? Yes (402) 756-1477 If Yes, is the grantee a 509(a) foundation? Yes										
Emall Address mombus69@gmail.com	Email Address mombus69@gmail.com										
7 Property Classification Number. Check one box in categories A and B. Check C if											
(A) Status (B)	Property Type	(C)									
✓ Improved ✓ Single Family Industrial	Mineral Interests-Nonproducing State Assessed	Mobile Home									
Unimproved Multi-Family Agricultural IOLL Commercial Recreational	Mineral Interests-Producing Exempt										
8 Type of Deed Conservator Distribution Lar	nd Contract/Memo Partition Sheriff Ort	her									
	Ase Personal Rep. Trust/Trustee Personal Rep. Varranty										
9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? 10 Type of Transfer Distribution Forect Manager (I.R.C. § 1031 Distribution Manager (I.R.C. § 1031 Distribution Distribution Manager (I.R.C. § 1031 Distribution		sfer on Death									
		tee to Beneficiary									
Buyer Seller V No Court Decree Exchange Granto 11 Was ownership transferred in full? (If No, explain the division.)		er (Explain)									
Yes No Grantor retained life estate	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 rela	tives? (If Yes, check the appropriate box.)										
	Partnership, or LLC Self Other										
Brothers and Sisters Grandparents	— • ,										
Ex-spouse Parents and Cl	Step-parent and Step-child										
14 What is the current market value of the real property?	15 Was the mortgage assumed? (If Yes, state the amount and in	terest rate.)									
37,625.00 16 Does this conveyance divide a current parcel of land?	Yes V No \$	%									
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										
18 Address of Property	19 Name and Address of Person to Whom the Tax Statement Sh										
411 N Thorn, Bladen, NE 68928; 217 W O, Bladen, NE 68928; and 211 W O, Bladen, NE 68928	Lola B. Lutz P. O. Box 63										
18a No address assigned 18b Vacant land	Bladen, NE 68928										
20 Legal Description (Attach additional pages, if needed.)											
See Attached											
74 If agricultural list total number of agree hyperferred in this transaction											
21 If agricultural, list total number of acres transferred in this transaction	·	A100									
Total purchase price, including any liabilities assumed		0,00									
Yes Vo (If Yes, enter dollar amount and attach itemized list.) (see instru	uctions)	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	5(a)	ssile field? (See Instructions)									
Yes V No		,									
27 If yes, is the required affidavit attached to this filing? Yes V No											
Under penalties of law, I declare that I have examined this statement and and that I am duly authorized to sign this statement.	that it is, to the best of my knowledge and belief, true, complete, ar	nd correct,									
Henry C. Schenker		(308) 425-6273									
		(000) 420-0210									
Print of Type Name of Grantee on Authorized Representative		Phone Number									
	Attorney										
Print of Type Name of Grantee on Authorized Representative	Attorney	Phone Number									
here Print of Type Name of Grantee or Authorized Representative Signature of Grantee or Authorized Representative Register of Deed's Use O	Title	Phone Number 7/2/2025 Date									
Print of Type Name of Grantee or Authorized Representative Signature of Grantee or Authorized Representative Register of Deed's Use O 28 Date Deed Recorded 29 Value of Stamp or Exempt Number	Title nly 30 Recording Data	Phone Number 7/2/2025									
here Print of Type Name of Grantee or Authorized Representative Signature of Grantee or Authorized Representative Register of Deed's Use O	Title	Phone Number 7/2/2025 Date									

Attachment to Nebraska Form 521

6. Grantees' Names/Addresses:

LORA L. LUTZ (100% Remainder Interest) P. O. Box 63 Bladen, NE 68928 (402) 756-1477

LOLA B. LUTZ (100% Life Estate)
P. O. Box 63
Bladen, NE 68928
(402) 756-1477

20. Legal Description:

Lot Four (4) and the North Twenty-five feet (N. 25') of Lot Five (5), Block Four (4), Original Town of Bladen, Webster County, Nebraska;

Lot Four (4) in Block One (1), Spence & Bennett's Addition to Bladen, Webster County, Nebraska; and

Lots Five (5), Six (6) and Seven (7), in Block One (1), Spence & Bennett's Addition to Bladen, Webster County, Nebraska;

Index Computer Assessor	
Assessor Carded	

NEBRASKA DOCUMENTARY STAMP TAX

\$ Ex05a By AS

Date: 07/09/25

Bk 2025, Pg 1501

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 July A.D., 2025, at 08:36 o'clock AM. Recorded in Book 2025 on Page 1501

"Joind Lynder A County Clerk Fee: \$10.00 By: AS Deputy Electronically Recorded

When recording is completed return to: DUNCAN, WALKER, SCHENKER & DAAKE, P.C., L.L.O. P.O. Box 207 Franklin, NE 68939

LIFE ESTATE WARRANTY DEED

LOLA B. LUTZ, a single person, Grantor, whether one or more,

in consideration of One and no/100 --- (\$1.00) --- Dollar, Love and Affection, receipt of which is hereby acknowledged, conveys to

LORA L. LUTZ, Grantee,

the following described real estate (as defined in Neb. Rev. Stat. §76-201) in Webster County, Nebraska:

Lot Four (4) and the North Twenty-five feet (N. 25') of Lot Five (5), Block Four (4), Original Town of Bladen, Webster County, Nebraska;

Lot Four (4) in Block One (1), Spence & Bennett's Addition to Bladen, Webster County, Nebraska; and

Lots Five (5), Six (6) and Seven (7), in Block One (1), Spence & Bennett's Addition to Bladen, Webster County, Nebraska;

RESERVING, HOWEVER to LOLA B. LUTZ, the Grantor, a life estate in all of the above said premises.

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

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

Executed: July

STATE OF NEBRASKA

) ss.

COUNTY OF WEBSTER

__, 2025 by Lola B. Lutz, a single The foregoing instrument was acknowledged before me on July person, Grantor.

> GENERAL NOTARY - State of Nebraska HENRY C. SCHENKER My Comm. Exp. June 16, 2026

Cnty No.	Во	ok	Page		S	ale Date			School District Code											
91	20:	25	1502		5/2	20/2007	Base: 9	91-0	0002	Affi	liated:			Uı	nified					
Location	ID	Sale	Number	Us	eabili	ty & Code#					Parce	l N	umber							
0001379	900	:	129	d	14		GeoCde	Twn	Rng Sect		ct Qr	t	Subdiv	Are	Area Blk		P	Parcel		
	Da	ate of S	ale Assessed	Valu	ıe		4371		00 0				10025	0025		04				
Land		Imp	rovements			Total		Date of Sale Property Class								le				
1	,915		163,85)		165,765	Status	Pi	Property Type Zoning Lo					cation City Size Parcel Size						
Assessor Lo	cation:	RED	CLOUD (I	RC)			A) 1	B)			C) 1	-	D) 1			F) 2				
						Residentia			Commercial											
	Mul	tiple Imp	provements:	Multi	ple. Imp	rovements.:			Multiple. Improvements. :											
		Constr	uction Date:	Const	ruction	Date : 19	06		Construc	tion D	ate :									
			Floor:	Floor	Sq. Ft.	1,2	78		Floor Sq	. Ft. :										
		Buildin	g Cost New:	Cost		178,0	05		Cost:											
Single Family	Style:	104		Resi	dential	Condition: 3	5		Commercial Occupancy Code:											
(100) 🗆 Mo	bile Hon	ne		(10)		Worn Out			Primary: Other1: Other2:											
(101) 🗆 One	e Story			(20)		Badly Worn			Commercial Construction Class:											
(102) 🗆 Two	o Story			(30) 🗷 Average] Fir	eproof	Stru	ictural Ste	el Fra	me					
(103) 🗆 Spli	it Level			(40)	₩	Good			(2)] Re	inforce	1 Co	oncrete Fr	ame						
(104) 🖼 11/	2 Story			(50)		Very Good			(3)] Ma	asonry I	3ear	ring Walls							
(111) □ Bi-I	Level			(60)		Excellent			(4)	J W	ood or S	Stee	l Framed	Ext. V	Valls					
(106) 🗆 Oth	ier						(5)] Me	etal Fran	ne a	and Walls									
Townhouse or	r Duplex	Style:		Resi	dential	Quality: 50] Po	le Fram	е											
(301) 🗆 One	e Story			(10)						ank:				Cond	ition:					
(302) 🗆 Two	o Story			(20) □ Fair					(10)] Lo	w			(10) U Worn Out						
(307) 🗆 11/				(30)		Average			(20)] Av		(20) Badly Worn								
(308) □ Spli				(40)		Good			(30)] Ab	ove Av	erag	ge	(30) Average						
(309) 🗆 21/				(50)	*	Very Good			(40) E] Hi	gh			(40) □ Good						
(304) □ One				(60)		Excellent								(50)	□ V	егу (Good			
(305) 🗆 Two	o Story E	Ouplex												(60)	□ E	xcell	lent			
Assessor's	The VALLE CO.		The second secon				Santa Control of the													
Assessor Co	mment:	s and R	eason for A	djust	ment:															
QCD							×11.00±11.00±11.00±11.00±11.00±11.00±11.00±11.00±11.00±11.00±11.00±11.00±11.00±11.00±11.00±11.00±11.00±11.00±													
											-									
						I														
Comments f	rom				-			Ome	nents:		word table or of days over						-			
0001379			····					COIIII	nemts.											
																	-			
		William William V																		
															(Cont	inue o	n back)		

NEBRASKA

Good Life. Great Service.

Real Estate Transfer Statement



FORM 521

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

 If additional space is needed 	add an attachment and identify	y the applicable item number.
---	--------------------------------	-------------------------------

The deed will not be recorded diffess this statement	t is signed and items 1-27 are accurately completed.							
1 County Name Webster - 91 County Number	3 Date of Sale/Transfer Mo. 05 Day 20 Yr. 2007 4 Date of Deed Mo. 02 Day 21 Yr. 2022							
5 Grantor's Name, Address, and Telephone (Please Print)	6 Grantee's Name, Address, and Telephone (Please Print)							
Grantor's Name (Seller) Christopher G & Sheila R Roemer	Grantee's Name (Buyer) Doug Pierce							
Street or Other Mailing Address 262 N Dodge Rd	Street or Other Mailing Address 341 N Cherry St							
City State Zip Code Healey KS 67850	City State Zip Code Red Cloud NE 68970							
Phone Number (719) 356-0630	Phone Number (402) 746-0333 Is the grantee a 501(c)(3) organization? Yes V 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.							
The state of the s	Property Type (C)							
✓ Improved ✓ Single Family ☐ Industrial	Mineral Interests-Nonproducing State Assessed Mobile Home							
Unimproved Multi-Family Agricultural IOLL Commercial Recreational	Mineral Interests-Producing Exempt							
8 Type of Deed Conservator Distribution Lar	d Contract/Memo Partition Sheriff Other							
Bill of Sale Corrective Easement Lea	se Personal Rep. Trust/Trustee							
9 Was transfer part of IRS like- 10 Type of Transfer Distribution Forecle								
kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? Auction Easement Gift	Life Estate Sale Trustee to Beneficiary							
Buyer Seller No Court Decree Exchange Granto 11 Was ownership transferred in full? (If No, explain the division.)	r Trust Partition Satisfaction of Contract Other (Explain) 12 Was real estate purchased for same use? (If No, state the intended use.)							
✓ Yes No								
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives.								
Yes ✓No	artnership, or LLC Self Other							
Ex-spouse Parents and Ch								
14 What is the current market value of the real property?	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)							
16 Does this conveyance divide a current parcel of land?	✓ Yes							
Yes No	17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) Yes No							
18 Address of Property 442 West 6th Ave	19 Name and Address of Person to Whom the Tax Statement Should be Sent							
Red Cloud, NE 68970	(Same as Grantee)							
18a No address assigned 18b Vacant land								
20 Legal Description (Attach additional pages, if needed.) The West Eighty-three Feet (83') of the Northwest Quarter (NW1/4) of E	Block Four (4), LeDuc's Addition to Red Cloud, Webster County							
20 Legal Description (Attach additional pages, if needed.) The West Eighty-three Feet (83') of the Northwest Quarter (NW1/4) of ENERGE Nebraska.	Block Four (4), LeDuc's Addition to Red Cloud, Webster County,							
The West Eighty-three Feet (83') of the Northwest Quarter (NW1/4) of E	Block Four (4), LeDuc's Addition to Red Cloud, Webster County,							
The West Eighty-three Feet (83') of the Northwest Quarter (NW¼) of ENebraska.								
The West Eighty-three Feet (83') of the Northwest Quarter (NW¼) of ENebraska. 21 If agricultural, list total number of acres transferred in this transaction	 							
The West Eighty-three Feet (83') of the Northwest Quarter (NW¼) of ENebraska. 21 If agricultural, list total number of acres transferred in this transaction	 							
The West Eighty-three Feet (83') of the Northwest Quarter (NW1/4) of ENebraska. 21 If agricultural, list total number of acres transferred in this transaction 22 Total purchase price, including any liabilities assumed. 23 Was non-real property included in the purchase? Yes No (If Yes, enter dollar amount and attach itemized list.) (see instruction in the purchase price paid for real estate (line 22 minus line 23) 25 If this transfer is exempt from the documentary stamp tax, list the exemption number	22 \$ 52,000',00 23 \$ 0',00 24 \$ 52,000',00							
The West Eighty-three Feet (83') of the Northwest Quarter (NW1/4) of ENebraska. 21 If agricultural, list total number of acres transferred in this transaction 22 Total purchase price, including any liabilities assumed. 23 Was non-real property included in the purchase? Yes No (If Yes, enter dollar amount and attach itemized list.) (see instruction in the purchase price paid for real estate (line 22 minus line 23) 25 If this transfer is exempt from the documentary stamp tax, list the exemption number	22 \$ 52,000',00 23 \$ 0',00 24 \$ 52,000',00							
The West Eighty-three Feet (83') of the Northwest Quarter (NW1/4) of ENebraska. 21 If agricultural, list total number of acres transferred in this transaction 22 Total purchase price, including any liabilities assumed. 23 Was non-real property included in the purchase? Yes No (If Yes, enter dollar amount and attach itemized list.) (see instruction in the purchase price paid for real estate (line 22 minus line 23) 25 If this transfer is exempt from the documentary stamp tax, list the exemption number 16 Is an affidavit as described in Neb. Rev. Stat. § 76-2.141 required because the property is located of the New Stat. § 76-2.141 required because the property is located of the New Stat. § 76-2.141 required because the property is located of the New Stat. § 76-2.141 required because the property is located of the New Stat. § 76-2.141 required because the property is located of the New Stat. § 76-2.141 required because the property is located or the New Stat. § 76-2.141 required because the property is located or the New Stat. § 76-2.141 required because the property is located or the New Stat. § 76-2.141 required because the property is located or the New Stat. § 76-2.141 required because the property is located or the New Stat. § 76-2.141 required because the property is located or the New Stat. § 76-2.141 required because the property is located or the New Stat. § 76-2.141 required because the property is located or the New Stat. § 76-2.141 required because the property is located or the New Stat. § 76-2.141 required because the property is located or the New Stat. § 76-2.141 required because the property is located or the New Stat. § 76-2.141 required because the property is located or the New Stat. § 76-2.141 required because the property is located or the New Stat. § 76-2.141 required because the property is located or the New Stat. § 76-2.141 required because the property is located or the New Stat. § 76-2.141 required because the property is located or the New Stat.	22 \$ 52,000',00 23 \$ 0',00 24 \$ 52,000',00							
The West Eighty-three Feet (83') of the Northwest Quarter (NW1/4) of ENebraska. 21 If agricultural, list total number of acres transferred in this transaction 22 Total purchase price, including any liabilities assumed. 23 Was non-real property included in the purchase? Yes No (If Yes, enter dollar amount and attach itemized list.) (see instructed 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 to 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 the statement and the statement and the statement in the statement in the statement and the statement in the statement i	22 \$ 52,000',00 10tions) 23 \$ 0',00 24 \$ 52,000',00 13 Within a county or other geographic area with an active air force ballistic missile field? (See Instructions)							
The West Eighty-three Feet (83') of the Northwest Quarter (NW1/4) of ENebraska. 21 If agricultural, list total number of acres transferred in this transaction 22 Total purchase price, including any liabilities assumed. 23 Was non-real property included in the purchase? Yes No (If Yes, enter dollar amount and attach itemized list.) (see instruction in the purchase price paid for real estate (line 22 minus line 23) 25 If this transfer is exempt from the documentary stamp tax, list the exemption number 12 is an affidavit as described in Neb. Rev. Stat. § 76-2,141 required because the property is located to 14 yes, is the required affidavit attached to this filing? Yes No	22 \$ 52,000',00 10tions) 23 \$ 0',00 24 \$ 52,000',00 13 Within a county or other geographic area with an active air force ballistic missile field? (See Instructions)							
The West Eighty-three Feet (83') of the Northwest Quarter (NW1/4) of ENebraska. 21 If agricultural, list total number of acres transferred in this transaction	totions) 22 \$ 52,000',00 23 \$ 0',00 24 \$ 52,000',00 in the properties of the pro							
The West Eighty-three Feet (83') of the Northwest Quarter (NW1/4) of ENebraska. 21 If agricultural, list total number of acres transferred in this transaction	22 \$ 52,000,00 23 \$ 0,00 24 \$ 52,000,00 3 within a county or other geographic area with an active air force ballistic missile field? (See Instructions) and it is, to the best of my knowledge and belief, true, complete, and correct, (402) 746-3613							
The West Eighty-three Feet (83') of the Northwest Quarter (NW1/4) of ENebraska. 21 If agricultural, list total number of acres transferred in this transaction 22 Total purchase price, including any liabilities assumed. 23 Was non-real property included in the purchase? Yes No (If Yes, enter dollar amount and attach itemized list.) (see instructed Adjusted purchase price paid for real estate (line 22 minus line 23) 25 If this transfer is exempt from the documentary stamp tax, list the exemption number of 12 san affidavit as described in Neb. Rev. Stat. § 76-2,141 required because the property is located to 12 yes. No 27 If yes, is the required affidavit attached to this filing? Yes No Under penalties of law, I declare that I have examined this statement and that I am duly authorized to sign this statement. David B. Garwood Print or Type Name of Grantee or Authorized Representative Signature of Grantee or Authorized Representative	Lections) 22 \$ 52,000,00 23 \$ 0,00 24 \$ 52,000,00 3 within a county or other geographic area with an active air force ballistic missile field? (See Instructions) and it is, to the best of my knowledge and belief, true, complete, and correct, (402) 746-3613 Phone Number 7-9-35 Date							
The West Eighty-three Feet (83') of the Northwest Quarter (NW1/4) of ENebraska. 21 If agricultural, list total number of acres transferred in this transaction	Lections) 22 \$ 52,000,00 23 \$ 0,00 24 \$ 52,000,00 3							
The West Eighty-three Feet (83') of the Northwest Quarter (NW1/4) of ENebraska. 21 If agricultural, list total number of acres transferred in this transaction 22 Total purchase price, including any liabilities assumed. 23 Was non-real property included in the purchase? Yes No (If Yes, enter dollar amount and attach itemized list.) (see instructed 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 16 Is an affidavit as described in Neb. Rev. Stat. § 76-2,141 required because the property is located to 17 If yes, is the required affidavit attached to this filing? Yes No 27 If yes, is the required affidavit attached to this filing? Yes No 28 Under penalties of law, I declare that I have examined this statement and that I am duly authorized to sign this statement. David B. Garwood Print or Type Name of Grantee or Authorized Representative Signature of Grantee or Authorized Representative Register of Deed's Use Or	Lections) 22 \$ 52,000,00 23 \$ 52,000,00 24 \$ 52,000,00 3 within a county or other geographic area with an active air force ballistic missile field? (See Instructions) and it is, to the best of my knowledge and belief, true, complete, and correct, (402) 746-3613 Phone Number 7-9-35 Date Attorney For Dept. Use Only							

State of Nebraska County of Webster Entered on the numerical index and filed for record in the Clerk's office of said county this	NEBRASKA DOCUMENTARY STAMP TAX Date \$ 117.00 By G
QUITCLAIM D	EED
Christopher G. Roemer and Sheila R. Roeme consideration of ONE AND NO/100 DOLLARS (\$ consideration, receipt of which is hereby acknowled Pierce, GRANTEE, the following described real est 201):	1.00), and other valuable ged, quitclaim and convey to Doug
The West Eighty-three Feet (83') of the North (4), LeDuc's Addition to Red Cloud, Webster	
Executed February 31, 2022	rida Roemosc
Christopher G. Roemer She	eila R. Roemer
STATE OF KANSAS, COUNTY OF Scott) ss.
The foregoing instrument was acknowledged 2022, by Christopher & Roomer & Sheila R. Roeme Notary Public State of Kansas My Appt Expires 8/20/23	

Comm. expires

08/20/23

Notary Public

Cnty No.	Bo	ok	Page		Sale Date School District Co						Code	ode									
91	202	25	1503		7/	11/2025	Base:	91-0	21-0002 Affiliated: Unified:												
Location	D	Sale	Number	Us	eabil	ity & Code #					P	arcel l	Num	ber							
0001266	500	1	30		1		GeoCde	Twi	n Rr	g	Sect	Qrt	Su	bdiv	liv Area Blk F						
	Da	ite of Sa	le Assessed	Valu	e		4371			-	00	0	10	020	00	00					
Land		Impi	ovements	30 30 30 53		Total			Date (Date of Sale Property Classification Code							N. S.				
1	,085		28,510			29,595	Status	P	roperty	Ту	pe .	Zoning	L	Location		City Size		l Size			
Assessor Lo	cation:	RED (CLOUD (R	C)			A) 1	B)	0	1	C,) 1	D)	1	E)	6	F)	1			
	en of violen Zeloviške				335	Residentia				Z.y			Co	mmer	cial	(E.M.)	<u> </u>				
		1 1 3 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	rovements:	Multip	le. Im	provements, ;	2005.40.40.100.0	er egit vo	Multi	ole.	Improve	ments. :	Reserve D	<u> </u>	100000000000000000000000000000000000000	1 (1882) - 5	- Telestinati	Maring Chair			
		And the Design of the Control	\$46.59 Ges. 21, 6965.2 p.				86				ion Date	***									
	V. E. A.		erto (standalege de pr	Floor			68		Floor				·····		-						
	No. 1964	Building	Cost New:	Cost:		107,4	60		Cost						***********						
Single Family				Resid	lentia	l Condition: 1	0	right.			rcial O	ccupan	cy Co	de:	301		- Telekke	(NAV)			
(100) □ Mo				(10)	*	Worn Out			Prim				ther1:			Other2:	***************************************				
(101) 🗆 One	Story			(20) □ Badly Worn					Commercial Construction Class:												
(102) 🗆 Two	Story			(30) □ Average						(1) ☐ Fireproof Structural Steel Frame											
(103) 🗆 Spli	it Level			(40) □ Good						(2) Reinforced Concrete Frame											
(104) 🗷 11/	2 Story			(50)		Very Good			(3)	(3) Masonry Bearing Walls											
(111) 🗆 Bi-I	Level			(60) 🗆 Excellent					(4) U Wood or Steel Framed Ext. Walls												
(106) 🗆 Oth	er								(5) Metal Frame and Walls												
Townhouse or	Duplex	Style:		Residential Quality: 20						(6) D Pole Frame											
(301) 🗆 One	Story			(10) 🗆 Low					Cost Rank: Condition:												
(302) 🗆 Two	Story			(20)	*	Fair			(10)		Low			((10)	Worn	Out				
(307) 🗆 11/	2 Story			(30)		Average			(20)		Aver	age		((20)	Badly	Worn				
(308) □ Spli	t Level			(40) □ Good				(30) □ Above Average (30) □ Average													
(309) □ 21/	<u>-</u>	······································		(50) □ Very Good				(40) ☐ High (40) ☐ Good													
(304) □ One	Story D	uplex		(60)		Excellent									(50)	Very	Good				
(305) 🗆 Two	Story D	Ouplex							1	atig Wyli) ((60)	Excel	lent				
Assessor's	Adjus	stment	to Sale Pi	rice ((+ 0)	r -):															
Assessor Co	mments	s and Re	eason for A	djust	ment	:															
JTWD						-															
						-															
							<u>.</u>														
6	•						***************************************	~													
Comments f				Comm						<u> </u>											
OOOTZO	500															-					
P. J.				~~~***********************************	*										11000000	(Con	tinue on	back)			

Real Estate Transfer Statement

FORM

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

DEPARTMENT OF REVENUE

Nebraska Department of Revenue

• 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 ~ Day 11 5 Grantor's Name, Address, and Telephone (Please Print) 6 Grantee's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Grantee's Name (Buyer) Van Beber Properties, LLC Jeremy Jason Stewart and Erika Stewart Street or Other Mailing Address 1132 Bumps River Road Street or Other Mailing Address 814 N Webster Št Centerville Zip Code State City Zip Code 68970 MA Red Cloud NE Phone Number Is the grantee a 501(c)(3) organization? Yes V No n/a n/a If Yes, is the grantee a 509(a) foundation? Email Address Email Address n/a n/a 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. (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 OLL IOLL Commercial Recreational 8 Type of Deed Conservator Distribution Land Contract/Memo Partition Sheriff Other Bill of Sale Easement Corrective Lease Personal Rep. Trust/Trustee Cemetery Death Certificate - Transfer on Death Mineral Executor Quit Claim 9 Was transfer part of IRS like-10 Type of Transfer Distribution Foreclosure Irrevocable Trust Revocable Trust Transfer on Death kind exchange (I.R.C. § 1031 Auction Exchange) by buyer or seller? Easement Gift Life Estate Trustee to Beneficiary Buyer Seller V No Court Decree Exchange Grantor Trust Partition Satisfaction of Contract Other (Explain) 11 Was ownership transferred in full? (If No, explain the division.) 12 Was real estate purchased for same use? (If No, state the intended use.) ✓ Yes ✓ Yes No 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC Other Brothers and Sisters Grandparents and Grandchild Spouse Ex-spouse Parents and Child Step-parent and Step-child 14 What is the current market value of the real property? 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) 42,500.00 V No \$ 16 Does this conveyance divide a current parcel of land? 17 Was transfer through a real estate agent or a title company? (If Yes, include the name Yes 18 Address of Property 814 N Webster St 19 Name and Address of Person to Whom the Tax Statement Should be Sent Red Cloud, NE 68970 Grantee 18a No address assigned 18b Vacant land 20 Legal Description (Attach additional pages, if needed.) The South Fifteen Feet of Lot Nineteen (19), and all of Lots Twenty (20) and Twenty-one (21), Block Ten (10) Smith and Moore's Addition to Red Cloud, Webster County,

Nebraska Nebraska 22 Total purchase price, including any liabilities assumed...... 22 \$ 42,500 23 Was non-real property included in the purchase? No (If Yes, enter dollar amount and attach itemized list.) (see instructions) 23 24 Adjusted purchase price paid for real estate (line 22 minus line 23) 42.500 24 \$ 25 If this transfer is exempt from the documentary stamp tax, list the exemption number 26 Is an affidavit as described in Neb. Rev. Stat. § 76-2, 141 required because the property is located within a county or other geographic area with an active air force ballistic missile field? (See Instructions) 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. Teresa Theobald 402-746-2246 Print or Type Name of Grantee or Authorized Representative Phone Number Closing Agemt Signature of Grantee or Authorized Representative Register of Deed's Use Only For Dept. Use Only 28 Date Deed Recorded 29 Value of Stamp or Exempt Number 30 Recording Data Day

State of Nebraska County of Webster Entered on the numerical index and filed for record in the Clerk's office of said county this	NEBRASKA DOCUMENTARY STAMP TAX 7-11-25 \$ 96.15 By ab
Return to: Southern Title, LLC P O Box 221 Red Cloud, NE 68970 JOINT TENANCY WARRANTY Van Beber Properties, LLC, a Colorado limited liability compone DOLLAR (\$1.00) and other valuable consideration received stewart and Erika Stewart, husband and wife, conveys to Grant Stewart and Erika Stewart, husband and wife, conveys to Grant Stewart and Erika Stewart, husband and wife, conveys to Grant Stewart and Erika Stewart, husband and wife, conveys to Grant Stewart and Erika Stewart, husband and wife, conveys to Grant Stewart and Erika Stewart and Eri	any, Grantor, in consideration of ived from Grantees, Jeremy Jason atees, as joint tenants and not as
tenants in common, the following described real estate (as defined the south Fifteen Feet of Lot Nineteen (19), and all of Lots T Block Ten (10), Smith and Moore's Addition to Red Cloud, W Grantor covenants, jointly and severally, if more than one, with (1) is lawfully seised of such real estate and that it is (2) has legal power and lawful authority to convey the	wenty (20) and Twenty-one (21), /ebster County, Nebraska h Grantees that Grantor: free from encumbrances;
(3) warrants and will defend title to the real estate agreersons. Executed , 2025. Van Beber Properties, LLC, a Colorado limited liability company	
By: Charles R. Van Beber, Member/Manager STATE OF MA COUNTY OF Balwstable State of Balwstable	
The foregoing instrument was acknowledged before no by Charles R. Van Beber Proling Manager of Van Beber Proling III and III a	vishal vihol Notary Public Commonwealth of Massachusetts My Commission Expires March 13, 2031

Cnty No.	Во	ok	Page		Sale Date	School District C					rict Code	de					
91	20:	25	1504	7.	/11/2025	Base: 9	1-	0002	Affil	ied:							
Location	D	Sale	Number	Useab	ility & Code#					Parce	ΙN	umber		7000			
0001302	200	1	L 31	1		GeoCde	Tw	n Rng	Sec	t Qr	1	Subdiv	Area	Blk	Parcel		
	Da	ate of Sa	ile Assessed	Value		4371	34.3650	A MALE STATES	00	0		10020	1000000	016	0000		
Land		Imp	rovements		Total	as de tal de l'Ale		Date of	Sale	Prope	rty	Classific	ation (
2	,365		239,120	System 19 System Section 1				Status Property Type Zoning						Location City Size 1			
		RED	CLOUD (R			A) 1	Е	er e en graende i	18. Ale 1	C) 1		D) 1	E)	6	Parcel Size F) 2		
					Residential		80 W.		uitaines Printing		-	Commer					
70158 pt. 1078	Muli	tiple Imr	rovements;	Multiple. I	THE DESIGNATION OF THE PARTY OF	180 ATT 11 P. S.		Multiple	Impro	vements		· · · · · · · · · · · · · · · · · · ·					
The state of the s	OA JALLAS	Control of the Sales	Sauri Sauri arasan - Car	Construction		15		Construc	•								
146		Karen.	ENGRASSIVE A NAMED	Floor Sq. I				Floor Sq									
no diagoni	n francis	Buildin	kerilar ayeli Matareli	Cost:	354,9			Cost:									
Single Family	Style:	San all and the charles of	. 18		ial Condition: 3			an hada dari sa sa sa	ercial	Occun	anc	y Code;		164 A.V	18 60 V 25 S V 25 S V 25 S		
(100) □ Mo			- X	(10)	Worn Out	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1		Primary				nerl:		Other2:	n, du militaria labatara		
(101) 🗆 On	e Story	****		(20) Badly Worn					Commercial Construction Class;								
(102) 🗷 Tw	o Story	,		(30) 🛣	Average	(1) ☐ Fireproof Structural Steel Frame											
(103) 🗆 Spl	it Level			(40) 🗆 Good					(2) 🗆 Reinforced Concrete Frame								
(104) 🗆 1 1/	/2 Story			(50) 🗆	Very Good			(3)	J Ma	sonry l	Bear	ring Walls					
(111) 🗖 Bi-l	Level					(4) [J Wo	od or	Stee	l Framed I	Ext. Wa	lls					
(106) 🗆 Otl	ier		Į.			(5) [(5)										
Townhouse of	r Duplex	Style:		Residential Quality: 40] Pol	e Fram	e						
(301) 🗆 On	e Story	11		(10)	Low			Cost R	ank:			(dv4.5)	Conditi	on:			
(302) 🗆 Tw	o Story			(20) 🗆	Fair			(10)] Lo	w			(10)	l Worn	Out		
(307) 🗆 1 1/	/2 Story			(30)	Average			(20) [J Av	erage			(20) □	l Badly	Worn		
(308) 🗆 Spl	it Level			(40) 🗷	Good			(30) [J Ab	ove Av	erag	ge	(30) □	l Avera	ge		
(309) 🗆 2 1/				(50) 🗆	Very Good			(40)] Hig	gh			(40) □	l Good			
(304) 🗆 On				(60) 🗆	Excellent			(50) □ Very Good									
(305) 🗆 Tw	o Story I	Ouplex											(60) □	l Excel	lent		
Assessor's	s Adjus	stment	to Sale Pr	rice (+ e	or -):												
Assessor Co	mment	s and R	eason for Ac	djustmer	nt:			-J.,							,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,		
WD																	
				·													
	·																
Comments 1		•					Com	ments:									
000130	200																
	· · · · · ·																
													· · · · · · · · · · · · · · · · · · ·				
						*******								(Con	tinue on back)		

NEBRASKA Good Life. Great Service.

DEPARTMENT OF REVENUE

Real Estate Transfer Statement

131

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.

1 County Name 2 County Number	nt is signed and items 1-27 are accurately completed.
,	3 Date of Sale/Transfer 4 Date of Deed
Webster - 91	Mo. <u>07</u> Day <u>11</u> Yr. <u>2025</u> Mo. <u>06</u> Day <u>24</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) William, Linda, Curtis & Paulette Fogg; Jaylene & Michael Shelly	Grantee's Name (Buyer)
Street or Other Mailing Address	Pamela Hollingshead; Joel & Christy A. Crafton Street or Other Mailing Address
325 N Franklin Št	241 W 9th Ave
City State Zip Code Red Cloud NE 68970	City State Zip Code Red Cloud NE 68970
Phone Number	Red Cloud NE 68970 Phone Number Is the grantee a 501(c)(3) organization? Yes V No
(402) 705-7113	(402) 879-1991 If Yes, is the grantee a 509(a) foundation? Yes
Email Address n/a	Email Address
7 Property Classification Number. Check one box in categories A and B. Check C if	
4 × 4 (d) V) Property Type (C)
✓ Improved ✓ Single Family Industrial	Mineral Interests-Nonproducing State Assessed Mobile Home
Unimproved Multi-Family Agricultural	Mineral Interests-Producing Exempt
Ochmercial Recreational	
8 Type of Deed Conservator Distribution Lar	nd Contract/Memo Partition Sheriff Other
Bill of Sale Corrective Easement Lea	ase Personal Rep. Trust/Trustee
Cemetery Death Certificate – Transfer on Death Executor Mir	neral Quit Claim Warranty
9 Was transfer part of IRS like-	osure Irrevocable Trust Revocable Trust Transfer on Death
kind exchange (I.R.C. § 1031 Exchange) by buyer or seller?	Life Estate Sale Trustee to Beneficiary
	or Trust Partition Satisfaction of Contract Other (Explain)
11 Was ownership transferred in full? (If No, explain the division.)	12 Was real estate purchased for same use? (If No, state the intended use.)
✓ Yes	Yes
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary rela	
	Partnership, or LLC Self Other
	and Grandchild Spouse
Ex-spouse Parents and Ci	
14 What is the current market value of the real property?	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)
241,485.00	Yes No \$ % 17 Was transfer through a real estate agent or a title company? (If Yes, include the name
16 Does this conveyance divide a current parcel of land? ☐ Yes ✓ No	of the agent or title company contact \ — CTA
18 Address of Property	
241 W 9th Ave	19 Name and Address of Person to Whom the Tax Statement Should be Sent
Red Cloud, NE 68970	Same as Grantee
18a No address assigned 18b Vacant land	
100 Marie 100 Ma	
20 Legal Description (Attach additional pages, if needed.)	
20 Legal Description (Attach additional pages, if needed.) See attached	
See attached	
See attached 21 If agricultural, list total number of acres transferred in this transaction	
See attached 21 If agricultural, list total number of acres transferred in this transaction 22 Total purchase price, including any liabilities assumed	
See attached 21 If agricultural, list total number of acres transferred in this transaction 22 Total purchase price, including any liabilities assumed 23 Was non-real property included in the purchase?	0100
See attached 21 If agricultural, list total number of acres transferred in this transaction	uctions) 23 \$ 0,00
See attached 21 If agricultural, list total number of acres transferred in this transaction	23 \$ 0,00 24 \$ 215,000,00
See attached 21 If agricultural, list total number of acres transferred in this transaction	uctions) 23 \$ 0,00
See attached 21 If agricultural, list total number of acres transferred in this transaction 22 Total purchase price, including any liabilities assumed. 23 Was non-real property included in the purchase? Yes No (If Yes, enter dollar amount and attach itemized list.) (see instruction in the second in the purchase price paid for real estate (line 22 minus line 23) 25 If this transfer is exempt from the documentary stamp tax, list the exemption number	23 \$ 0,00 24 \$ 215,000,00
See attached 21 If agricultural, list total number of acres transferred in this transaction	23 \$ 0,00 24 \$ 215,000,00
See attached 21 If agricultural, list total number of acres transferred in this transaction 22 Total purchase price, including any liabilities assumed. 23 Was non-real property included in the purchase? Yes No (If Yes, enter dollar amount and attach itemized list.) (see instructed Adjusted purchase price paid for real estate (line 22 minus line 23) 25 If this transfer is exempt from the documentary stamp tax, list the exemption number	within a county or other geographic area with an active air force ballistic missile field? (See Instructions)
See attached 21 If agricultural, list total number of acres transferred in this transaction	uctions) 23 \$ 0,00 24 \$ 215,000,00 within a county or other geographic area with an active air force ballistic missile field? (See Instructions) that it is, to the best of my knowledge and belief, true, complete, and correct,
See attached 21 If agricultural, list total number of acres transferred in this transaction 22 Total purchase price, including any liabilities assumed. 23 Was non-real property included in the purchase? Yes No (If Yes, enter dollar amount and attach itemized list.) (see instruction of the second list.) (see instruction of list	within a county or other geographic area with an active air force ballistic missile field? (See Instructions) that it is, to the best of my knowledge and belief, true, complete, and correct, (402) 746-3613
See attached 21 If agricultural, list total number of acres transferred in this transaction	within a county or other geographic area with an active air force ballistic missile field? (See Instructions) that it is, to the best of my knowledge and belief, true, complete, and correct, (402) 746-3613 Phone Number
21 If agricultural, list total number of acres transferred in this transaction	within a county or other geographic area with an active air force ballistic missile field? (See Instructions) that it is, to the best of my knowledge and belief, true, complete, and correct, (402) 746-3613 Phone Number 7/11/2025
21 If agricultural, list total number of acres transferred in this transaction 22 Total purchase price, including any liabilities assumed. 23 Was non-real property included in the purchase? Yes No (If Yes, enter dollar amount and attach itemized list.) (see instructed 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 12 Is an affidavit as described in Neb. Rev. Stat. § 76-2,141 required because the property is located 14 Yes No 27 If yes, is the required affidavit attached to this filing? Yes No Under penalties of law, I declare that I have examined this statement and that I am duly authorized to sign this statement. Kory McCracken Print or Type Name of Grantee or Authorized Representative Signature of Grantee or Authorized Representative	within a county or other geographic area with an active air force ballistic missile field? (See Instructions) what it is, to the best of my knowledge and belief, true, complete, and correct, (402) 746-3613 Phone Number 7/11/2025 Title Date
See attached 21 If agricultural, list total number of acres transferred in this transaction 22 Total purchase price, including any liabilities assumed. 23 Was non-real property included in the purchase? Yes No (If Yes, enter dollar amount and attach itemized list.) (see instructed 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 12 Is an affidavit as described in Neb. Rev. Stat. § 76-2,141 required because the property is located 14 Yes No 27 If yes, is the required affidavit attached to this filing? Yes No Under penalties of law, I declare that I have examined this statement and that I am duly authorized to sign this statement. Kory McCracken Print or Type Name of Grantee or Authorized Representative Register of Deed's Use Or	uctions) 23 \$ 0,00 24 \$ 215,000,00 within a county or other geographic area with an active air force ballistic missile field? (See Instructions) that it is, to the best of my knowledge and belief, true, complete, and correct, (402) 746-3613 Phone Number 7/11/2025 Title Date For Dept. Use Only
See attached 21 If agricultural, list total number of acres transferred in this transaction 22 Total purchase price, including any liabilities assumed. 23 Was non-real property included in the purchase? Yes No (If Yes, enter dollar amount and attach itemized list.) (see instructed 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 12 Is an affidavit as described in Neb. Rev. Stat. § 76-2, 141 required because the property is located 14 Yes No 27 If yes, is the required affidavit attached to this filing? Yes No Under penalties of law, I declare that I have examined this statement and that I am duly authorized to sign this statement. Kory McCracken Print or Type Name of Grantee or Authorized Representative Register of Deed's Use Or 28 Date Deed Recorded 29 Value of Stamp or Exempt Number	within a county or other geographic area with an active air force ballistic missile field? (See Instructions) that it is, to the best of my knowledge and belief, true, complete, and correct, (402) 746-3613 Phone Number 7/11/2025 Title Title Torpept. Use Only 30 Recording Data
21 If agricultural, list total number of acres transferred in this transaction 22 Total purchase price, including any liabilities assumed. 23 Was non-real property included in the purchase? Yes No (If Yes, enter dollar amount and attach itemized list.) (see instructed 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 and affidavit as described in Neb. Rev. Stat. § 76-2, 141 required because the property is located when Yes No 27 If yes, is the required affidavit attached to this filing? Yes No Under penalties of law, I declare that I have examined this statement and that I am duly authorized to sign this statement. Kory McCracken Print or Type Name of Grantee or Authorized Representative Register of Deed's Use Or	that it is, to the best of my knowledge and belief, true, complete, and correct, Attorney Title Torney Title Torney Title Torney Title Torney Torney

The South Fifteen feet (15') of Lot Twenty-one (21), and all of Lots Twenty-two (22), Twenty-three (23) and Twenty-four (24), Block Sixteen (16), Smith and Moore's Addition to the City of Red Cloud, Webster County, Nebraska.

State of Nebr County of We	aska }ss. bster }
of_July	Entered on the ex and filed for record in the of said county this \(\) day \(A.D., \) 20 \(\) at \(\) at \(\) at \(\) at \(\) 35. Recorded in Book \(\) ab \(\)
	County Clerk Deputy Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 1-11-25
\$ 463.75 By Ab

WARRANTY DEED

William K. Fogg, II and Linda Fogg, husband and wife, Curtis Fogg and Paulette Fogg, husband and wife, and Jaylene Shelly and Michael Shelly, wife and husband, GRANTOR, in consideration of ONE AND NO/100 DOLLARS (\$1.00) receipt of which is hereby acknowledged, conveys to Pamela Hollingshead, a single person, an undivided one-third interest, and Joel Crafton and Christy A. Crafton, husband and wife, as joint tenants, an undivided two-thirds interest, GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

The South Fifteen feet (15') of Lot Twenty-one (21), and all of Lots Twenty-two (22), Twenty-three (23) and Twenty-four (24), Block Sixteen (16), Smith and Moore's Addition to the City of Red Cloud, Webster County, Nebraska.

GRANTOR covenant (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.

William K. Fogg, I

Curtis Føgg\'

Linda Fogg

Paulette Fogg

Jaylene Shelly	Michael Shelly Michael Shelly
STATE OF NEBRASKA, COUNTY OF WEBST	A
William K. Fogg, II and Linda Fogg, husband and	
Comm. expires 12-27-27	Notaky Public GENERAL NOTARY - State of Nebraska MIGHELLE KOHL SCHLEICH
The foregoing instrument was acknowledge Curtis Fogg and Paulette Fogg, husband and wife	ged before me on, 2025, by
Comm. expires	Notary Public
STATE OF CALIFORNIA, COUNTY OF Los H	ngeles) ss.
The foregoing instrument was acknowledge Jaylene Shelly and Michael Shelly, husband and w	
Comm. expiresSEE ATTACHED NOTARY	Notary Public
Prepared by Garygood & McCracken Layrions	Phono/Form (402) 746 2612 Page 2 - CO P

Jaylene Shelly	Michael Shelly
STATE OF NEBRASKA, COUNTY OF	WEBSTER) ss.
The foregoing instrument was acl William K. Fogg, II and Linda Fogg, hus	knowledged before me on $\frac{1}{2}$, 2025, by band and wife.
GENERAL NOTARY - State of Nebroscomm. expires My Comm. Exp. August 27, 1	N / //
STATE OF NEBRASKA, COUNTY OF	A
The foregoing instrument was ack Curtis Fogg and Paulette Fogg, husband	knowledged before me on Line 24, 2025, by and wife.
Comm. expires \\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\	SCHLEICH
STATE OF CALIFORNIA, COUNTY C	144-43
The foregoing instrument was ack Jaylene Shelly and Michael Shelly, husbar	nd and wife.
see attacl	red notary.
Comm. expires	

CALIFORNIA ACKNOWLEDGMENT	CIVIL CODE § 1189
682866636868666666666666666666666666666	**************************************
A notary public or other officer completing this certificate veri to which this certificate is attached, and not the truthfulness	ifies only the identity of the individual who signed the document s, accuracy, or validity of that document.
State of California	
County of LOS Angeles	
on June 17, 2025 before me.	aula Jones, Notory Public
Date Date	Here Insert Name and Title of the Officer ,
personally appeared Jaylene St	nelly / Michael Shelly
	Name(s) of Signer(s)
400 Line control of the control of t	
to the within instrument and acknowledged to me tha	ce to be the person(s) whose name(s) is/are subscribed t he/she/they executed the same in his/her/their
authorized capacity(ies), and that by his/her/their sign	
upon behalf of which the person(s) acted, executed the	ne instrument.
10. 60. 27. 69. 69. 60. 60. 60. 60. 60. 60. 60. 60. 60. 60	I certify under PENALTY OF PERJURY under the
PAULA JONES	laws of the State of California that the foregoing paragraph is true and correct.
Notary Public - California	
Commission # 2419365 My Comm. Expires Oct 18, 2026	WITNESS my hand and official seal.
The State of the S	\wedge
	thula ()one.
Diggo Notary Soul and/or Stamp Above	Signature
Place Notary Seal and/or Stamp Above	Signature of Notaty Public
	deter alteration of the document or
fraudulent reattachment of this	form to an unintended document.
Description of Attached Document	
Title or Type of Document: Warre	nty Deed
Document Date:	Number of Pages: 2
Signer(s) Other Than Named Above:	
Capacity(ies) Claimed by Signer(s)	
Signer's Name:	Signer's Name:
☐ Corporate Officer — Title(s):	☐ Corporate Officer — Title(s):
☐ Partner — ☐ Limited ☐ General	☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact	□ Individual □ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator	☐ Trustee ☐ Guardian or Conservator
☐ Other:	☐ Other:Signer is Representing:
Signer is representing.	Signer is representing.

Cnty No.	Bo	ok	Page		S	ale Date	School District Code						e					
91	20:	25	1538		7/1	.5/2025	Base:	91-0	074	A	Affilia	ted:		Uni				
Location	ID .	Sale	Number	Us	eabili	ty & Code #					· P	arcel N	Number			F-12		
0003054	01		132		1		GeoCde	Twn	Rn	g	Sect	Qrt	Parcel					
	Di	ite of S	ale Assessed	Valu	1e		4133				00	0	20005		014	0000		
Land		Imp	rovements			Total	100km der	(2.57. I	Date o	of S	ale Pr	operty	Classific	ation	Code			
2	52,965	Section of the sectio					Property Type Zoning Location City Size Parcel Siz											
Assessor Location: BLUE HILL (· · · · · · · · · · · · · · · · · · ·	A) 1	B)	autoric (AC Ary Ca		(C)		D) 1	E)	6	F) 1		
		of notice (Residential			1351/30 1251/30				Comme	cial	Vision (1)	La company		
198	Mult	tiple Im	provements:	Multi	ole. Imp	rovements.:	40 4 50.043		Multin	ole. I	mprove	ments.:	3	error trimes	escribility (1907)	name of the Physics of the		
14 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1		SCORE EXAMINED	uction Date:		ruction 1						on Date		2015					
Your States		AND W	Floor:	Floor	Sq. Ft.				Floor				241					
and the state of		Buildin	ig Cost New:	Cost					Cost:			14	1,880					
Single Family	Language resolution		Paris (1997)	Resi	dential	Condition:			Com	ner	cial O	ccupan	cy Code:	1411				
(100) 🗆 Mo	bile Hom	ie		(10)		Worn Out			Prima				ther1: 34		Other2:			
(101) 🗆 One	e Story			(20) □ Badly Worn					Commercial Construction Class: 3									
(102) 🗆 Two	o Story			(30) □ Average					(1)		Fireproof Structural Steel Frame							
(103) 🗆 Spl	it Level			(40) □ Good					(2)		Reinforced Concrete Frame							
(104) 🗆 11/	2 Story			(50) U Very Good					(3)	₩	Masonry Bearing Walls							
(111) 🗆 Bi-l	Level			(60) 🗆 Excellent					(4)		1 Wood or Steel Framed Ext. Walls							
(106) 🗆 Oth	ıer								(5)	Metal Frame and Walls								
Townhouse or	r Duplex	Style:		Residential Quality:						(6) 🗆 Pole Frame								
(301) 🗆 One	e Story			(10) 🗆 Low					Cost Rank: 20 Condition: 30									
(302) 🗆 Two	o Story			(20)					(10)		Low (10) U Worn Out							
(307) 🗆 1 1/	2 Story			(30) □ Average				(20)	*	Average (20) Badly Worn								
(308) 🗆 Spl	it Level			(40) □ Good				(30)		Above Average (30) 🗷 Average								
(309) 🗆 21/				(50) □ Very Good			(40)		High (40) □ Good									
(304) 🗆 One	<u> </u>			(60)		Excellent			蒙拉						l Very			
(305) 🗆 Two	o Story I	Ouplex												(60) E	l Excel	lent		
Assessor's	s Adjus	stmen	t to Sale P	rice	(+ or	-):												
		s and F	Reason for A	djust	ment:													
CORP W	D																	
							-											
Comments 1	fran							Com-	nents				The state of the s					
000305								COIII	nemes:									
														· · · · · · · · · · · · · · · · · · ·				
																······································		
															(Con	tinue on back)		

Good Life, Great Service. DEPARTMENT OF REVENUE

Real Estate Transfer Statement \3 • 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

	t is signed and items 1-27 are accurately completed.				
1 County Name 2 County Number Webster ~ 91	3 Date of Sale/Transfer Mo Day				
5 Grantor's Name, Address, and Telephone (Please Print)	6 Grantee's Name, Address, and Telephone (Please Print)				
Grantor's Name (Seller) Glenwood Telecommunications, Inc.	Grantee's Name (Buyer) R Enterorise, LLC				
Street or Other Mailing Address PO Box 357	Street or Other Mailing Address PO Box 102				
City State Zip Code Blue Hill NE 68930	City State Zip Code Blue Hill NE 68930				
Phone Number 402-756-3131	Phone Number Is the grantee a 501(c)(3) organization? Yes / No (269) 953-2030 If Yes, is the grantee a 509(a) foundation? Yes / No				
Email Address stanr@glenwoodtelco.net	Email Address rmyers2567@gmail.com				
7 Property Classification Number, Check one box in categories A and B. Check C it					
	Property Type (C)				
✓ Improved ☐ Single Family ☐ Industrial ☐ Unimproved ☐ Multi-Family ☐ Agricultural ☐ IOLL ✓ Commercial ☐ Recreational	Mineral Interests-Nonproducing State Assessed Mobile Home Mineral Interests-Producing Exempt				
8 Type of Deed Conservator Distribution La	nd Contract/Memo Partition Sheriff V Other Corporation				
	ase Personal Rep. Trust/Trustee Warranty Deed				
9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller?	losure Irrevocable Trust Revocable Trust Transfer on Death				
	Life Estate				
11 Was ownership transferred in full? (If No, explain the division.)	12 Was real estate purchased for same use? (If No, state the intended use.)				
✓ Yes	V Yes				
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary rela	printing printing				
	Partnership, or LLC Self Other				
· · · · · · · · · · · · · · · · · · ·	and Grandchild Spouse				
Ex-spouse Parents and C					
55,830.00	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) Yes No \$				
16 Does this conveyance divide a current parcel of land?	17 Was transfer through a real estate agent or a title company? (If Yes, include the name				
Yes V No	of the agent or title company contact.) Brittny Bedke 402-759-3800 Yes Brad Elting & Co. Inc No				
18 Address of Property 19 Name and Address of Person to Whom the Tax Statement Should be Sent					
513 W Gage Street, Blue Hill, NE 68930	R Enterprise, LLC, C/O Ricky Myers				
18a No address assigned 18b Vacant land	PO Box 102, Blue Hill, NE 68930				
20 Legal Description (Attach additional pages, if needed.)					
The West Nine Feet (W 9') of Lot Four (4), all of Lots Five (5) and Six (6), and the East Five Feet (E 5') of Lot Seven (7), Block Fourteen (14), Original Town of Blue Hill, Webster County, Nebraska.					
21 If agricultural, list total number of acres transferred in this transaction					
22 Total purchase price, including any liabilities assumed	22 \$ 95,000,00				
23 Was non-real property included in the purchase?	ı				
Yes V No (If Yes, enter dollar amount and attach itemized list.) (see instr	23 \$ 24 \$ 95,000,00				
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	¥				
26 Is an allidavit as described in Neb. Flev. Stat. § 76-2,141 required because the property is located within a county or other geographic area with an active air force ballistic missile field? (See Instructions) Yes V					
27 If yes, is the required affidavit attached to this filing?					
Under penalties of law, I declare that I have examined this statement and and that I am duly authorized to sign this statement. Ricky Myers	that it is, to the best of my knowledge and belief, true, complete, and correct, (269) 953-2030				
Print or Type Name of Grantee or Authorized Representative	Phone Number				
sign	Operating Manager 7 10 25				
here Signature of Grantee or Authorized Representative	Title Date				
Register of Deed's Use O					
28 Date Deed Recorded Mo Day	BK2025 Pa 1538				
Nebraska Department of Revenue Form No. 96-269-2008 7-2024 Rev. Supersedes 98-269-2008 10-2020	Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2)				

Index	
Computer	
Assessor	
Carded	

Bk 2025, Pg 1538

State of Nebraska County of Webster ss.

Entered on the numerical index and filed for record in the Clerk's office of said county this 15 day of July A.D., 2025, at 12:55 o'clock PM. Recorded in Book 2025 on Page 1538

Brightysella

a Corporation organized and

County Clerk

Fee: \$10.00 By: AS Deputy Electronically Recorded

NEBRASKA DOCUMENTARY
STAMP TAX
1-15-25
\$ 313.75 y ab

Register of Deeds' Section 23-1503.01 recording information blank.

Section 23-1510 1 information: Return Address: Bixby Law Office, P.O. Box 347, Geneva, NE 68361-0347 (Telephone: 402-759-4404)

Corporation Warranty Deed

State of Nebraska - County of Webster

Glenwood Telecommunications, Inc. -----

SARA SWANSON My Comm. Exp. Dec. 2, 2027

existing under the laws of the state of Nebraska
The West Nine Feet (W 9') of Lot Four (4), all of Lots Five (5) and Six (6), and the East Five Feet (E 5') of Lot Seven (7), Block Fourteen (14), Original Town of Blue Hill, Webster County, Nebraska.
GRANTOR covenants (jointly and severally, if more than one) with GRANTEE that GRANTOR: 1. is lawfully selsed of such real estate and that it is free from encumbrances except those of public 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 this day of July, 2025. Glenwood Telecommunications, Inc., GRANTOR
Stanley Reuse, CEO/GM
ACKNOWLEDGMENT: State of Nebraska - County of Websker
The foregoing instrument was acknowledged before me on this day of July, 2025 by Stanley Rouse, CEO/GM of Glenwood Telecommunications, Inc., a Nebraska Corporation, GRANTOR.
S E.A.L. Seneral NOTARY- State of Nebresks Notary Public C



Print Nane: _ Jan Juanson

My commission expires: 12-2-

Cnty No.	Во	ok .	Page	Sale Date			Schöol District Code											
91	20:	25	1539		7/1	L5/2025	Base: 9	074 Affiliated:				Unified:						
Location	\mathbf{D}	Sale	Number	Us	seabili	ty & Code#	#			Parcel Number								
0003129	900		133		1		GeoCde	Twn	Rn	; S	ect	Qrt -	Subdiv	Are	ea -	Blk	Parc	el
	/\Da	ate of S	ale Assessed	l Valı	ue		4133			O	0	0	20010	. Segun		003	000	0
Land		Imp	provements		elenke is German	Total			Date o	f Sal	e Pro	perty	Classifi	catio	n C	ode	L Amerikan	30 A (3.5)
2	,370		30,11	0	or see that he	32,480	Status	Pi	roperty Type Zoning				Locatio	Location City Size Parcel Siz				
Assessor Location: BLUE HILL (BH)				A) 1	B)	1 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2	THE R. P. LEWIS	C)	3	D) 1	Е	43 (0.10)	6	F) 1	(4) (4) (4)			
								1840E/17	argineri Canada	14 9 7 M W		Comme	rcial		e de la composition della comp			
1. T. F. Y. S. J. S. S.	Mul	tiple Im	provements:	Multi	ple. Imp	rovements, :	Seg in the purpose	14 (0 mm)	Multip	le, Imp	roveme	ents. :	5	Market 199	e Section of			el agricula
		Suprish towards	ruction Date:		truction	Date :			Constr	uction	Date :		1900					
			Floor:	Floor	Sq. Ft.	1			Floor	Sq. Ft.	:	·	864					
		Buildir	ig Cost New:	Cost	:				Cost: 141,350									
Single Family	Style:			Resi	dential	Condition:			Commercial Occupancy Code:									
(100) □ Mo	bile Hon	1e		(10)		Worn Out			Primary: 344 Other1: 471 Other2:									
(101) 🗆 One	e Story			(20)		Badly Worn			Commercial Construction Class: 3									
(102) 🗆 Tw	o Story			(30)		Average			(1) Fireproof Structural Steel Frame									
(103) 🗆 Spl	it Level			(40)		Good			(2) Reinforced Concrete Frame									
(104) 🗆 11/	(104) □ 1 1/2 Story (50) □ Very Good					(3) 🖼 Masonry Bearing Walls												
(111) 🗆 Bi-l	Level			(60) Excellent				(4)	☐ Wood or Steel Framed Ext. Walls									
(106) □ Other					(5) 🗆 Metal Frame and Walls													
Townhouse o	r Duplex	Style:		Resi	dentia	Quality:			(6) D Pole Frame									
(301) 🗆 One	e Story			(10)		Low			Cost Rank: 20 Condition: 30									
(302) 🗆 Tw	o Story			(20)		Fair			(10)		Low (10) \square Worn Out						Out	
(307) 🗆 11/	/2 Story			(30)		Average			(20)	₩ A	I Average (20) □					Badly	Worn	
(308) 🗆 Spl) □ Split Level (40) □ Good					(30)	\Box A	Above Average (30) 🗷 Average					ge					
(309) 🗆 21/	<u>_</u>		 	(50)		Very Good			(40)	□ F	l High ((40) □ Good			
(304) 🗆 On				(60)		Excellent	v.J									□ Very Good		
(305) 🗆 Tw	o Story I	Duplex		1.00				2.2%						(60)		Excell	ent	
			t to Sale P															
		s and F	Reason for A	\djus1	tment													
CORP W	D																	
						····												
										·····								
Comments from Comments:																		
Comments from Comments:																		
								·· ·· ·· ·· ·· ·· ·· ·· ·· ·· ·· ·· ··					***************************************					
																(Cont	inue on b	ack)

OgKT

NEBRASKA

FORM Real Estate Transfer Statement Good Life, Great Service. • To be filed with the Register of Deeds. • Read instructions on reverse side. 521 DEPARTMENT OF REVENUE 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 Yr. <u>2</u>025 Yr. 2025 Webster - 91 Day 5 Grantor's Name, Address, and Telephone (Please Print) 6 Grantee's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Grantee's Name (Buyer) Glenwood Telecommunications, Inc. Todd Kranau & Yvonne Kranau Street or Other Mailing Address Street or Other Malling Address PO Box 244 PO Box 357 Cit State Zip Code City State Zip Code Blue Hill NE Blue Hill 68930 NE 68930 Phone Number 402-756-3131 is the grantee a 501(c)(3) organization?
If Yes, is the grantee a 509(a) foundation? Phone Number Yes (402) 469-0766 Yes Email Address Email Address NONE stanr@glenwoodtelco.net 7 Property Classification Number. Check one box in categories A and B. Check C If property is also a mobile home. (A) Status (B) Property Type (C) √ Improved Single Family Industrial Mineral Interests-Nonproducing State Assessed Mobile Home Unimproved Exempt Multi-Family Agricultural Mineral Interests-Producing ☐ IOLL ✓ Commercial Recreational ✓ Other Corporation 8 Type of Deed Conservator Distribution Land Contract/Memo Partition Sheriff Bill of Sale Corrective Fasement Lease Personal Rep. Trust/Trustee Warranty Deed Cemetery Death Certificate - Transfer on Death Executor ☐ Mineral Quit Claim **Warranty** Was transfer part of IRS like-10 Type of Transfer Distribution Foreclosure Irrevocable Trust Revocable Trust Transfer on Death kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? Gift Auction Easement Life Estate **V** Sale Trustee to Beneficiary Buyer ☐ Seller ✓ No Court Decree Exchange Grantor Trust Partition Satisfaction of Contract Other (Explain) 11 Was ownership transferred in full? (If No, explain the division.) 12 Was real estate purchased for same use? (If No, state the intended use.) **₹** Yes ✓ Yes ☐ No 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) Yes Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC ☐ 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.) 32,480,00 ₹ No Was transfer through a real estate agent or a title company? (If Yes, include the name 16 Does this conveyance divide a current parcel of land? of the agent or title company contact.)

Brittny Bedke 402-759-3800 Yes Brad Elting & Co. Inc No _ Yes V No 18 Address of Property 19 Name and Address of Person to Whom the Tax Statement Should be Sent 101 N Liberty Street, Blue Hill, NE 68930 Todd Kranau & Yvonne Kranau PO Box 244, Blue Hill, NE 68930 18a No address assigned 18b 🔲 Vacant land

Lots Seven (7) and Eight (8), Block Three (3), Rohrer's Addition to the Village of Blue Hill, Webster County, Nebraska.

- 11 agricultural field total fullion of a story full attributed in this stational of the s			
22 Total purchase price, including any liabilities assumed	22	\$	130,000,00
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	\$	130,000,00
25 If this transfer is exempt from the documentary stamp tax, list the exemption number			
26 is an allidavit 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 for	e ballistic	c missile field? (See Instruction:
L Yes L✓ No			
27 If yes, is the required affidavit attached to this filing? Tyes No			

Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement. (402) 469-0766

Todd Kranau & Yvonne Kranau of Grantee or Authorized Representative Grantee

Signature of Grantee or Authorized Representative Register of Deed's Use Only For Dept. Use Only 28 Date Deed Recorded 29 Value of Stamp or Exempt Number

Nebraska Department of Revenue Form No. 96-269-2006 7-2024 Rev. Supersedes 96-269-2008 10-2020

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

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

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

Index	
Computer	
Assessor	
Carded	

iliuex		
Computer		
Assessor		
Carded	-	

Glenwood Telecommunications, Inc. ----



Bk 2025, Pg 1539

State of Nebraska County of Webster ss.

Entered on the numerical index and filed for record in the Clerk's office of said county this 15 day of July A.D., 2025, at 12:55 o'clock P.R. Recorded in Book 2025 on Page 1520 on Page 1539

----- a Corporation organized and

County Clerk

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

Register of Deeds' Section 23-1503.01 recording information blank.

Section 23-1510 1 information: Return Address: Bixby Law Office, P.O. Box 347, Geneva, NE 68361-0347 (Telephone: 402-759-4404)

Corporation Warranty Deed

State of Nebraska - County of Webster

existing under the laws of the state of Nebraska One Dollar (\$1.00) and other good and valuable consid Todd Kranau and Yvonne Kranau, a married couple, conveys to GRANTEE, the	leration received from GRANTEE, , as joint tenants and not as tenants in common,				
Lots Seven (7) and Eight (8), Block Three (3), Rohrer's A Nebraska.	Addition to the Village of Blue Hill, Webster County,				
GRANTOR covenants (jointly and severally, if more than one) with GRANTEE that GRANTOR: 1. is lawfully selsed of such real estate and that it is free from encumbrances except those of public 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 this					
By <u>St</u>	tanley Rouse, CEO/GM				
ACKNOWLEDGMENT: State of Nebraska - County of	r Wobster				
The foregoing instrument was acknowledged before me on this day of July, 2025 by Stanley Rouse, CEO/GM of Glenwood Telecommunications, Inc., a Nebraska Corporation, GRANTOR.					
SEAT SUANSON My Comm. Exp. Dec. 2, 2027	Notary Public Sara Swanson Print Nane: Sara Swanson My commission expires: 12-2-27				



Page #1 of 1 pages.

Prepared by: Bixby Law Office, 143 North 9th Street, Geneva, NE 68361 Telephone: 402-759-4404, Fax: 402-759-4405, email: Office@BixbyLaw.com