

Residential & Commercial Sales Worksheet

| Cnty No. | Book | Page | Sale Date | School District Code | | | | | | | | | |
|--|--------------|-------------|---------------------|----------------------|--|---------------|------------------|--------|---|-----------|--|-----|--------|
| 91 | 2025 | 1323 | 6/12/2025 | Base: 91-0074 | | | Affiliated: | | Unified: | | | | |
| Location ID | | Sale Number | Useability & Code # | | Parcel Number | | | | | | | | |
| 000338600 | | 110 | 4 | 05 | GeoCde | Twn | Rng | Sect | Qrt | Subdiv | Area | Blk | Parcel |
| Date of Sale Assessed Value | | | | | 4133 | | | 00 | 0 | 20055 | | 014 | 0000 |
| Land | Improvements | | Total | | Date of Sale Property Classification Code | | | | | | | | |
| 2,950 | 155,890 | | 158,840 | | Status | Property Type | | Zoning | Location | City Size | Parcel Size | | |
| Assessor Location: BLUE HILL (BH) | | | | | A) 1 | B) 01 | | C) 1 | D) 1 | E) 6 | F) 1 | | |
| | | | | | Residential | | | | Commercial | | | | |
| Multiple Improvements: | | | | | Multiple. Improvements. : | | | | Multiple. Improvements. : | | | | |
| Construction Date: | | | | | Construction Date : 1970 | | | | Construction Date : | | | | |
| Floor: | | | | | Floor Sq. Ft. : 1,012 | | | | Floor Sq. Ft. : | | | | |
| Building Cost New: | | | | | Cost : 154,630 | | | | Cost : | | | | |
| Single Family Style: 101 | | | | | Residential Condition: 35 | | | | Commercial Occupancy Code: | | | | |
| (100) <input type="checkbox"/> Mobile Home | | | | | (10) <input type="checkbox"/> Worn Out | | | | Primary: Other1: Other2: | | | | |
| (101) <input checked="" type="checkbox"/> One Story | | | | | (20) <input type="checkbox"/> Badly Worn | | | | Commercial Construction Class: | | | | |
| (102) <input type="checkbox"/> Two Story | | | | | (30) <input checked="" type="checkbox"/> Average | | | | (1) <input type="checkbox"/> Fireproof Structural Steel Frame | | | | |
| (103) <input type="checkbox"/> Split Level | | | | | (40) <input checked="" type="checkbox"/> Good | | | | (2) <input type="checkbox"/> Reinforced Concrete Frame | | | | |
| (104) <input type="checkbox"/> 1 1/2 Story | | | | | (50) <input type="checkbox"/> Very Good | | | | (3) <input type="checkbox"/> Masonry Bearing Walls | | | | |
| (111) <input type="checkbox"/> Bi-Level | | | | | (60) <input type="checkbox"/> Excellent | | | | (4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls | | | | |
| (106) <input type="checkbox"/> Other | | | | | | | | | (5) <input type="checkbox"/> Metal Frame and Walls | | | | |
| Townhouse or Duplex Style: | | | | | Residential Quality: 30 | | | | (6) <input type="checkbox"/> Pole Frame | | | | |
| (301) <input type="checkbox"/> One Story | | | | | (10) <input type="checkbox"/> Low | | | | Cost Rank: | | Condition: | | |
| (302) <input type="checkbox"/> Two Story | | | | | (20) <input type="checkbox"/> Fair | | | | (10) <input type="checkbox"/> Low | | (10) <input type="checkbox"/> Worn Out | | |
| (307) <input type="checkbox"/> 1 1/2 Story | | | | | (30) <input checked="" type="checkbox"/> Average | | | | (20) <input type="checkbox"/> Average | | (20) <input type="checkbox"/> Badly Worn | | |
| (308) <input type="checkbox"/> Split Level | | | | | (40) <input type="checkbox"/> Good | | | | (30) <input type="checkbox"/> Above Average | | (30) <input type="checkbox"/> Average | | |
| (309) <input type="checkbox"/> 2 1/2 Story | | | | | (50) <input type="checkbox"/> Very Good | | | | (40) <input type="checkbox"/> High | | (40) <input type="checkbox"/> Good | | |
| (304) <input type="checkbox"/> One Story Duplex | | | | | (60) <input type="checkbox"/> Excellent | | | | | | (50) <input type="checkbox"/> Very Good | | |
| (305) <input type="checkbox"/> Two Story Duplex | | | | | | | | | | | (60) <input type="checkbox"/> Excellent | | |
| Assessor's Adjustment to Sale Price (+ or -): | | | | | | | | | | | | | |
| Assessor Comments and Reason for Adjustment: | | | | | | | | | | | | | |
| WD ; TRANSFER BETWEEN PARENT & CHILD RESERVING LIFE ESTATE | | | | | | | | | | | | | |
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| Comments from | | | | | | | Comments: | | | | | | |
| 000338600 | | | | | | | | | | | | | |
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| (Continue on back) | | | | | | | | | | | | | |

Real Estate Transfer Statement

FORM

521

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

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

| | | | |
|--|-----------------|--|---|
| 1 County Name Webster - 91 | 2 County Number | 3 Date of Sale/Transfer Mo. <u>06</u> Day <u>12</u> Yr. <u>2025</u> | 4 Date of Deed Mo. <u>06</u> Day <u>12</u> Yr. <u>2025</u> |
| 5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Arthur L & Carol J Blythe Street or Other Mailing Address 1005 West Seward St City Blue Hill State NE Zip Code 68930 Phone Number (308) 991-6700 Email Address n/a | | 6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Andrew G Blythe & Jenny Lee Reitz Street or Other Mailing Address 1005 West Seward St City Blue Hill State NE Zip Code 68930 Phone Number (308) 991-6700 Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address n/a | |

| | | |
|---|---|--------------------------------------|
| 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. | | |
| (A) Status | (B) Property Type | (C) |
| <input checked="" type="checkbox"/> Improved <input type="checkbox"/> Unimproved <input type="checkbox"/> IOLL | <input checked="" type="checkbox"/> Single Family <input type="checkbox"/> Multi-Family <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Agricultural <input type="checkbox"/> Recreational <input type="checkbox"/> Mineral Interests-Nonproducing <input type="checkbox"/> Mineral Interests-Producing <input type="checkbox"/> State Assessed <input type="checkbox"/> Exempt | <input type="checkbox"/> Mobile Home |
| 8 Type of Deed <input type="checkbox"/> Conservator <input type="checkbox"/> Bill of Sale <input type="checkbox"/> Cemetery <input type="checkbox"/> Corrective <input type="checkbox"/> Distribution <input type="checkbox"/> Easement <input type="checkbox"/> Executor <input type="checkbox"/> Land Contract/Memo <input type="checkbox"/> Lease <input type="checkbox"/> Mineral <input type="checkbox"/> Partition <input type="checkbox"/> Personal Rep. <input type="checkbox"/> Quit Claim <input type="checkbox"/> Sheriff <input type="checkbox"/> Trust/Trustee <input checked="" type="checkbox"/> Warranty <input type="checkbox"/> Other _____ | | |
| 9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? <input type="checkbox"/> Buyer <input type="checkbox"/> Seller <input checked="" type="checkbox"/> No | | |
| 10 Type of Transfer <input type="checkbox"/> Auction <input type="checkbox"/> Court Decree <input type="checkbox"/> Exchange <input type="checkbox"/> Distribution <input type="checkbox"/> Foreclosure <input type="checkbox"/> Gift <input type="checkbox"/> Grantor Trust <input type="checkbox"/> Irrevocable Trust <input checked="" type="checkbox"/> Life Estate <input type="checkbox"/> Partition <input type="checkbox"/> Revocable Trust <input type="checkbox"/> Sale <input type="checkbox"/> Satisfaction of Contract <input type="checkbox"/> Transfer on Death <input type="checkbox"/> Trustee to Beneficiary <input type="checkbox"/> Other (Explain) _____ | | |
| 11 Was ownership transferred in full? (If No, explain the division.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Grantors reserved a life estate | | |
| 12 Was real estate purchased for same use? (If No, state the intended use.) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No _____ | | |
| 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Aunt or Uncle to Niece or Nephew <input type="checkbox"/> Brothers and Sisters <input type="checkbox"/> Ex-spouse <input type="checkbox"/> Family Corp., Partnership, or LLC <input type="checkbox"/> Grandparents and Grandchild <input checked="" type="checkbox"/> Parents and Child <input type="checkbox"/> Self <input type="checkbox"/> Spouse <input type="checkbox"/> Step-parent and Step-child <input type="checkbox"/> Other _____ | | |
| 14 What is the current market value of the real property? 160,000.00 | | |
| 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No \$ _____ % | | |
| 16 Does this conveyance divide a current parcel of land? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | | |
| 17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | | |
| 18 Address of Property 1005 W Seward St Blue Hill, NE 68930 | | |
| 19 Name and Address of Person to Whom the Tax Statement Should be Sent (Same as Grantor) | | |
| 18a <input type="checkbox"/> No address assigned 18b <input type="checkbox"/> Vacant land | | |

| | |
|---|-------------------|
| 20 Legal Description (Attach additional pages, if needed.) 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. | |
| 21 If agricultural, list total number of acres transferred in this transaction <u>n/a</u> | |
| 22 Total purchase price, including any liabilities assumed. | 22 \$ 0'00 |
| 23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions) | 23 \$ 0'00 |
| 24 Adjusted purchase price paid for real estate (line 22 minus line 23) | 24 \$ 0'00 |
| 25 If this transfer is exempt from the documentary stamp tax, list the exemption number <u>5a</u> | |
| 26 Is an affidavit as described in Neb. Rev. Stat. § 76-2,141 required because the property is located within a county or other geographic area with an active air force ballistic missile field? (See Instructions) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | |
| 27 If yes, is the required affidavit attached to this filing? <input type="checkbox"/> Yes <input type="checkbox"/> No | |

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

David B. Garwood

Print or Type Name of Grantee or Authorized Representative

Signature of Grantee or Authorized Representative

Attorney

Title

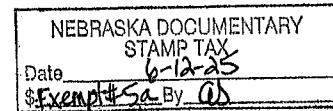
(402) 746-3613

Phone Number

Date

6-12-25

| | | | | |
|---|--|--|---|--------------------|
| 28 Date Deed Recorded Mo. <u>6</u> Day <u>12</u> Yr. <u>25</u> | | 29 Value of Stamp or Exempt Number \$ Exempt #5a | 30 Recording Data BK2025, Pg 1323 | For Dept. Use Only |
|---|--|--|---|--------------------|

State of Nebraska } ss.
County of Webster }Entered on the
numerical index and filed for record in the
Clerk's office of said county this 12 day
of June A.D., 20 25, at 11:53
o'clock A M, Recorded in Book 2025
on Page 1323
Abbey Thurg County Clerk
15.00 Deputy
Ind Comp Assessor Carded 

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.

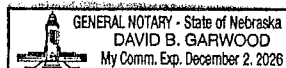
Executed June 12th, 2025.

Arthur L. Blythe
Arthur L. Blythe

Carol J. Blythe
Carol J. Blythe

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on June 12, 2025, by Arthur L. Blythe and Carol J. Blythe, husband and wife.

Comm. expires 12-3-26

David B. Garwood
Notary Public

Agricultural Land Sales Worksheet

| Cnty No. | Book | Page | Sale Date | School District Code | | | | | | | | | | |
|-----------------------------|--------------|--------------|-----------|----------------------|-------|---|---------------|----------|--------|----------|-----------|-------------|-------|--------|
| 91 | 2025 | 1339 | 6/13/2025 | Base: 91-0074 | | Affiliated: | | Unified: | | | | | | |
| Location ID | | Sale Number | | Useability & Code # | | Parcel Number | | | | | | | | |
| 001614100 | | 111 | | 4 05 | | GeoCde | Twn | Rng | Sect | Qrt | Subdiv | Area | Blk | Parcel |
| Date of Sale Assessed Value | | | | 4243 | 3 | 10 | 35 | 4 | 00000 | 1 | 000 | 0000 | | |
| Land | | Improvements | | Total | | Date of Sale Property Classification Code | | | | | | | | |
| 475,615 | | 502,865 | | 978,480 | | Status | Property Type | | Zoning | Location | City Size | Parcel Size | | |
| Irrigation Type: | | | | A) 1 | B) 05 | | C) 5 | | D) 3 | | E) 0 | | F) 10 | |
| LCG | | ACRES: | | VALUE: | | LCG | | ACRES: | | VALUE: | | | | |
| IRRIGATED | 1A1 | | | | | GRASSLAND | 1G1 | 1.430 | | 2,380 | | | | |
| | 1A | | | | | | 1G | 8.960 | | 13,320 | | | | |
| | 2A1 | | | | | | 2G1 | 1.710 | | 2,580 | | | | |
| | 2A | | | | | | 2G | | | | | | | |
| | 3A1 | | | | | | 3G1 | 0.060 | | 85 | | | | |
| | 3A | | | | | | 3G | | | | | | | |
| | 4A1 | | | | | | 4G1 | | | | | | | |
| | 4A | | | | | | 4G | 4.830 | | 2,415 | | | | |
| DRYLAND | 1D1 | | | | | Shelterbelt/Timber | | | | | | | | |
| | 1D | 61.530 | | 203,360 | | Accretion | | | | | | | | |
| | 2D1 | | | | | Waste | | 4.800 | | 2,400 | | | | |
| | 2D | 0.020 | | 65 | | Other | | | | | | | | |
| | 3D1 | 31.700 | | 93,990 | | AG LAND TOTAL | | 154.760 | | 436,775 | | | | |
| | 3D | | | | | Roads | | 3.980 | | | | | | |
| | 4D1 | | | | | Farm Sites | | 1.000 | | 13,840 | | | | |
| | 4D | 39.720 | | 116,180 | | Home Sites | | 1.000 | | 25,000 | | | | |
| | | | | | | Recreation | | | | | | | | |
| | Dwellings | | | 495,290 | | Other | | | | | | | | |
| | Outbuildings | | | 7,575 | | Non-AG TOTAL | | 5.980 | | 38,840 | | | | |

| | | | |
|---|--|------------------------|--|
| Assessor's Adjustment to Sale Price (+ or -): | | Total Recapture Value: | |
| Assessor Comments and Reason for Adjustment: | | | |
| TRUSTEE'S WD; TRANSFER TO BENEFICIARY | | | |
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| Comments from | | Comments: | |
| 001614100 | | | |
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(Continue on back)

Real Estate Transfer Statement

FORM

521

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

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

| | | | | | | | |
|--|--|-----------------|--|--|--|---|--|
| 1 County Name Webster - 91 | | 2 County Number | | 3 Date of Sale/Transfer Mo. <u>06</u> Day <u>13</u> Yr. <u>2025</u> | | 4 Date of Deed Mo. <u>06</u> Day <u>13</u> Yr. <u>2025</u> | |
| 5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) See Attached Street or Other Mailing Address P.O. Box 485 City Blue Hill State NE Zip Code 68930 Phone Number (402) 705-6414 Email Address N/A | | | | 6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Frank A. Washburn Street or Other Mailing Address P.O. Box 485 City Blue Hill State NE Zip Code 68930 Phone Number (402) 705-6414 Email Address N/A | | | |
| | | | | Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation? | | | |
| | | | | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> | | | |

| | | | | | | | |
|--|--|---|--|---|--|--------------------------------------|--|
| 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. | | | | | | | |
| (A) Status | | (B) Property Type | | | | (C) | |
| <input checked="" type="checkbox"/> Improved <input type="checkbox"/> Unimproved <input type="checkbox"/> IOLL | | <input type="checkbox"/> Single Family <input type="checkbox"/> Multi-Family <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Agricultural <input type="checkbox"/> Recreational <input type="checkbox"/> Mineral Interests-Nonproducing <input type="checkbox"/> Mineral Interests-Producing <input type="checkbox"/> State Assessed <input type="checkbox"/> Exempt | | | | <input type="checkbox"/> Mobile Home | |
| 8 Type of Deed <input type="checkbox"/> Conservator <input type="checkbox"/> Distribution <input type="checkbox"/> Land Contract/Memo <input type="checkbox"/> Partition <input type="checkbox"/> Sheriff <input type="checkbox"/> Other _____ <input type="checkbox"/> Bill of Sale <input type="checkbox"/> Corrective <input type="checkbox"/> Easement <input type="checkbox"/> Lease <input type="checkbox"/> Personal Rep. <input checked="" type="checkbox"/> Trust/Trustee <input type="checkbox"/> Cemetery <input type="checkbox"/> Death Certificate - Transfer on Death <input type="checkbox"/> Executor <input type="checkbox"/> Mineral <input type="checkbox"/> Quit Claim <input type="checkbox"/> Warranty | | | | | | | |
| 9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? <input type="checkbox"/> Buyer <input type="checkbox"/> Seller <input checked="" type="checkbox"/> No | | 10 Type of Transfer <input type="checkbox"/> Distribution <input type="checkbox"/> Foreclosure <input type="checkbox"/> Irrevocable Trust <input type="checkbox"/> Revocable Trust <input type="checkbox"/> Transfer on Death <input type="checkbox"/> Auction <input type="checkbox"/> Easement <input type="checkbox"/> Gift <input type="checkbox"/> Life Estate <input type="checkbox"/> Sale <input checked="" type="checkbox"/> Trustee to Beneficiary <input type="checkbox"/> Court Decree <input type="checkbox"/> Exchange <input type="checkbox"/> Grantor Trust <input type="checkbox"/> Partition <input type="checkbox"/> Satisfaction of Contract <input type="checkbox"/> Other (Explain) _____ | | | | | |
| 11 Was ownership transferred in full? (If No, explain the division.) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | | | | 12 Was real estate purchased for same use? (If No, state the intended use.) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | | | |
| 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Aunt or Uncle to Niece or Nephew <input type="checkbox"/> Family Corp., Partnership, or LLC <input type="checkbox"/> Self <input type="checkbox"/> Other _____ <input type="checkbox"/> Brothers and Sisters <input type="checkbox"/> Grandparents and Grandchild <input checked="" type="checkbox"/> Spouse <input type="checkbox"/> Ex-spouse <input type="checkbox"/> Parents and Child <input type="checkbox"/> Step-parent and Step-child | | | | | | | |
| 14 What is the current market value of the real property? 896,235.00 | | | | 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No \$ _____ % | | | |
| 16 Does this conveyance divide a current parcel of land? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | | | | 17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | | | |
| 18 Address of Property 1319 Road 1800 Guide Rock, NE 68942 | | | | 19 Name and Address of Person to Whom the Tax Statement Should be Sent Frank A. Washburn P.O. Box 485 Blue Hill, NE 68930 | | | |
| 18a <input type="checkbox"/> No address assigned 18b <input type="checkbox"/> Vacant land | | | | | | | |
| 20 Legal Description (Attach additional pages, if needed.) See attached | | | | | | | |

| | | | | | |
|---|--|--|--|-------|------|
| 21 If agricultural, list total number of acres transferred in this transaction <u>161</u> | | 22 Total purchase price, including any liabilities assumed. | | 22 \$ | 0'00 |
| 23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions) | | 23 \$ | | 0'00 | |
| 24 Adjusted purchase price paid for real estate (line 22 minus line 23) | | 24 \$ | | 0'00 | |
| 25 If this transfer is exempt from the documentary stamp tax, list the exemption number <u>20</u> | | | | | |
| 26 Is an affidavit as described in Neb. Rev. Stat. § 76-2,141 required because the property is located within a county or other geographic area with an active air force ballistic missile field? (See Instructions) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | | | | | |
| 27 If yes, is the required affidavit attached to this filing? <input type="checkbox"/> Yes <input type="checkbox"/> No | | | | | |

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

Michael E. Sullivan

Print or Type Name of Grantee or Authorized Representative

(402) 462-2119

Phone Number

6/13/2025

Date

sign
here

Signature of Grantee or Authorized Representative

Attorney

Title

Register of Deed's Use Only

For Dept. Use Only

| | | |
|---|--|--|
| 28 Date Deed Recorded Mo. <u>6</u> Day <u>13</u> Yr. <u>25</u> | 29 Value of Stamp or Exempt Number \$ Exempt #20 | 30 Recording Data BK2025 Pg 1339 |
|---|--|--|

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

2025 Jun 13 03:28 PM Ex020 Book 2025 Page 1339

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 } ss.
County of Webster }

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

Allyson King 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.

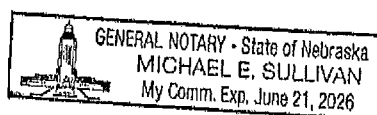
GRANTOR covenants with GRANTEE that GRANTOR (1) is lawfully seised of such real estate and that it is free from encumbrances, subject to existing easements and restrictions of record, if any; (2) has legal power and lawful authority to convey the same; and (3) warrants and will defend title to the real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

Executed: June 13, 2025.

Frank A. Washburn
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.



[Signature]
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. | Book | Page | Sale Date | School District Code | | | | | | | | | |
|-----------------------------|------------------|-------------|---------------------|---|---------------|---------|-------------|----------|----------|-----------|------|-------------|--------|
| 91 | 2025 | 1341 | 6/13/2025 | Base: 91-0074 | | | Affiliated: | | Unified: | | | | |
| Location ID | | Sale Number | Useability & Code # | | Parcel Number | | | | | | | | |
| 001614100 | | 112 | 4 | 05 | GeoCde | Tw | Rng | Sect | Qrt | Subdlv | Area | Blk | Parcel |
| Date of Sale Assessed Value | | | | 4243 | 3 | 10 | 35 | 4 | 00000 | 1 | 000 | 0000 | |
| Land | Improvements | Total | | Date of Sale Property Classification Code | | | | | | | | | |
| 475,615 | 502,865 | 978,480 | | Status | Property Type | | Zoning | Location | | City Size | | Parcel Size | |
| | Irrigation Type: | | | A) 1 | B) 05 | | C) 5 | D) 3 | | E) 0 | | F) 10 | |
| LCG | ACRES: | VALUE: | | LCG | ACRES: | VALUE: | | | | | | | |
| IRRIGATED 1A1 | | | | GRASSLAND 1G1 | 1.430 | 2,380 | | | | | | | |
| 1A | | | | 1G | 8.960 | 13,320 | | | | | | | |
| 2A1 | | | | 2G1 | 1.710 | 2,580 | | | | | | | |
| 2A | | | | 2G | | | | | | | | | |
| 3A1 | | | | 3G1 | 0.060 | 85 | | | | | | | |
| 3A | | | | 3G | | | | | | | | | |
| 4A1 | | | | 4G1 | | | | | | | | | |
| 4A | | | | 4G | 4.830 | 2,415 | | | | | | | |
| DRYLAND 1D1 | | | | Shelterbelt/Timber | | | | | | | | | |
| 1D | 61.530 | 203,360 | | Accretion | | | | | | | | | |
| 2D1 | | | | Waste | 4.800 | 2,400 | | | | | | | |
| 2D | 0.020 | 65 | | Other | | | | | | | | | |
| 3D1 | 31.700 | 93,990 | | AG LAND TOTAL | 154.760 | 436,775 | | | | | | | |
| 3D | | | | Roads | 3.980 | | | | | | | | |
| 4D1 | | | | Farm Sites | 1.000 | 13,840 | | | | | | | |
| 4D | 39.720 | 116,180 | | Home Sites | 1.000 | 25,000 | | | | | | | |
| | | | | Recreation | | | | | | | | | |
| Dwellings | | 495,290 | | Other | | | | | | | | | |
| Outbuildings | | 7,575 | | Non-AG TOTAL | 5.980 | 38,840 | | | | | | | |

| | |
|---|------------------------|
| Assessor's Adjustment to Sale Price (+ or -): | Total Recapture Value: |
| Assessor Comments and Reason for Adjustment: | |
| WD ; TRANSFER TO REVOCABLE TRUST | |
| | |
| | |
| | |
| | |
| | |
| Comments from | Comments: |
| 001614100 | |
| | |
| | |
| | |
| | |
| (Continue on back) | |

Real Estate Transfer Statement

FORM

521

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

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

| | | | | | | | |
|--|--|-----------------|--|---|--|---|--|
| 1 County Name Webster - 91 | | 2 County Number | | 3 Date of Sale/Transfer Mo. <u>06</u> Day <u>13</u> Yr. <u>2025</u> | | 4 Date of Deed Mo. <u>06</u> Day <u>13</u> Yr. <u>2025</u> | |
| 5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Frank A. Washburn and Evelyn Anne Washburn Street or Other Mailing Address P.O. Box 485 City Blue Hill State NE Zip Code 68930 Phone Number (402) 705-6414 Email Address N/A | | | | 6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) "See Attached" Street or Other Mailing Address P.O. Box 485 City Blue Hill State NE Zip Code 68930 Phone Number (402) 705-6414 Email Address N/A | | | |
| | | | | Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation? | | | |
| | | | | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> | | | |

| | | | | | | | |
|--|--|---|--|---|--|--------------------------------------|--|
| 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. | | | | | | | |
| (A) Status | | (B) Property Type | | | | (C) | |
| <input checked="" type="checkbox"/> Improved <input type="checkbox"/> Unimproved <input type="checkbox"/> IOLL | | <input type="checkbox"/> Single Family <input type="checkbox"/> Multi-Family <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Agricultural <input type="checkbox"/> Recreational <input type="checkbox"/> Mineral Interests-Nonproducing <input type="checkbox"/> Mineral Interests-Producing <input type="checkbox"/> State Assessed <input type="checkbox"/> Exempt | | | | <input type="checkbox"/> Mobile Home | |
| 8 Type of Deed <input type="checkbox"/> Conservator <input type="checkbox"/> Distribution <input type="checkbox"/> Land Contract/Memo <input type="checkbox"/> Partition <input type="checkbox"/> Sheriff <input type="checkbox"/> Other _____ <input type="checkbox"/> Bill of Sale <input type="checkbox"/> Corrective <input type="checkbox"/> Easement <input type="checkbox"/> Lease <input type="checkbox"/> Personal Rep. <input type="checkbox"/> Trust/Trustee <input type="checkbox"/> Cemetery <input type="checkbox"/> Death Certificate - Transfer on Death <input type="checkbox"/> Executor <input type="checkbox"/> Mineral <input type="checkbox"/> Quit Claim <input checked="" type="checkbox"/> Warranty | | | | | | | |
| 9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031) by buyer or seller? <input type="checkbox"/> Buyer <input type="checkbox"/> Seller <input checked="" type="checkbox"/> No | | 10 Type of Transfer <input type="checkbox"/> Distribution <input type="checkbox"/> Foreclosure <input type="checkbox"/> Irrevocable Trust <input checked="" type="checkbox"/> Revocable Trust <input type="checkbox"/> Transfer on Death <input type="checkbox"/> Auction <input type="checkbox"/> Easement <input type="checkbox"/> Gift <input type="checkbox"/> Life Estate <input type="checkbox"/> Sale <input type="checkbox"/> Trustee to Beneficiary <input type="checkbox"/> Court Decree <input type="checkbox"/> Exchange <input type="checkbox"/> Grantor Trust <input type="checkbox"/> Partition <input type="checkbox"/> Satisfaction of Contract <input type="checkbox"/> Other (Explain) _____ | | | | | |
| 11 Was ownership transferred in full? (If No, explain the division.) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | | | | 12 Was real estate purchased for same use? (If No, state the intended use.) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | | | |
| 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Aunt or Uncle to Niece or Nephew <input type="checkbox"/> Family Corp., Partnership, or LLC <input checked="" type="checkbox"/> Self <input type="checkbox"/> Other _____ <input type="checkbox"/> Brothers and Sisters <input type="checkbox"/> Grandparents and Grandchild <input checked="" type="checkbox"/> Spouse <input type="checkbox"/> Ex-spouse <input type="checkbox"/> Parents and Child <input type="checkbox"/> Step-parent and Step-child | | | | | | | |
| 14 What is the current market value of the real property? 896,235.00 | | | | 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No \$ _____ % | | | |
| 16 Does this conveyance divide a current parcel of land? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | | | | 17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | | | |
| 18 Address of Property 1319 Road 1800 Guide Rock, NE 68942 | | | | 19 Name and Address of Person to Whom the Tax Statement Should be Sent Frank A. Washburn P.O. Box 485 Blue Hill, NE 68930 | | | |
| 18a <input type="checkbox"/> No address assigned 18b <input type="checkbox"/> Vacant land | | | | | | | |

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

See attached

| | |
|---|-------------------|
| 21 If agricultural, list total number of acres transferred in this transaction 161 | |
| 22 Total purchase price, including any liabilities assumed. | 22 \$ 0.00 |
| 23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions) | 23 \$ 0.00 |
| 24 Adjusted purchase price paid for real estate (line 22 minus line 23) | 24 \$ 0.00 |
| 25 If this transfer is exempt from the documentary stamp tax, list the exemption number 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 air force ballistic missile field? (See instructions) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | |
| 27 If yes, is the required affidavit attached to this filing? <input type="checkbox"/> Yes <input type="checkbox"/> No | |

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

Michael E. Sullivan
Print or Type Name of Grantee or Authorized Representativesign
here

Signature of Grantee or Authorized Representative

Attorney
Title

(402) 462-2119

Phone Number

6/13/2025

Date

Register of Deed's Use Only

For Dept. Use Only

| | | |
|---|--|---|
| 28 Date Deed Recorded Mo. <u>6</u> Day <u>16</u> Yr. <u>25</u> | 29 Value of Stamp or Exempt Number \$ Exempt # 4 | 30 Recording Data BK2025, Pg 1341 |
|---|--|---|

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

Abigail King

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.

Frank A. Washburn

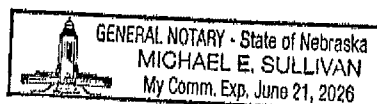
Frank A. Washburn

Evelyn Anne Washburn

Evelyn Anne Washburn

STATE OF NEBRASKA)
) ss:
COUNTY OF ADAMS)

The foregoing instrument was acknowledged before me on June 13 2025, by Frank A. Washburn and Evelyn Anne Washburn, husband and wife.



[Signature]

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. | Book | Page | Sale Date | School District Code | | | | | | | | | | |
|-----------------------------|------------------|-------------|---------------------|---|---------------|---------------|------|--------|----------|----------|------|-----------|--------|-------------|
| 91 | 2025 | 1363 | 6/16/2025 | Base: 91-0074 | | Affiliated: | | | Unified: | | | | | |
| Location ID | | Sale Number | Useability & Code # | | Parcel Number | | | | | | | | | |
| 001703600 | | 113 | 1 | | GeoCde | TwN | Rng | Sect | Qrt | Subdly | Area | Blk | Parcel | |
| Date of Sale Assessed Value | | | | 4133 | 4 | 10 | 6 | 0 | 00000 | | 000 | 0000 | | |
| Land | Improvements | Total | | Date of Sale Property Classification Code | | | | | | | | | | |
| 32,455 | 4,020 | 36,475 | | Status | | Property Type | | Zoning | | Location | | City Size | | Parcel Size |
| | Irrigation Type: | | | A) 1 | B) 01 | | C) 5 | | D) 3 | | E) 0 | | F) 5 | |
| LCG | ACRES: | VALUE: | | LCG | ACRES: | VALUE: | | | | | | | | |
| IRRIGATED 1A1 | | | | GRASSLAND 1G1 | | | | | | | | | | |
| 1A | | | | 1G | | | | | | | | | | |
| 2A1 | | | | 2G1 | | | | | | | | | | |
| 2A | | | | 2G | | | | | | | | | | |
| 3A1 | | | | 3G1 | | | | | | | | | | |
| 3A | | | | 3G | | | | | | | | | | |
| 4A1 | | | | 4G1 | | | | | | | | | | |
| 4A | | | | 4G | | | | | | | | | | |
| DRYLAND 1D1 | | | | Shelterbelt/Timber | | | | | | | | | | |
| 1D | | | | Accretion | | | | | | | | | | |
| 2D1 | | | | Waste | | | | | | | | | | |
| 2D | | | | Other | | | | | | | | | | |
| 3D1 | | | | AG LAND TOTAL | | | | | | | | | | |
| 3D | | | | Roads | 0.270 | | | | | | | | | |
| 4D1 | | | | Farm Sites | | | | | | | | | | |
| 4D | | | | Home Sites | 3.390 | 32,455 | | | | | | | | |
| | | | | Recreation | | | | | | | | | | |
| Dwellings | | 4,020 | | Other | | | | | | | | | | |
| Outbuildings | | | | Non-AG TOTAL | 3.660 | 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) | |

Real Estate Transfer Statement

113

FORM
521

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

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

| | | | |
|--|-----------------|---|--|
| 1 County Name Webster - 91 | 2 County Number | 3 Date of Sale/Transfer Mo. 06 Day 16 Yr. 2025 | 4 Date of Deed Mo. 06 Day 16 Yr. 2025 |
| 5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Abraham Gomez and Aaron Hanson Street or Other Mailing Address 1140 W 2nd St City Hastings State NE Zip Code 68901 Phone Number (402) 705-9729 Email Address n/a | | 6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Angel R. Atz Street or Other Mailing Address 1330 Road Z City Blue Hill State NE Zip Code 68930 Phone Number (402) 469-1054 Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address n/a | |

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

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

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

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

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

| | |
|--|--|
| 14 What is the current market value of the real property? 36,210.00 | 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No \$ % |
|--|--|

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

| | |
|---|---|
| 18 Address of Property 1330 Road Z Blue Hill, NE 68930 18a <input type="checkbox"/> No address assigned 18b <input type="checkbox"/> Vacant land | 19 Name and Address of Person to Whom the Tax Statement Should be Sent Same as Grantee |
|---|---|

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

See attached

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

| | |
|--|-----------------|
| 22 Total purchase price, including any liabilities assumed. | 22 \$ 65,000.00 |
| 23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions) | 23 \$ 0.00 |
| 24 Adjusted purchase price paid for real estate (line 22 minus line 23) | 24 \$ 65,000.00 |

25 If this transfer is exempt from the documentary stamp tax, list the exemption number n/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 ☒ No27 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

Print or Type Name of Grantee or Authorized Representative

sign
here

Signature of Grantee or Authorized Representative

Attorney

Title

(402) 746-3613

Phone Number

6/16/2025

Date

Register of Deed's Use Only

For Dept. Use Only

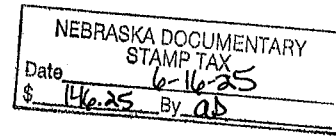
| | | |
|--|---|---------------------------------------|
| 28 Date Deed Recorded Mo. 6 Day 16 Yr. 25 | 29 Value of Stamp or Exempt Number \$ 146.25 | 30 Recording Data BK 2025, Pg 1363 |
|--|---|---------------------------------------|

A tract of land located in the Southwest Quarter (SW $\frac{1}{4}$) 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 SW $\frac{1}{4}$ was assumed bearing N90°00'00"W and all bearings contained herein are relative thereto; commencing at the Southeast corner of said SW $\frac{1}{4}$, thence N90°00'00"W on the South line of said SW $\frac{1}{4}$, 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 SW $\frac{1}{4}$; thence 90°00'00"E, 343.50 feet on the South line of the SW $\frac{1}{4}$ to the point of beginning, said tract contains 3.6598 acres more or less.

State of Nebraska } ss.
County of Webster }

BOOK 2025 PAGE 1363

Entered on the
numerical index and filed for record in the
Clerk's office of said county this 16 day
of June A.D., 20 25, at 12:02
o'clock P.M. Recorded in Book 2025
on Page 1363
Abbey Thurg County Clerk
10.00 Deputy
Ind 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 (SW $\frac{1}{4}$) 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 SW $\frac{1}{4}$ was assumed bearing N90°00'00"W and all bearings contained herein are relative thereto; commencing at the Southeast corner of said SW $\frac{1}{4}$, thence N90°00'00"W on the South line of said SW $\frac{1}{4}$, 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 SW $\frac{1}{4}$; thence 90°00'00"E, 343.50 feet on the South line of the SW $\frac{1}{4}$ 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 16, 2025.

Abraham Gomez

Aaron Hanson

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on June 16, 2025, by Abraham Gomez, a single person, and Aaron Hanson, a single person.

Comm. expires



Notary Public

Residential & Commercial Sales Worksheet

| | | | | | | | | | | | | | | |
|-----------------------------------|------|--------------|-----------|----------------------|-------|---|---------------|------|----------|----------|-----------|-------------|-----|--------|
| Cnty No. | Book | Page | Sale Date | School District Code | | | | | | | | | | |
| 91 | 2025 | 1371 | 6/17/2025 | Base: 91-0002 | | | Affiliated: | | Unified: | | | | | |
| Location ID | | Sale Number | | Useability & Code # | | Parcel Number | | | | | | | | |
| 000130800 | | 114 | | 1 | | GeoCde | Twn | Rng | Sect | Qrt | Subdiv | Area | Blk | Parcel |
| Date of Sale Assessed Value | | | | 4371 | | | | 00 | 0 | 10020 | | | 017 | 0000 |
| Land | | Improvements | | Total | | Date of Sale Property Classification Code | | | | | | | | |
| 1,640 | | 10,140 | | 11,780 | | Status | Property Type | | Zoning | Location | City Size | Parcel Size | | |
| Assessor Location: RED CLOUD (RC) | | | | A) 1 | B) 01 | C) 1 | D) 1 | E) 6 | F) 1 | | | | | |

| | | | |
|---|---|---|--|
| | | Residential | Commercial |
| Multiple Improvements: | | Multiple Improvements. : | Multiple Improvements. : |
| Construction Date: | | Construction Date : 1976 | Construction Date : |
| Floor: | | Floor Sq. Ft. : 1,332 | Floor Sq. Ft. : |
| Building Cost New: | | Cost : 79,040 | Cost : |
| Single Family Style: 100 | | Residential Condition: 25 | Commercial Occupancy Code: |
| (100) <input checked="" type="checkbox"/> Mobile Home | (10) <input type="checkbox"/> Worn Out | Primary: Other1: Other2: | |
| (101) <input type="checkbox"/> One Story | (20) <input checked="" type="checkbox"/> Badly Worn | Commercial Construction Class: | |
| (102) <input type="checkbox"/> Two Story | (30) <input checked="" type="checkbox"/> Average | (1) <input type="checkbox"/> Fireproof Structural Steel Frame | |
| (103) <input type="checkbox"/> Split Level | (40) <input type="checkbox"/> Good | (2) <input type="checkbox"/> Reinforced Concrete Frame | |
| (104) <input type="checkbox"/> 1 1/2 Story | (50) <input type="checkbox"/> Very Good | (3) <input type="checkbox"/> Masonry Bearing Walls | |
| (111) <input type="checkbox"/> Bi-Level | (60) <input type="checkbox"/> Excellent | (4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls | |
| (106) <input type="checkbox"/> Other | | (5) <input type="checkbox"/> Metal Frame and Walls | |
| Townhouse or Duplex Style: | Residential Quality: 30 | (6) <input type="checkbox"/> Pole Frame | |
| (301) <input type="checkbox"/> One Story | (10) <input type="checkbox"/> Low | Cost Rank: | Condition: |
| (302) <input type="checkbox"/> Two Story | (20) <input type="checkbox"/> Fair | (10) <input type="checkbox"/> Low | (10) <input type="checkbox"/> Worn Out |
| (307) <input type="checkbox"/> 1 1/2 Story | (30) <input checked="" type="checkbox"/> Average | (20) <input type="checkbox"/> Average | (20) <input type="checkbox"/> Badly Worn |
| (308) <input type="checkbox"/> Split Level | (40) <input type="checkbox"/> Good | (30) <input type="checkbox"/> Above Average | (30) <input type="checkbox"/> Average |
| (309) <input type="checkbox"/> 2 1/2 Story | (50) <input type="checkbox"/> Very Good | (40) <input type="checkbox"/> High | (40) <input type="checkbox"/> Good |
| (304) <input type="checkbox"/> One Story Duplex | (60) <input type="checkbox"/> Excellent | | (50) <input type="checkbox"/> Very Good |
| (305) <input type="checkbox"/> Two Story Duplex | | | (60) <input type="checkbox"/> Excellent |

| | |
|--|------------------|
| Assessor's Adjustment to Sale Price (+ or -): | |
| Assessor Comments and Reason for Adjustment: | |
| JTWD | |
| | |
| | |
| | |
| | |
| | |
| | |
| Comments from | Comments: |
| 000130800 | |
| | |
| | |
| | |
| (Continue on back) | |

Real Estate Transfer Statement

114

FORM

521

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

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

| | | | |
|--|--|---|---|
| 1 County Name Webster - 91 | 2 County Number <input checked="" type="checkbox"/> | 3 Date of Sale/Transfer Mo. 6 Day 17 Yr. 2025 | 4 Date of Deed Mo. 6 Day 17 Yr. 2025 |
| 5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Joanna Jacobs Street or Other Mailing Address n/a City _____ State _____ Zip Code _____ | | 6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Matthew Schrawyer and Melissa Schrawyer Street or Other Mailing Address 1114 Hwy 136 City Red Cloud State NEW Zip Code 68970 | |
| Phone Number n/a | | Phone Number 402-746-3620 | Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| Email Address n/a | | Email Address n/a | |

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

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

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

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

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

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

| | |
|---|--|
| 14 What is the current market value of the real property? 65,000.00 | 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No \$ _____ % |
|---|--|

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

| | |
|---|--|
| 18 Address of Property 930 N Walnut Street Red Cloud, NE 68970 18a <input type="checkbox"/> No address assigned 18b <input type="checkbox"/> Vacant land | 19 Name and Address of Person to Whom the Tax Statement Should be Sent Grantee |
|---|--|

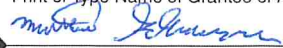
| |
|---|
| 20 Legal Description (Attach additional pages, if needed.) the South 71 feet of Lots Thirteen (13), Fourteen (14), Fifteen (15), Sixteen (16) and Seventeen (17), Block Seventeen (17), Smith and Moore's Addition to Red Cloud, Webster County, Nebraska |
|---|

| | |
|---|--|
| 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? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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 \$ 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 missile field? (See Instructions) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | |
| 27 If yes, is the required affidavit attached to this filing? <input type="checkbox"/> Yes <input type="checkbox"/> No | |

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

Matthew Schrawyer

Print or Type Name of Grantee or Authorized Representative


Signature of Grantee or Authorized Representative**Grantee**

Title

Phone Number

6/12/2025

Date

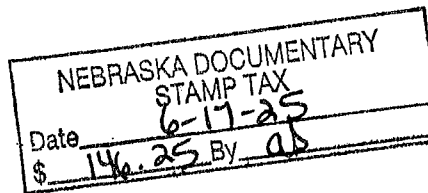
sign
here

Register of Deed's Use Only

| | | |
|---|--|---|
| 28 Date Deed Recorded Mo. 6 Day 17 Yr. 25 | 29 Value of Stamp or Exempt Number \$ 146.25 | 30 Recording Data BK2025, Pg 1371 |
|---|--|---|

For Dept. Use Only

Entered on the
numerical index and filed for record in the
Clerk's office of said county this 17 day
of June A.D., 2025, at 8:43
o'clock a M. Recorded in Book 2025
on Page 1371
Abhay Hanig County Clerk
10.00 Deputy
Ind Comp Assessor Carded



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:

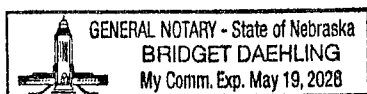
- (1) is lawfully seised of such real estate and that it is free from encumbrances;
- (2) has legal power and lawful authority to convey the same;
- (3) warrants and will defend title to the real estate against the lawful claims of all persons.

Executed May 28, 2025.

Joanna Jacobs
Joanna Jacobs

STATE OF NEBRASKA)
) ss.
COUNTY OF WEBSTER)

The foregoing instrument was acknowledged before me on May 28, 2025
by Joanna Jacobs, a single person.



Bridget Daebling
Notary Public

My commission expires: May 19, 2028

Residential & Commercial Sales Worksheet

| | | | | | | | | | | | | | | |
|---|------|--------------|-----------|---|--|---|---------------|---|--------|----------|-----------|--|-----|--------|
| Cnty No. | Book | Page | Sale Date | School District Code | | | | | | | | | | |
| 91 | 2025 | 1373 | 6/5/2025 | Base: 65-0011 | | | | Affiliated: | | Unified: | | | | |
| Location ID | | Sale Number | | Useability & Code # | | Parcel Number | | | | | | | | |
| 000617500 | | 115 | | 4 05 | | GeoCde | Twn | Rng | Sect | Qrt | Subdiv | Area | Blk | Parcel |
| Date of Sale Assessed Value | | | | 4487 | | | 00 | 0 | 40020 | | 005 | 0000 | | |
| Land | | Improvements | | Total | | Date of Sale Property Classification Code | | | | | | | | |
| 1,380 | | 3,815 | | 5,195 | | Status | Property Type | | Zoning | Location | City Size | Parcel Size | | |
| Assessor Location: GUIDE ROCK (GR) | | | | | | A) 1 | B) 01 | | C) 1 | D) 1 | E) 7 | F) 2 | | |
| | | | | Residential | | | | Commercial | | | | | | |
| Multiple Improvements: | | | | Multiple Improvements. : | | | | Multiple Improvements. : | | | | | | |
| Construction Date: | | | | Construction Date : 1979 | | | | Construction Date : | | | | | | |
| Floor: | | | | Floor Sq. Ft. : 1,344 | | | | Floor Sq. Ft. : | | | | | | |
| Building Cost New: | | | | Cost : 64,460 | | | | Cost : | | | | | | |
| Single Family Style: 100 | | | | Residential Condition: 25 | | | | Commercial Occupancy Code: | | | | | | |
| (100) <input checked="" type="checkbox"/> Mobile Home | | | | (10) <input type="checkbox"/> Worn Out | | | | Primary: Other1: Other2: | | | | | | |
| (101) <input type="checkbox"/> One Story | | | | (20) <input checked="" type="checkbox"/> Badly Worn | | | | Commercial Construction Class: | | | | | | |
| (102) <input type="checkbox"/> Two Story | | | | (30) <input checked="" type="checkbox"/> Average | | | | (1) <input type="checkbox"/> Fireproof Structural Steel Frame | | | | | | |
| (103) <input type="checkbox"/> Split Level | | | | (40) <input type="checkbox"/> Good | | | | (2) <input type="checkbox"/> Reinforced Concrete Frame | | | | | | |
| (104) <input type="checkbox"/> 1 1/2 Story | | | | (50) <input type="checkbox"/> Very Good | | | | (3) <input type="checkbox"/> Masonry Bearing Walls | | | | | | |
| (111) <input type="checkbox"/> Bi-Level | | | | (60) <input type="checkbox"/> Excellent | | | | (4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls | | | | | | |
| (106) <input type="checkbox"/> Other | | | | | | | | (5) <input type="checkbox"/> Metal Frame and Walls | | | | | | |
| Townhouse or Duplex Style: | | | | Residential Quality: 20 | | | | (6) <input type="checkbox"/> Pole Frame | | | | | | |
| (301) <input type="checkbox"/> One Story | | | | (10) <input type="checkbox"/> Low | | | | Cost Rank: | | | | Condition: | | |
| (302) <input type="checkbox"/> Two Story | | | | (20) <input checked="" type="checkbox"/> Fair | | | | (10) <input type="checkbox"/> Low | | | | (10) <input type="checkbox"/> Worn Out | | |
| (307) <input type="checkbox"/> 1 1/2 Story | | | | (30) <input type="checkbox"/> Average | | | | (20) <input type="checkbox"/> Average | | | | (20) <input type="checkbox"/> Badly Worn | | |
| (308) <input type="checkbox"/> Split Level | | | | (40) <input type="checkbox"/> Good | | | | (30) <input type="checkbox"/> Above Average | | | | (30) <input type="checkbox"/> Average | | |
| (309) <input type="checkbox"/> 2 1/2 Story | | | | (50) <input type="checkbox"/> Very Good | | | | (40) <input type="checkbox"/> High | | | | (40) <input type="checkbox"/> Good | | |
| (304) <input type="checkbox"/> One Story Duplex | | | | (60) <input type="checkbox"/> Excellent | | | | | | | | (50) <input type="checkbox"/> Very Good | | |
| (305) <input type="checkbox"/> Two Story Duplex | | | | | | | | | | | | (60) <input type="checkbox"/> Excellent | | |
| Assessor's Adjustment to Sale Price (+ or -): | | | | | | | | | | | | | | |
| Assessor Comments and Reason for Adjustment: | | | | | | | | | | | | | | |
| DEED OF DISTRIBUTION; TRANSFER BETWEEN PARENT & CHILD | | | | | | | | | | | | | | |
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| | | | | | | | | | | | | | | |
| Comments from | | | | | | | Comments: | | | | | | | |
| 000617500 | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | |
| (Continue on back) | | | | | | | | | | | | | | |

Real Estate Transfer Statement

FORM
521

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

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

| | | | |
|---|------------------------|---|--|
| 1 County Name Webster - 91 | 2 County Number | 3 Date of Sale/Transfer Mo. <u>06</u> Day <u>05</u> Yr. <u>25</u> | 4 Date of Deed Mo. <u>06</u> Day <u>05</u> Yr. <u>25</u> |
| 5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Sarah Vau, a/k/a Sarah Hartman, Personal Representative Street or Other Mailing Address 1105 Cabot Street City Davis State CA Zip Code 95616 Phone Number (925) 848-8978 Email Address slinvau@gmail.com | | 6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Sarah Vau, a/k/a Sarah Hartman, a married person Street or Other Mailing Address 1105 Cabot Street City Davis State CA Zip Code 95616 Phone Number (925) 848-8978 Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address 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 <input checked="" type="checkbox"/> Improved <input type="checkbox"/> Unimproved <input type="checkbox"/> IOLL | (B) Property Type <input checked="" type="checkbox"/> Single Family <input type="checkbox"/> Multi-Family <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Agricultural <input type="checkbox"/> Recreational <input type="checkbox"/> Mineral Interests-Nonproducing <input type="checkbox"/> Mineral Interests-Producing | (C) <input type="checkbox"/> Mobile Home <input type="checkbox"/> State Assessed <input type="checkbox"/> Exempt |

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

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

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

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

| | |
|--|---|
| 14 What is the current market value of the real property? 5,195.00 | 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No \$ _____ % |
|--|---|

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

| | |
|---|---|
| 18 Address of Property UNIVERSITY ST 600 BL GUIDE ROCK, NE 68942 | 19 Name and Address of Person to Whom the Tax Statement Should be Sent See No. 6 above. |
|---|---|

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

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

21 If agricultural, list total number of acres transferred in this transaction N/A

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

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

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

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

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

| | |
|--|---|
| sign here Regina Meradith Print or Type Name of Grantee or Authorized Representative Signature of Grantee or Authorized Representative | Attorney Title (402) 280-7648 Phone Number 6/5/2025 Date |
|--|---|

| Register of Deed's Use Only | For Dept. Use Only |
|-----------------------------|--------------------|
|-----------------------------|--------------------|

| | | |
|--|---|--|
| 28 Date Deed Recorded Mo. <u>6</u> Day <u>23</u> Yr. <u>25</u> | 29 Value of Stamp or Exempt Number \$ Exempt # 15 | 30 Recording Data BK 2025, pg 1373 |
|--|---|--|

Index _____
Computer _____
Assessor _____
Carded _____

NEBRASKA DOCUMENTARY
STAMP TAX
Date: 06/23/25
\$ Ex015 By AS

Bk 2025, Pg 1373

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 1373-1374

Allyssa King

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):

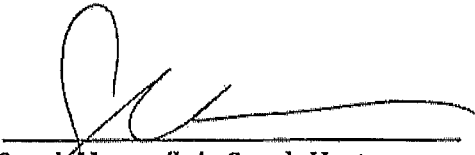
A tract commencing 63 feet south of the Northeast corner of Block Five (5), Talbot's Addition to Guide Rock, Webster County, Nebraska, thence South 77 feet, thence West 140 feet, thence North 77 feet, thence East 140 feet, to the place of beginning, all in Webster County, Nebraska

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 June, 2025.


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

STATE OF CALIFORNIA)
) ss.
 COUNTY OF See attached)
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
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 Yolo
 Subscribed and sworn to (or affirmed)
 before me on this 5th day of June
 2025 by Sarah Hartman, aka Sarah Vau
 proved to me on the basis of satisfactory
 evidence to be the person(s) who appeared
 before me.
 Signature Christy Burnard
 NOTARY PUBLIC



Agricultural Land Sales Worksheet

| | | | | | | | | | | | | | | |
|-----------------------------|------|--------------|-----------|----------------------|--------------------|---|---------------|----------|--------|----------|-----------|-------------|-----|--------|
| Cnty No. | Book | Page | Sale Date | School District Code | | | | | | | | | | |
| 91 | 2025 | 1374 | 6/5/2025 | Base: 65-0011 | | Affiliated: | | Unified: | | | | | | |
| Location ID | | Sale Number | | Useability & Code # | | Parcel Number | | | | | | | | |
| 001003300 | | 116 | | 4 05 | | GeoCde | Twn | Rng | Sect | Qrt | Subdiv | Area | Blk | Parcel |
| Date of Sale Assessed Value | | | | 4487 | 1 | 9 | 7 | 0 | 00000 | 1 | 000 | 0000 | | |
| Land | | Improvements | | Total | | Date of Sale Property Classification Code | | | | | | | | |
| 68,305 | | | | 68,305 | | Status | Property Type | | Zoning | Location | City Size | Parcel Size | | |
| Irrigation Type: | | | | A) 2 | B) 05 | | C) 5 | | D) 3 | E) 0 | F) 9 | | | |
| LCG | | ACRES: | | VALUE: | | LCG | | ACRES: | | VALUE: | | | | |
| IRRIGATED | 1A1 | | | | GRASSLAND | 1G1 | 0.510 | | 850 | | | | | |
| | 1A | | | | | 1G | 1.260 | | 630 | | | | | |
| | 2A1 | | | | | 2G1 | | | | | | | | |
| | 2A | | | | | 2G | 18.920 | | 9,460 | | | | | |
| | 3A1 | | | | | 3G1 | | | | | | | | |
| | 3A | | | | | 3G | | | | | | | | |
| | 4A1 | | | | | 4G1 | 18.200 | | 13,130 | | | | | |
| | 4A | | | | | 4G | | | | | | | | |
| DRYLAND | 1D1 | 13.180 | 43,560 | | Shelterbelt/Timber | | | | | | | | | |
| | 1D | | | | Accretion | | 17.780 | | | | | | | |
| | 2D1 | | | | Waste | | 0.300 | | 150 | | | | | |
| | 2D | | | | Other | | | | | | | | | |
| | 3D1 | | | | AG LAND TOTAL | | 70.330 | | 68,305 | | | | | |
| | 3D | | | | Roads | | 1.590 | | | | | | | |
| | 4D1 | 0.180 | 525 | | Farm Sites | | | | | | | | | |
| | 4D | | | | Home Sites | | | | | | | | | |
| | | | | | Recreation | | | | | | | | | |
| Dwellings | | | | | Other | | | | | | | | | |
| Outbuildings | | | | | Non-AG TOTAL | | 1.590 | | | | | | | |

| | | | |
|---|--|------------------------|--|
| Assessor's Adjustment to Sale Price (+ or -): | | Total Recapture Value: | |
| Assessor Comments and Reason for Adjustment: | | | |
| DEED OF DISTRIBUTION BY PR; TRANSFER BETWEEN PARENT & CHILD | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| Comments from | | Comments: | |
| 001003300 | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| (Continue on back) | | | |

Real Estate Transfer Statement

FORM

521

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

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

| | | | | | | | |
|---|--|-----------------|--|---|--|---|--|
| 1 County Name Webster - 91 | | 2 County Number | | 3 Date of Sale/Transfer Mo. <u>06</u> Day <u>05</u> Yr. <u>25</u> | | 4 Date of Deed Mo. <u>06</u> Day <u>05</u> Yr. <u>25</u> | |
| 5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Sarah Vau, a/k/a Sarah Hartman, Personal Representative Street or Other Mailing Address 1105 Cabot Street City Davis State CA Zip Code 95616 Phone Number (925) 848-8978 Email Address slinvau@gmail.com | | | | 6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Sarah Vau, a/k/a Sarah Hartman, a married person Street or Other Mailing Address 1105 Cabot Street City Davis State CA Zip Code 95616 Phone Number (925) 848-8978 Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address 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) |
| <input type="checkbox"/> Improved | <input type="checkbox"/> Single Family | <input type="checkbox"/> Industrial | <input type="checkbox"/> Mineral Interests-Nonproducing | <input type="checkbox"/> State Assessed | <input type="checkbox"/> Mobile Home |
| <input checked="" type="checkbox"/> Unimproved | <input type="checkbox"/> Multi-Family | <input checked="" type="checkbox"/> Agricultural | <input type="checkbox"/> Mineral Interests-Producing | <input type="checkbox"/> Exempt | |
| <input type="checkbox"/> IOLL | <input type="checkbox"/> Commercial | <input type="checkbox"/> Recreational | | | |

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

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

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

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

| | | | |
|---|--|--|--|
| 14 What is the current market value of the real property? 68,305.00 | | 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No \$ _____ % | |
|---|--|--|--|

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

| | | | |
|--------------------------------------|--|---|--|
| 18 Address of Property N/A | | 19 Name and Address of Person to Whom the Tax Statement Should be Sent See No. 6 above. | |
|--------------------------------------|--|---|--|

| | |
|---|---|
| 18a <input checked="" type="checkbox"/> No address assigned | 18b <input checked="" type="checkbox"/> 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 71.92 |
|---|

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

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

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

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

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

Regina Meradith

Print or Type Name of Grantee or Authorized Representative

(402) 280-7648

Phone Number

sign
here

Regina Meradith

Signature of Grantee or Authorized Representative

Attorney

Title

6/5/2025

Date

Register of Deed's Use Only

For Dept. Use Only

| | | |
|---|--|---|
| 28 Date Deed Recorded Mo. <u>6</u> Day <u>23</u> Yr. <u>25</u> | 29 Value of Stamp or Exempt Number \$ Exempt #15 | 30 Recording Data BK2025, Pg 1374 |
|---|--|---|

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

Allyson D. King

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):

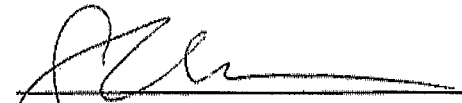
That part of the North Half of the Southwest Quarter of the Northeast Quarter (N1/2SW1/4NE1/4) and the North Half of the Southeast Quarter of the Northwest Quarter (N1/2SE1/4NW1/4) lying North of the Burlington Northern Railroad right-of-way in Section Seven (7), Township One (1) North, Range Nine (9)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

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
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 Yolo
Subscribed and sworn to (or affirmed)
before me on this 5th day of June
2025 by Sarah W. Hartman
proved to me on the basis of satisfactory
evidence to be the person(s) who appeared
before me.
Signature Christy Burnard
NOTARY PUBLIC



Agricultural Land Sales Worksheet

| Cnty No. | Book | Page | Sale Date | School District Code | | | | | | | | | |
|-----------------------------|------------------|-------------|---------------------|---|---------------|-------------|--------|----------|----------|--------|-----------|-----|-------------|
| 91 | 2025 | 1377 | 6/5/2025 | Base: 65-0005 | | Affiliated: | | Unified: | | | | | |
| Location ID | | Sale Number | Useability & Code # | | Parcel Number | | | | | | | | |
| 001203800 | | 117 | 4 | 05 | GeoCde | Twn | Rng | Sec | Qrt | Subdlv | Area | Blk | Parcel |
| Date of Sale Assessed Value | | | | | 4241 | 3 | 9 | 10 | 1 | 00000 | 1 | 000 | 6195 |
| Land | Improvements | Total | | Date of Sale Property Classification Code | | | | | | | | | |
| 331,150 | 1,640 | 332,790 | | Status | Property Type | | Zoning | | Location | | City Size | | Parcel Size |
| | Irrigation Type: | | | A) 1 | B) 05 | | C) 7 | | D) 3 | | E) 0 | | F) 9 |
| LCG | ACRES: | VALUE: | | LCG | ACRES: | VALUE: | | | | | | | |
| IRRIGATED 1A1 | | | | GRASSLAND 1G1 | 71.000 | 118,215 | | | | | | | |
| 1A | | | | 1G | | | | | | | | | |
| 2A1 | | | | 2G1 | 34.000 | 51,340 | | | | | | | |
| 2A | | | | 2G | 7.000 | 10,570 | | | | | | | |
| 3A1 | | | | 3G1 | | | | | | | | | |
| 3A | | | | 3G | | | | | | | | | |
| 4A1 | | | | 4G1 | | | | | | | | | |
| 4A | | | | 4G | | | | | | | | | |
| DRYLAND 1D1 | | | | Shelterbelt/Timber | | | | | | | | | |
| 1D | 14.000 | 46,270 | | Accretion | | | | | | | | | |
| 2D1 | | | | Waste | | | | | | | | | |
| 2D | 29.000 | 90,915 | | Other | | | | | | | | | |
| 3D1 | | | | AG LAND TOTAL | 155.000 | 317,310 | | | | | | | |
| 3D | | | | Roads | 4.000 | | | | | | | | |
| 4D1 | | | | Farm Sites | 1.000 | 13,840 | | | | | | | |
| 4D | | | | Home Sites | | | | | | | | | |
| | | | | Recreation | | | | | | | | | |
| Dwellings | | | | Other | | | | | | | | | |
| Outbuildings | | 1,640 | | Non-AG TOTAL | 5.000 | 13,840 | | | | | | | |

| | |
|--|------------------------|
| Assessor's Adjustment to Sale Price (+ or -): | Total Recapture Value: |
| Assessor Comments and Reason for Adjustment: | |
| DEED OF DISTRIBUTION BY PR; BETWEEN PARENT & CHILD | |
| | |
| | |
| | |
| | |
| Comments from | Comments: |
| 001203800 | |
| | |
| | |
| | |
| (Continue on back) | |

Real Estate Transfer Statement

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

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

| | | | | | | | |
|---|--|-----------------|--|---|--|---|--|
| 1 County Name Webster - 91 | | 2 County Number | | 3 Date of Sale/Transfer Mo. <u>06</u> Day <u>05</u> Yr. <u>25</u> | | 4 Date of Deed Mo. <u>06</u> Day <u>05</u> Yr. <u>25</u> | |
| 5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Sarah Vau, a/k/a Sarah Hartman, Personal Representative Street or Other Mailing Address 1105 Cabot Street City Davis State CA Zip Code 95616 Phone Number (925) 848-8978 Email Address slinvau@gmail.com | | | | 6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Sarah Vau, a/k/a Sarah Hartman, a married person Street or Other Mailing Address 1105 Cabot Street City Davis State CA Zip Code 95616 Phone Number (925) 848-8978 Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address 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) |
| <input checked="" type="checkbox"/> Improved | <input type="checkbox"/> Single Family | <input type="checkbox"/> Industrial | <input type="checkbox"/> Mineral Interests-Nonproducing | <input type="checkbox"/> State Assessed | <input type="checkbox"/> Mobile Home |
| <input type="checkbox"/> Unimproved | <input type="checkbox"/> Multi-Family | <input checked="" type="checkbox"/> Agricultural | <input type="checkbox"/> Mineral Interests-Producing | <input type="checkbox"/> Exempt | |
| <input type="checkbox"/> IOLL | <input type="checkbox"/> Commercial | <input type="checkbox"/> Recreational | | | |

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

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

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

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

| | | | |
|--|--|--|--|
| 14 What is the current market value of the real property? 332,790.00 | | 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No \$ _____ % | |
|--|--|--|--|

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

| | | | |
|---|--|---|--|
| 18 Address of Property 2279 ROAD T GUIDE ROCK, NE | | 19 Name and Address of Person to Whom the Tax Statement Should be Sent See No. 6 above. | |
|---|--|---|--|

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

| | |
|---|--|
| 20 Legal Description (Attach additional pages, if needed.) The Northeast Quarter (NE1/4) and the West half (W1/2) of the county road running North and South adjacent to the Northeast Quarter (NE1/4) of Section Ten (10)~ Township Three (3) North, Range Nine (9), west of the 6th P.M., Webster County, Nebraska. | |
|---|--|

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

| | | | | |
|---|--|----|----|-------------|
| 22 Total purchase price, including any liabilities assumed. | | 22 | \$ | 0'00 |
|---|--|----|----|-------------|

| | | | | |
|--|--|----|----|-------------|
| 23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions) | | 23 | \$ | 0'00 |
|--|--|----|----|-------------|

| | | | | |
|---|--|----|----|-------------|
| 24 Adjusted purchase price paid for real estate (line 22 minus line 23) | | 24 | \$ | 0'00 |
|---|--|----|----|-------------|

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

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

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

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

Regina Meradith

Print or Type Name of Grantee or Authorized Representative

(402) 280-7648

Phone Number

Regina Meradith
Signature of Grantee or Authorized Representative

Attorney

Title

6/5/2025

Date

Register of Deed's Use Only

For Dept. Use Only

| | | | | | |
|---|--|---|--|---|--|
| 28 Date Deed Recorded Mo. <u>6</u> Day <u>23</u> Yr. <u>25</u> | | 29 Value of Stamp or Exempt Number \$ Exempt # 15 | | 30 Recording Data BK2025, Pg 1377 | |
|---|--|---|--|---|--|

Index _____
Computer _____
Assessor _____
Carded _____

NEBRASKA DOCUMENTARY
STAMP TAX
Date: 06/23/25
\$ Ex015 By AS

Bk 2025, Pg 1377

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 1377-1378

Albuquerque

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 (NE $\frac{1}{4}$) and the West half (W $\frac{1}{2}$) of the county road running North and South adjacent to the Northeast Quarter (NE $\frac{1}{4}$) 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.

Agricultural Land Sales Worksheet

| Cnty No. | Book | Page | Sale Date | School District Code | | | | | | | | | |
|-----------------------------|------------------|-------------|---------------------|----------------------|---|---------------|--------|----------|----------|-----------|-------------|-----|--------|
| 91 | 2025 | 1379 | 6/5/2025 | Base: 65-0011 | | Affiliated: | | Unified: | | | | | |
| Location ID | | Sale Number | Useability & Code # | | Parcel Number | | | | | | | | |
| 001003300 | | 118 | 4 | 05 | GeoCde | Twn | Rng | Sect | Qrt | Subdly | Area | Blk | Parcel |
| Date of Sale Assessed Value | | | | | 4487 | 1 | 9 | 7 | 0 | 00000 | 1 | 000 | 0000 |
| Land | Improvements | | Total | | Date of Sale Property Classification Code | | | | | | | | |
| 68,305 | | | 68,305 | | Status | Property Type | | Zoning | Location | City Size | Parcel Size | | |
| | Irrigation Type: | | | | A) 2 | B) 05 | | C) 5 | D) 3 | E) 0 | F) 9 | | |
| LCG | ACRES: | | VALUE: | | LCG | ACRES: | | VALUE: | | | | | |
| IRRIGATED 1A1 | | | | | GRASSLAND 1G1 | 0.510 | | 850 | | | | | |
| 1A | | | | | 1G | 1.260 | | 630 | | | | | |
| 2A1 | | | | | 2G1 | | | | | | | | |
| 2A | | | | | 2G | 18.920 | | 9,460 | | | | | |
| 3A1 | | | | | 3G1 | | | | | | | | |
| 3A | | | | | 3G | | | | | | | | |
| 4A1 | | | | | 4G1 | 18.200 | | 13,130 | | | | | |
| 4A | | | | | 4G | | | | | | | | |
| DRYLAND 1D1 | 13.180 | | 43,560 | | Shelterbelt/Timber | | | | | | | | |
| 1D | | | | | Accretion | | 17.780 | | | | | | |
| 2D1 | | | | | Waste | | 0.300 | | 150 | | | | |
| 2D | | | | | Other | | | | | | | | |
| 3D1 | | | | | AG LAND TOTAL | | 70.330 | | 68,305 | | | | |
| 3D | | | | | Roads | | 1.590 | | | | | | |
| 4D1 | 0.180 | | 525 | | Farm Sites | | | | | | | | |
| 4D | | | | | Home Sites | | | | | | | | |
| | | | | | Recreation | | | | | | | | |
| Dwellings | | | | | Other | | | | | | | | |
| Outbuildings | | | | | Non-AG TOTAL | | 1.590 | | | | | | |

| | |
|---|------------------------|
| Assessor's Adjustment to Sale Price (+ or -): | Total Recapture Value: |
| Assessor Comments and Reason for Adjustment: | |
| DEED OF DISTRIBUTION BY PR; TRANSFER BETWEEN PARENT & CHILD | |
| | |
| | |
| | |
| | |
| Comments from | Comments: |
| 001003300 | |
| | |
| | |
| | |
| (Continue on back) | |

Real Estate Transfer Statement

118

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

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

| | | | |
|---|-----------------|---|---|
| 1 County Name Webster - 91 | 2 County Number | 3 Date of Sale/Transfer Mo. <u>06</u> Day <u>05</u> Yr. <u>25</u> | 4 Date of Deed Mo. <u>06</u> Day <u>05</u> Yr. <u>25</u> |
| 5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Sarah Vau, a/k/a Sarah Hartman, Personal Representative Street or Other Mailing Address 1105 Cabot Street City Davis State CA Zip Code 95616 Phone Number (925) 848-8978 Email Address slinvau@gmail.com | | 6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Sarah Vau, a/k/a Sarah Hartman, a married person Street or Other Mailing Address 1105 Cabot Street City Davis State CA Zip Code 95616 Phone Number (925) 848-8978 Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address 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 <input type="checkbox"/> Improved <input checked="" type="checkbox"/> Unimproved <input type="checkbox"/> IOLL | (B) Property Type <input type="checkbox"/> Single Family <input type="checkbox"/> Multi-Family <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Agricultural <input type="checkbox"/> Recreational <input type="checkbox"/> Mineral Interests-Nonproducing <input type="checkbox"/> Mineral Interests-Producing | (C) <input type="checkbox"/> Mobile Home <input type="checkbox"/> State Assessed <input type="checkbox"/> Exempt |

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

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

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

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

| | |
|---|--|
| 14 What is the current market value of the real property? 68,305.00 | 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No \$ _____ % |
|---|--|

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

| | |
|--------------------------------------|---|
| 18 Address of Property N/A | 19 Name and Address of Person to Whom the Tax Statement Should be Sent 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 Northwest Quarter of the Northeast Quarter (NW1/4NE1/4), 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. |
|---|

21 If agricultural, list total number of acres transferred in this transaction 71.92

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

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

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

Regina Meradith

Print or Type Name of Grantee or Authorized Representative

Regina Meradith
Signature of Grantee or Authorized Representative

Attorney

Title

(402) 280-7648

Phone Number

6/5/2025

Date

sign
here

Register of Deed's Use Only

For Dept. Use Only

| | | |
|---|--|---|
| 28 Date Deed Recorded Mo. <u>6</u> Day <u>23</u> Yr. <u>25</u> | 29 Value of Stamp or Exempt Number \$ Exempt #15 | 30 Recording Data BK2025, Pg 1379 |
|---|--|---|

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

Arday King

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 (NE $\frac{1}{4}$ NW $\frac{1}{4}$) and the Northwest Quarter of the Northeast Quarter (NW $\frac{1}{4}$ NE $\frac{1}{4}$), 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 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 See attached) ss.
 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.

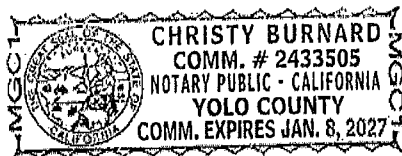
Witness my hand and official seal.
My commission expires:

See attached
CA Jurat

Notary Public

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

State of California, County of Yolo
Subscribed and sworn to (or affirmed)
before me on this 5th day of June
2025 by Sarah G. Hartman
proved to me on the basis of satisfactory
evidence to be the persons who appeared
before me.
Signature [Signature]



Agricultural Land Sales Worksheet

| | | | | | | | | | | | | | | |
|-----------------------------|------|--------------|-----------|----------------------|--|---|---------------|----------|--------|----------|-----------|-------------|-----|--------|
| Cnty No. | Book | Page | Sale Date | School District Code | | | | | | | | | | |
| 91 | 2025 | 1381 | 6/5/2025 | Base: 65-0005 | | Affiliated: | | Unified: | | | | | | |
| Location ID | | Sale Number | | Useability & Code # | | Parcel Number | | | | | | | | |
| 001200900 | | 119 | | 4 05 | | GeoCde | Twn | Rng | Sect | Qrt | Subdly | Area | Blk | Parcel |
| Date of Sale Assessed Value | | | | | | 4241 | 3 | 9 | 3 | 2 | 00000 | 1 | 000 | 1805 |
| Land | | Improvements | | Total | | Date of Sale Property Classification Code | | | | | | | | |
| 388,730 | | | | 388,730 | | Status | Property Type | | Zoning | Location | City Size | Parcel Size | | |
| Irrigation Type: | | | | | | A) 2 | B) 05 | | C) 5 | D) 3 | E) 0 | F) 9 | | |
| LCG | | ACRES: | | VALUE: | | LCG | | ACRES: | | VALUE: | | | | |
| IRRIGATED 1A1 | | | | | | GRASSLAND 1G1 | | 53.130 | | 88,460 | | | | |
| 1A | | | | | | 1G | | | | | | | | |
| 2A1 | | | | | | 2G1 | | 6.600 | | 9,965 | | | | |
| 2A | | | | | | 2G | | | | | | | | |
| 3A1 | | | | | | 3G1 | | | | | | | | |
| 3A | | | | | | 3G | | | | | | | | |
| 4A1 | | | | | | 4G1 | | | | | | | | |
| 4A | | | | | | 4G | | | | | | | | |
| DRYLAND 1D1 | | | | | | Shelterbelt/Timber | | | | | | | | |
| 1D | | 16.100 | | 53,210 | | Accretion | | | | | | | | |
| 2D1 | | 2.700 | | 8,465 | | Waste | | 1.000 | | 500 | | | | |
| 2D | | 59.800 | | 187,470 | | Other | | | | | | | | |
| 3D1 | | | | | | AG LAND TOTAL | | 153.230 | | 388,730 | | | | |
| 3D | | | | | | Roads | | 5.170 | | | | | | |
| 4D1 | | | | | | Farm Sites | | | | | | | | |
| 4D | | 13.900 | | 40,660 | | Home Sites | | | | | | | | |
| | | | | | | Recreation | | | | | | | | |
| Dwellings | | | | | | Other | | | | | | | | |
| Outbuildings | | | | | | Non-AG TOTAL | | 5.170 | | | | | | |

| | |
|--|------------------------|
| 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) | |

Real Estate Transfer Statement

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

FORM

521

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

| | | | | | | | |
|---|--|-----------------|--|--|--|---|--|
| 1 County Name Webster - 91 | | 2 County Number | | 3 Date of Sale/Transfer Mo. <u>06</u> Day <u>05</u> Yr. <u>25</u> | | 4 Date of Deed Mo. <u>06</u> Day <u>05</u> Yr. <u>25</u> | |
| 5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Sarah Vau, a/k/a Sarah Hartman, Personal Representative Street or Other Mailing Address 1105 Cabot Street City Davis State CA Zip Code 95616 Phone Number (925) 848-8978 Email Address slinvau@gmail.com | | | | 6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Sarah Vau, a/k/a Sarah Hartman, a married person Street or Other Mailing Address 1105 Cabot Street City Davis State CA Zip Code 95616 Phone Number (925) 848-8978 Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address 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) |
|--|--|--|--------------------------------------|
| <input type="checkbox"/> Improved | <input type="checkbox"/> Single Family | <input type="checkbox"/> Industrial | <input type="checkbox"/> Mobile Home |
| <input checked="" type="checkbox"/> Unimproved | <input type="checkbox"/> Multi-Family | <input checked="" type="checkbox"/> Agricultural | |
| <input type="checkbox"/> IOLL | <input type="checkbox"/> Commercial | <input type="checkbox"/> Recreational | |

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

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

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

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

| | |
|--|--|
| 14 What is the current market value of the real property? 388,730.00 | 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No \$ _____ % |
|--|--|

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

| | |
|--------------------------------------|---|
| 18 Address of Property N/A | 19 Name and Address of Person to Whom the Tax Statement Should be Sent See No. 6 above. |
|--------------------------------------|---|

18a ☒ 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 | \$ | 0'00 |
| 23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach Itemized list.) (see instructions) | 23 | \$ | 0'00 |
| 24 Adjusted purchase price paid for real estate (line 22 minus line 23) | 24 | \$ | 0'00 |

25 If this transfer is exempt from the documentary stamp tax, list the exemption number 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 ☒ No27 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.

Regina Meradith

Print or Type Name of Grantee or Authorized Representative

(402) 280-7648

Phone Number

sign
here

Regina Meradith

Signature of Grantee or Authorized Representative

Attorney

Title

6/5/2025

Date

Register of Deed's Use Only

For Dept. Use Only

| | | |
|---|---|--|
| 28 Date Deed Recorded Mo. <u>6</u> Day <u>23</u> Yr. <u>25</u> | 29 Value of Stamp or Exempt Number \$ Exempt # 15 | 30 Recording Data BK2025 Pg 1381 |
|---|---|--|

Index _____
Computer _____
Assessor _____
Carded _____

NEBRASKA DOCUMENTARY
STAMP TAX
Date: 06/23/25
\$ Ex015 By AS

Bk 2025, Pg 1381

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 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.

Agricultural Land Sales Worksheet

| | | | | | | | | | | | | | | |
|-----------------------------|--------------|------------------|-----------|----------------------|---|---|---------------|----------|--------|----------|-----------|-------------|-----|--------|
| Cnty No. | Book | Page | Sale Date | School District Code | | | | | | | | | | |
| 91 | 2025 | 1383 | 6/5/2025 | Base: 65-0011 | | Affiliated: | | Unified: | | | | | | |
| Location ID | | Sale Number | | Useability & Code # | | Parcel Number | | | | | | | | |
| 001002600 | | 120 | | 4 05 | | GeoCde | Twn | Rng | Sect | Qrt | Subdlv | Area | Blk | Parcel |
| Date of Sale Assessed Value | | | | 4487 | 1 | 9 | 6 | 0 | 00000 | 1 | 000 | 0000 | | |
| Land | | Improvements | | Total | | Date of Sale Property Classification Code | | | | | | | | |
| 195,025 | | | | 195,025 | | Status | Property Type | | Zoning | Location | City Size | Parcel Size | | |
| | | Irrigation Type: | | | | A) 2 | B) 05 | | C) 5 | D) 3 | E) 0 | F) 9 | | |
| LCG | | ACRES: | | VALUE: | | LCG | | ACRES: | | VALUE: | | | | |
| IRRIGATED | 1A1 | | | | | GRASSLAND | 1G1 | 2.240 | | 3,730 | | | | |
| | 1A | | | | | | 1G | | | | | | | |
| | 2A1 | | | | | | 2G1 | 1.920 | | 2,900 | | | | |
| | 2A | | | | | | 2G | | | | | | | |
| | 3A1 | | | | | | 3G1 | 0.380 | | 550 | | | | |
| | 3A | | | | | | 3G | | | | | | | |
| | 4A1 | | | | | | 4G1 | 27.230 | | 35,400 | | | | |
| | 4A | | | | | | 4G | | | | | | | |
| DRYLAND | 1D1 | 14.100 | | 46,600 | | Shelterbelt/Timber | | | | | | | | |
| | 1D | 30.670 | | 101,365 | | Accretion | | | | | | | | |
| | 2D1 | | | | | Waste | | | | | | | | |
| | 2D | | | | | Other | | | | | | | | |
| | 3D1 | 0.750 | | 2,225 | | AG LAND TOTAL | | 78.060 | | 195,025 | | | | |
| | 3D | | | | | Roads | | 1.990 | | | | | | |
| | 4D1 | | | | | Farm Sites | | | | | | | | |
| | 4D | 0.770 | | 2,255 | | Home Sites | | | | | | | | |
| | | | | | | Recreation | | | | | | | | |
| | Dwellings | | | | | Other | | | | | | | | |
| | Outbuildings | | | | | Non-AG TOTAL | | 1.990 | | | | | | |

| | | |
|---|-----------|------------------------|
| Assessor's Adjustment to Sale Price (+ or -): | | Total Recapture Value: |
| Assessor Comments and Reason for Adjustment: | | |
| DEED OF DISTRIBUTION BY PR; TRANSFER BETWEEN PARENT & CHILD | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| Comments from | Comments: | |
| 001002600 | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| (Continue on back) | | |

Real Estate Transfer Statement

FORM

521

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

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

| | | | |
|---|-----------------|---|---|
| 1 County Name Webster - 91 | 2 County Number | 3 Date of Sale/Transfer Mo. <u>06</u> Day <u>05</u> Yr. <u>25</u> | 4 Date of Deed Mo. <u>06</u> Day <u>05</u> Yr. <u>25</u> |
| 5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Sarah Vau, a/k/a Sarah Hartman, Personal Representative Street or Other Mailing Address 1105 Cabot Street City Davis State CA Zip Code 95616 Phone Number (925) 848-8978 Email Address slinvau@gmail.com | | 6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Sarah Vau, a/k/a Sarah Hartman, a married person Street or Other Mailing Address 1105 Cabot Street City Davis State CA Zip Code 95616 Phone Number (925) 848-8978 Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address 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) |
| <input type="checkbox"/> Improved <input checked="" type="checkbox"/> Unimproved <input type="checkbox"/> IOLL | <input type="checkbox"/> Single Family <input type="checkbox"/> Multi-Family <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Agricultural <input type="checkbox"/> Recreational <input type="checkbox"/> Mineral Interests-Nonproducing <input type="checkbox"/> Mineral Interests-Producing | <input type="checkbox"/> State Assessed <input type="checkbox"/> Exempt <input type="checkbox"/> Mobile Home |

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

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

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

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

| | |
|--|--|
| 14 What is the current market value of the real property? 195,025.00 | 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No \$ _____ % |
|--|--|

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

| | |
|---|---|
| 18 Address of Property N/A | 19 Name and Address of Person to Whom the Tax Statement Should be Sent See No. 6 above. |
| 18a <input checked="" type="checkbox"/> No address assigned | 18b <input checked="" type="checkbox"/> Vacant land |

| |
|---|
| 20 Legal Description (Attach additional pages, if needed.) The Southwest Quarter of the Southeast Quarter (SW $\frac{1}{4}$ SE $\frac{1}{4}$) and the Southeast Quarter of the Southwest Quarter (SE $\frac{1}{4}$ SW $\frac{1}{4}$) 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 80.05 | 22 Total purchase price, including any liabilities assumed. | 22 \$ 0'00 |
| 23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions) | 23 \$ 0'00 | 23 \$ 0'00 |
| 24 Adjusted purchase price paid for real estate (line 22 minus line 23) | 24 \$ 0'00 | 24 \$ 0'00 |
| 25 If this transfer is exempt from the documentary stamp tax, list the exemption number 15 | | |
| 26 Is an affidavit as described in Neb. Rev. Stat. § 76-2,141 required because the property is located within a county or other geographic area with an active air force ballistic missile field? (See instructions) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | | |
| 27 If yes, is the required affidavit attached to this filing? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | | |

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

| | | |
|-----------|--|----------------|
| sign here | Regina Meradith | (402) 280-7648 |
| | Print or Type Name of Grantee or Authorized Representative | Phone Number |
| | Regina Meradith | 6/5/2025 |
| | Signature of Grantee or Authorized Representative | Date |
| | Attorney | |
| | Title | |

| | | |
|-----------------------------|--|--------------------|
| Register of Deed's Use Only | | For Dept. Use Only |
|-----------------------------|--|--------------------|

| | | |
|---|--|---|
| 28 Date Deed Recorded Mo. <u>6</u> Day <u>23</u> Yr. <u>25</u> | 29 Value of Stamp or Exempt Number \$ Exempt \$ 15 | 30 Recording Data BK2025, Pg 1383 |
|---|--|---|

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

Abbey Laing

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 (SW $\frac{1}{4}$ SE $\frac{1}{4}$) and the Southeast Quarter of the Southwest Quarter (SE $\frac{1}{4}$ SW $\frac{1}{4}$) 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.

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)
) ss.
COUNTY OF Yolo)

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.

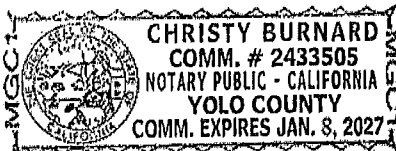
Witness my hand and official seal.
My commission expires:

**See attached
CA Jurat**

Notary Public

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

State of California, County of Yolo
Subscribed and sworn to (or affirmed)
before me on this 5th day of June
2025, by Sarah Lin Harrigan
proved to me on the basis of satisfactory
evidence to be the person(s) who appeared
before me
Signature Christine Dand



Agricultural Land Sales Worksheet

| Cnty No. | Book | Page | Sale Date | School District Code | | | | | | | | | |
|-----------------------------|------------------|-------------|---------------------|---|---------------|-------------|---------|----------|-----------|--------|-------------|------|--------|
| 91 | 2025 | 1400 | 6/18/2025 | Base: 01-0123 | | Affiliated: | | Unified: | | | | | |
| Location ID | | Sale Number | Useability & Code # | | Parcel Number | | | | | | | | |
| 002011500 | | 121 | 4 | 05 | GeoCde | Tw | Rng | Sect | Qrt | Subdiv | Area | Blk | Parcel |
| Date of Sale Assessed Value | | | | 4245 | 3 | 11 | 21 | 0 | 00000 | 1 | 000 | 0000 | |
| Land | Improvements | Total | | Date of Sale Property Classification Code | | | | | | | | | |
| 386,525 | | 386,525 | | Status | Property Type | | Zoning | Location | City Size | | Parcel Size | | |
| | Irrigation Type: | | | A) 2 | B) 05 | | C) 5 | D) 3 | E) 0 | | F) 10 | | |
| LCG | | ACRES: | VALUE: | LCG | | ACRES: | VALUE: | | | | | | |
| IRRIGATED | 1A1 | | | GRASSLAND | 1G1 | 195.270 | 325,125 | | | | | | |
| | 1A | | | | 1G | 6.230 | 10,375 | | | | | | |
| | 2A1 | | | | 2G1 | 32.850 | 49,605 | | | | | | |
| | 2A | | | | 2G | | | | | | | | |
| | 3A1 | | | | 3G1 | | | | | | | | |
| | 3A | | | | 3G | | | | | | | | |
| | 4A1 | | | | 4G1 | | | | | | | | |
| | 4A | | | | 4G | | | | | | | | |
| DRYLAND | 1D1 | | | Shelterbelt/Timber | | | | | | | | | |
| | 1D | | | Accretion | | | | | | | | | |
| | 2D1 | | | Waste | | 2.840 | 1,420 | | | | | | |
| | 2D | | | Other | | | | | | | | | |
| | 3D1 | | | AG LAND TOTAL | | 237.190 | 386,525 | | | | | | |
| | 3D | | | Roads | | 0.020 | | | | | | | |
| | 4D1 | | | Farm Sites | | | | | | | | | |
| | 4D | | | Home Sites | | | | | | | | | |
| | | | | Recreation | | | | | | | | | |
| Dwellings | | | | Other | | | | | | | | | |
| Outbuildings | | | | Non-AG TOTAL | | 0.020 | | | | | | | |

| | |
|--|------------------------|
| Assessor's Adjustment to Sale Price (+ or -): | Total Recapture Value: |
| Assessor Comments and Reason for Adjustment: | |
| WD; TRANSFER TO LIFE ESTATE BETWEEN PARENT & CHILD | |
| | |
| | |
| | |
| | |
| Comments from | Comments: |
| 002011500 | |
| | |
| | |
| | |
| | |
| (Continue on back) | |

Real Estate Transfer Statement

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

FORM

521

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

| | | | | | | | |
|---|--|-----------------|--|---|--|---|--|
| 1 County Name Webster - 91 | | 2 County Number | | 3 Date of Sale/Transfer Mo. <u>06</u> Day <u>18</u> Yr. <u>202</u> | | 4 Date of Deed Mo. <u>06</u> Day <u>18</u> Yr. <u>2025</u> | |
| 5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Michael R. Rupprecht & Lila L. Rupprecht Street or Other Mailing Address 2336 T Road City Campbell State NE Zip Code 68932 Phone Number (402) 756-8885 Email Address N/A | | | | 6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Lukas M Rupprecht, Brett J. Rupprecht & Tanner S. Rupprecht Street or Other Mailing Address 528 Road J City Inavale State NE Zip Code 68952 Phone Number (000) 000-0000 Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address N/A | | | |

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

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

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

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

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

| | |
|--|--|
| 14 What is the current market value of the real property? 386,525.00 | 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No \$ _____ % |
|--|--|

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

| | |
|---|--|
| 18 Address of Property 18a <input checked="" type="checkbox"/> No address assigned 18b <input checked="" type="checkbox"/> Vacant land | 19 Name and Address of Person to Whom the Tax Statement Should be Sent Michael R. Rupprecht & Lila L. Rupprecht 2336 T Road 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. | 22 \$ 1.00 |
| 23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach Itemized list.) (see instructions) | 23 \$ |
| 24 Adjusted purchase price paid for real estate (line 22 minus line 23) | 24 \$ 1.00 |

| |
|--|
| 25 If this transfer is exempt from the documentary stamp tax, list the exemption number 5A |
| 26 Is an affidavit as described in Neb. Rev. Stat. § 76-2, 141 required because the property is located within a county or other geographic area with an active air force ballistic missile field? (See Instructions) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |

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

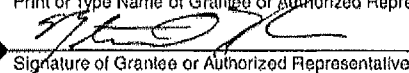
Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement.

Matthew D. Baack

Print or Type Name of Grantee or Authorized Representative

(402) 834-3300

Phone Number

sign
here


Signature of Grantee or Authorized Representative

Attorney

Title

6/23/2025

Date

Register of Deed's Use Only

For Dept. Use Only

| | | |
|---|---|---|
| 28 Date Deed Recorded Mo. <u>6</u> Day <u>23</u> Yr. <u>25</u> | 29 Value of Stamp or Exempt Number \$ Exempt # 5a | 30 Recording Data BK2025, Pg 1400 |
|---|---|---|

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

2025 Jun 23 11:39 AM Ex05a Book 2025 Page 1400

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

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

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

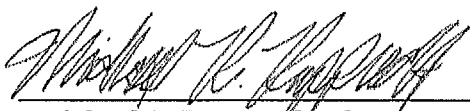
WARRANTY DEED

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.

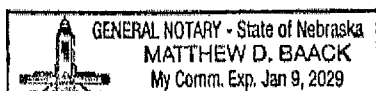
EXECUTED: June 18, 2025.



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.





Notary Public

Matthew D. Baack

Printed Name

Residential & Commercial Sales Worksheet

| | | | | | | | | | | | | | | |
|---|------|--------------|-----------|---|-------|---|---------------|---|--------|----------|-----------|--|-----|--------|
| Cnty No. | Book | Page | Sale Date | School District Code | | | | | | | | | | |
| 91 | 2025 | 1404 | 6/23/2025 | Base: 91-0002 | | Affiliated: | | Unified: | | | | | | |
| Location ID | | Sale Number | | Useability & Code # | | Parcel Number | | | | | | | | |
| 000114800 | | 122 | | 4 05 | | GeoCde | Twn | Rng | Sect | Qrt | Subdlv | Area | Blk | Parcel |
| Date of Sale Assessed Value | | | | 4491 | | | 00 | 0 | 10005 | | 024 | 0000 | | |
| Land | | Improvements | | Total | | Date of Sale Property Classification Code | | | | | | | | |
| 1,315 | | 14,355 | | 15,670 | | Status | Property Type | | Zoning | Location | City Size | Parcel Size | | |
| Assessor Location: RED CLOUD (RC) | | | | A) 1 | B) 01 | C) 1 | D) 1 | E) 6 | F) 1 | | | | | |
| | | | | Residential | | | | Commercial | | | | | | |
| Multiple Improvements: | | | | Multiple Improvements. : | | | | Multiple Improvements. : | | | | | | |
| Construction Date: | | | | Construction Date : 1908 | | | | Construction Date : | | | | | | |
| Floor: | | | | Floor Sq. Ft. : 1,418 | | | | Floor Sq. Ft. : | | | | | | |
| Building Cost New: | | | | Cost : 169,770 | | | | Cost : | | | | | | |
| Single Family Style: 104 | | | | Residential Condition: 10 | | | | Commercial Occupancy Code: | | | | | | |
| (100) <input type="checkbox"/> Mobile Home | | | | (10) <input checked="" type="checkbox"/> Worn Out | | | | Primary: Other1: Other2: | | | | | | |
| (101) <input type="checkbox"/> One Story | | | | (20) <input type="checkbox"/> Badly Worn | | | | Commercial Construction Class: | | | | | | |
| (102) <input type="checkbox"/> Two Story | | | | (30) <input type="checkbox"/> Average | | | | (1) <input type="checkbox"/> Fireproof Structural Steel Frame | | | | | | |
| (103) <input type="checkbox"/> Split Level | | | | (40) <input type="checkbox"/> Good | | | | (2) <input type="checkbox"/> Reinforced Concrete Frame | | | | | | |
| (104) <input checked="" type="checkbox"/> 1 1/2 Story | | | | (50) <input type="checkbox"/> Very Good | | | | (3) <input type="checkbox"/> Masonry Bearing Walls | | | | | | |
| (111) <input type="checkbox"/> Bi-Level | | | | (60) <input type="checkbox"/> Excellent | | | | (4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls | | | | | | |
| (106) <input type="checkbox"/> Other | | | | | | | | (5) <input type="checkbox"/> Metal Frame and Walls | | | | | | |
| Townhouse or Duplex Style: | | | | Residential Quality: 40 | | | | (6) <input type="checkbox"/> Pole Frame | | | | | | |
| (301) <input type="checkbox"/> One Story | | | | (10) <input type="checkbox"/> Low | | | | Cost Rank: | | | | Condition: | | |
| (302) <input type="checkbox"/> Two Story | | | | (20) <input type="checkbox"/> Fair | | | | (10) <input type="checkbox"/> Low | | | | (10) <input type="checkbox"/> Worn Out | | |
| (307) <input type="checkbox"/> 1 1/2 Story | | | | (30) <input type="checkbox"/> Average | | | | (20) <input type="checkbox"/> Average | | | | (20) <input type="checkbox"/> Badly Worn | | |
| (308) <input type="checkbox"/> Split Level | | | | (40) <input checked="" type="checkbox"/> Good | | | | (30) <input type="checkbox"/> Above Average | | | | (30) <input type="checkbox"/> Average | | |
| (309) <input type="checkbox"/> 2 1/2 Story | | | | (50) <input type="checkbox"/> Very Good | | | | (40) <input type="checkbox"/> High | | | | (40) <input type="checkbox"/> Good | | |
| (304) <input type="checkbox"/> One Story Duplex | | | | (60) <input type="checkbox"/> Excellent | | | | | | | | (50) <input type="checkbox"/> Very Good | | |
| (305) <input type="checkbox"/> Two Story Duplex | | | | | | | | | | | | (60) <input type="checkbox"/> Excellent | | |
| Assessor's Adjustment to Sale Price (+ or -): | | | | | | | | | | | | | | |
| Assessor Comments and Reason for Adjustment: | | | | | | | | | | | | | | |
| QCD; DISSOLUTION | | | | | | | | | | | | | | |
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| Comments from | | | | | | | Comments: | | | | | | | |
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| (Continue on back) | | | | | | | | | | | | | | |

NEBRASKA

Good Life. Great Service.

DEPARTMENT OF REVENUE

Real Estate Transfer Statement

FORM

521

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

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

| | | | |
|--|-----------------|--|---|
| 1 County Name Webster - 91 | 2 County Number | 3 Date of Sale/Transfer Mo. 06 Day 23 Yr. 2025 | 4 Date of Deed Mo. 06 Day 23 Yr. 2025 |
| 5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) JAMES A DURFEY Street or Other Mailing Address 230 N SEWARD ST City Red Cloud State NE Zip Code 68970 Phone Number (402) 879-9503 Email Address n/a | | 6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) GENNIFER D DURFEY Street or Other Mailing Address 230 N SEWARD ST City Red Cloud State NE Zip Code 68970 Phone Number Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address n/a | |

| | | | |
|--|---|--------------------------------------|-----|
| 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. | | | |
| (A) Status | (B) Property Type | | (C) |
| <input checked="" type="checkbox"/> Improved <input type="checkbox"/> Unimproved <input type="checkbox"/> IOLL | <input checked="" type="checkbox"/> Single Family <input type="checkbox"/> Multi-Family <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Agricultural <input type="checkbox"/> Recreational <input type="checkbox"/> Mineral Interests-Nonproducing <input type="checkbox"/> Mineral Interests-Producing <input type="checkbox"/> State Assessed <input type="checkbox"/> Exempt | <input type="checkbox"/> Mobile Home | |
| 8 Type of Deed <input type="checkbox"/> Bill of Sale <input type="checkbox"/> Cemetery <input type="checkbox"/> Conservator <input type="checkbox"/> Corrective <input type="checkbox"/> Death Certificate - Transfer on Death <input type="checkbox"/> Distribution <input type="checkbox"/> Easement <input type="checkbox"/> Executor <input type="checkbox"/> Land Contract/Memo <input type="checkbox"/> Lease <input type="checkbox"/> Mineral <input type="checkbox"/> Partition <input type="checkbox"/> Personal Rep. <input checked="" type="checkbox"/> Quit Claim <input type="checkbox"/> Sheriff <input type="checkbox"/> Trust/Trustee <input type="checkbox"/> Warranty <input type="checkbox"/> Other | | | |
| 9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? <input type="checkbox"/> Buyer <input type="checkbox"/> Seller <input checked="" type="checkbox"/> No | 10 Type of Transfer <input type="checkbox"/> Auction <input type="checkbox"/> Court Decree <input type="checkbox"/> Distribution <input type="checkbox"/> Easement <input type="checkbox"/> Exchange <input type="checkbox"/> Foreclosure <input type="checkbox"/> Gift <input type="checkbox"/> Grantor Trust <input type="checkbox"/> Irrevocable Trust <input type="checkbox"/> Life Estate <input type="checkbox"/> Partition <input type="checkbox"/> Revocable Trust <input type="checkbox"/> Sale <input type="checkbox"/> Satisfaction of Contract <input type="checkbox"/> Transfer on Death <input type="checkbox"/> Trustee to Beneficiary <input checked="" type="checkbox"/> Other (Explain) Dissolution | | |
| 11 Was ownership transferred in full? (If No, explain the division.) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | 12 Was real estate purchased for same use? (If No, state the intended use.) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | | |
| 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Aunt or Uncle to Niece or Nephew <input type="checkbox"/> Brothers and Sisters <input checked="" type="checkbox"/> Ex-spouse <input type="checkbox"/> Family Corp., Partnership, or LLC <input type="checkbox"/> Grandparents and Grandchild <input type="checkbox"/> Parents and Child <input type="checkbox"/> Self <input type="checkbox"/> Spouse <input type="checkbox"/> Step-parent and Step-child <input type="checkbox"/> Other | | | |
| 14 What is the current market value of the real property? 18,000.00 | 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No \$ _____ % | | |
| 16 Does this conveyance divide a current parcel of land? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | 17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | | |
| 18 Address of Property 230 S Seward St Red Cloud, NE 68970 | 19 Name and Address of Person to Whom the Tax Statement Should be Sent (same as grantee) | | |
| 18a <input type="checkbox"/> No address assigned | 18b <input type="checkbox"/> Vacant land | | |

| | |
|---|-------------------|
| 20 Legal Description (Attach additional pages, if needed.) Lots Eighteen (18) and Nineteen (19), Block Twenty-four (24), Original Town of Red Cloud, Webster County, Nebraska. | |
| 21 If agricultural, list total number of acres transferred in this transaction _____ | |
| 22 Total purchase price, including any liabilities assumed. | 22 \$ 0.00 |
| 23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions) | 23 \$ 0.00 |
| 24 Adjusted purchase price paid for real estate (line 22 minus line 23) | 24 \$ 0.00 |
| 25 If this transfer is exempt from the documentary stamp tax, list the exemption number 5a | |
| 26 Is an affidavit as described in Neb. Rev. Stat. § 76-2,141 required because the property is located within a county or other geographic area with an active air force ballistic missile field? (See Instructions) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | |
| 27 If yes, is the required affidavit attached to this filing? <input type="checkbox"/> Yes <input type="checkbox"/> No | |

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

sign
here

Print or Type Name of Grantee or Authorized Representative

Signature of Grantee or Authorized Representative

Title

Phone Number

Date

Register of Deed's Use Only

For Dept. Use Only

| | | |
|---|---|---|
| 28 Date Deed Recorded Mo. 6 Day 23 Yr. 25 | 29 Value of Stamp or Exempt Number \$ Exempt # 5a | 30 Recording Data BK2025, Pg 1404 |
|---|---|---|

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., 20 25 at 2:35
o'clock P M. Recorded in Book 2025
on Page 1404
Abbey Hanig County Clerk
10.00 Deputy
Ind Comp Assessor Carded

| | |
|-----------------------------------|------------------------|
| NEBRASKA DOCUMENTARY STAMP TAX | |
| Date | <u>6-23-25</u> |
| \$ Exempt # | <u>50</u> By <u>AB</u> |

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 23, 2025.

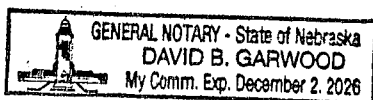
James A. Durfey
James A. Durfey

STATE OF NEBRASKA, COUNTY OF WEBSTER: ss.

The foregoing instrument was acknowledged before me on June 23, 2025, by James A. Durfey, a single person.

Comm. expires 12-2-26

David B. Garwood
Notary Public



Residential & Commercial Sales Worksheet

| Cnty No. | Book | Page | Sale Date | School District Code | | | | | | | | | |
|---|--------------|-------------|---|---|---------------|-------------|---|----------|----------|-----------|--|-------------|--------|
| 91 | 2025 | 1408 | 6/26/2025 | Base: 91-0002 | | Affiliated: | | | Unified: | | | | |
| Location ID | | Sale Number | Useability & Code # | | Parcel Number | | | | | | | | |
| 000706500 | | 123 | 4 | 05 | GeoCde | Twn | Rng | Sect | Qrt | Subdlv | Area | Blk | Parcel |
| Date of Sale Assessed Value | | | | 4369 | | | 00 | 0 | 60005 | | 011 | 0000 | |
| Land | Improvements | Total | | Date of Sale Property Classification Code | | | | | | | | | |
| 665 | 18,835 | 19,500 | | Status | Property Type | | Zoning | Location | | City Size | | Parcel Size | |
| Assessor Location: INAVALE (INA) | | | | A) 1 | B) 01 | | C) 5 | D) 3 | | E) 9 | | F) 2 | |
| | | | Residential | | | | Commercial | | | | | | |
| Multiple Improvements: | | | Multiple Improvements. : | | | | Multiple Improvements. : | | | | | | |
| Construction Date: | | | Construction Date : 1882 | | | | Construction Date : | | | | | | |
| Floor: | | | Floor Sq. Ft. : 1,169 | | | | Floor Sq. Ft. : | | | | | | |
| Building Cost New: | | | Cost : 119,530 | | | | Cost : | | | | | | |
| Single Family Style: 104 | | | Residential Condition: 25 | | | | Commercial Occupancy Code: | | | | | | |
| (100) <input type="checkbox"/> Mobile Home | | | (10) <input type="checkbox"/> Worn Out | | | | Primary: Other1: Other2: | | | | | | |
| (101) <input type="checkbox"/> One Story | | | (20) <input checked="" type="checkbox"/> Badly Worn | | | | Commercial Construction Class: | | | | | | |
| (102) <input type="checkbox"/> Two Story | | | (30) <input checked="" type="checkbox"/> Average | | | | (1) <input type="checkbox"/> Fireproof Structural Steel Frame | | | | | | |
| (103) <input type="checkbox"/> Split Level | | | (40) <input type="checkbox"/> Good | | | | (2) <input type="checkbox"/> Reinforced Concrete Frame | | | | | | |
| (104) <input checked="" type="checkbox"/> 1 1/2 Story | | | (50) <input type="checkbox"/> Very Good | | | | (3) <input type="checkbox"/> Masonry Bearing Walls | | | | | | |
| (111) <input type="checkbox"/> Bi-Level | | | (60) <input type="checkbox"/> Excellent | | | | (4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls | | | | | | |
| (106) <input type="checkbox"/> Other | | | | | | | (5) <input type="checkbox"/> Metal Frame and Walls | | | | | | |
| Townhouse or Duplex Style: | | | Residential Quality: 30 | | | | (6) <input type="checkbox"/> Pole Frame | | | | | | |
| (301) <input type="checkbox"/> One Story | | | (10) <input type="checkbox"/> Low | | | | Cost Rank: | | | | Condition: | | |
| (302) <input type="checkbox"/> Two Story | | | (20) <input type="checkbox"/> Fair | | | | (10) <input type="checkbox"/> Low | | | | (10) <input type="checkbox"/> Worn Out | | |
| (307) <input type="checkbox"/> 1 1/2 Story | | | (30) <input checked="" type="checkbox"/> Average | | | | (20) <input type="checkbox"/> Average | | | | (20) <input type="checkbox"/> Badly Worn | | |
| (308) <input type="checkbox"/> Split Level | | | (40) <input type="checkbox"/> Good | | | | (30) <input type="checkbox"/> Above Average | | | | (30) <input type="checkbox"/> Average | | |
| (309) <input type="checkbox"/> 2 1/2 Story | | | (50) <input type="checkbox"/> Very Good | | | | (40) <input type="checkbox"/> High | | | | (40) <input type="checkbox"/> Good | | |
| (304) <input type="checkbox"/> One Story Duplex | | | (60) <input type="checkbox"/> Excellent | | | | | | | | (50) <input type="checkbox"/> Very Good | | |
| (305) <input type="checkbox"/> Two Story Duplex | | | | | | | | | | | (60) <input type="checkbox"/> Excellent | | |

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

Assessor Comments and Reason for Adjustment:

QCD; TRANSFER BETWEEN BROTHER & SISTER

Comments from

Comments:

000706500

(Continue on back)

23520

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.

123

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

| | | | |
|---|------------------------------------|--|--|
| 1 County Name | 2 County Number WEBSTER - 91 | 3 Date of Sale/Transfer Mo. 6 Day 26 Yr. 25 | 4 Date of Deed Mo. 6 Day 4 Yr. 25 |
| 5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) MULTIPLE GRANTORS - SEE DEED Street or Other Mailing Address | | 6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) SONYA A. LATTA AND RICHARD LATTA Street or Other Mailing Address 215 MAINE AVE. | |
| City | State | Zip Code | City INAALE State NE Zip Code 68952 |
| Phone Number | Phone Number 402-469-1091 | Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation? | |
| Email Address | Email Address Lattasa@yahoo.com | | |

| | | | | | |
|---|--|--|---|---|---|
| 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. | | | | | |
| (A) Status | | (B) Property Type | | | (C) |
| <input checked="" type="checkbox"/> Improved | <input checked="" type="checkbox"/> Single Family | <input type="checkbox"/> Industrial | <input type="checkbox"/> Mineral Interests-Nonproducing | <input type="checkbox"/> State Assessed | <input type="checkbox"/> Mobile Home |
| <input type="checkbox"/> Unimproved | <input type="checkbox"/> Multi-Family | <input type="checkbox"/> Agricultural | <input type="checkbox"/> Mineral Interests-Producing | <input type="checkbox"/> Exempt | |
| <input type="checkbox"/> IOLL | <input type="checkbox"/> Commercial | <input type="checkbox"/> Recreational | | | |
| 8 Type of Deed | | | | | |
| <input type="checkbox"/> Bill of Sale | <input type="checkbox"/> Corrective | <input type="checkbox"/> Distribution | <input type="checkbox"/> Land Contract/Memo | <input type="checkbox"/> Partition | <input type="checkbox"/> Sheriff |
| <input type="checkbox"/> Cemetery | <input type="checkbox"/> Death Certificate - Transfer on Death | <input type="checkbox"/> Easement | <input type="checkbox"/> Lease | <input type="checkbox"/> Personal Rep. | <input type="checkbox"/> Trust/Trustee |
| | | <input type="checkbox"/> Executor | <input type="checkbox"/> Mineral | <input checked="" type="checkbox"/> Quit Claim | <input type="checkbox"/> Warranty |
| 9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? | | | | | |
| <input type="checkbox"/> Buyer | <input type="checkbox"/> Seller | <input checked="" type="checkbox"/> No | | | |
| 10 Type of Transfer | | <input checked="" type="checkbox"/> Distribution | <input type="checkbox"/> Foreclosure | <input type="checkbox"/> Irrevocable Trust | <input type="checkbox"/> Revocable Trust |
| <input type="checkbox"/> Auction | <input type="checkbox"/> Easement | <input type="checkbox"/> Gift | <input type="checkbox"/> Life Estate | <input type="checkbox"/> Sale | <input type="checkbox"/> Trustee to Beneficiary |
| <input type="checkbox"/> Court Decree | <input type="checkbox"/> Exchange | <input type="checkbox"/> Grantor Trust | <input type="checkbox"/> Partition | <input type="checkbox"/> Satisfaction of Contract | <input type="checkbox"/> Other (Explain) |
| 11 Was ownership transferred in full? (If No, explain the division.) | | | 12 Was real estate purchased for same use? (If No, state the intended use.) | | |
| <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | | | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | | |
| 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) | | | | | |
| <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Aunt or Uncle to Niece or Nephew <input type="checkbox"/> Family Corp., Partnership, or LLC <input type="checkbox"/> Self <input type="checkbox"/> Other | | | | | |
| <input checked="" type="checkbox"/> Brothers and Sisters <input type="checkbox"/> Grandparents and Grandchild <input type="checkbox"/> Spouse | | | | | |
| <input type="checkbox"/> Ex-spouse <input type="checkbox"/> Parents and Child <input type="checkbox"/> Step-parent and Step-child | | | | | |
| 14 What is the current market value of the real property? | | | 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) | | |
| | | | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No \$ % | | |
| 16 Does this conveyance divide a current parcel of land? | | | 17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) | | |
| <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | | | <input checked="" type="checkbox"/> Yes SOLIDIFI TITLE LLC <input type="checkbox"/> No | | |
| 18 Address of Property 215 MAINE AVE., INAALE, NE 68952 | | | 19 Name and Address of Person to Whom the Tax Statement Should be Sent SONYA & RICHARD LATTA 215 MAINE AVE. | | |
| 18a <input type="checkbox"/> No address assigned 18b <input type="checkbox"/> Vacant land | | | | | |
| 20 Legal Description (Attach additional pages, if needed.) | | | | | |

SEE ATTACHED

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

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

sign here Sonya A. Latta Print or Type Name of Grantee or Authorized Representative 402-469-1091 Phone Number
Sonya A. Latta Signature of Grantee or Authorized Representative GRANTEE Title 06-24-2025 Date

| | | | |
|--|---|-------------------------------------|--------------------|
| Register of Deed's Use Only | | | For Dept. Use Only |
| 26 Date Deed Recorded Mo. 6 Day 26 Yr. 25 | 27 Value of Stamp or Exempt Number \$ Exempt #15 | 28 Recording Data BK2025 Pg 1408 | |

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

LEGAL DESCRIPTION

EXHIBIT "A"

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

LOTS ONE (1) THROUGH FIVE (5), BLOCK ELEVEN (11), ORIGINAL VILLAGE OF INAALE, 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 } ss.
County of Webster }

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

Abbey King

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 4 day of June 2025, 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 quitclaim 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.

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

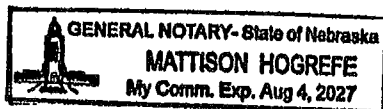
Theresa Wardenburg
THERESA WARDENBURG

Greg Wardenburg
GREG WARDENBURG

STATE OF Nebraska
COUNTY OF Adams } SS.

The foregoing instrument was acknowledged before me this June 6, 2025 (date)
by THERESA WARDENBURG AND GREG WARDENBURG.

(Seal)



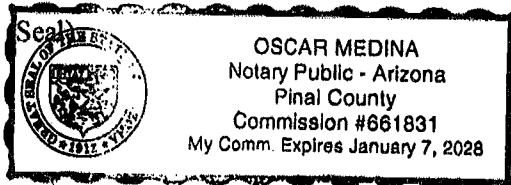
Mattison Hogrefe
Notary Public
My Commission Expires: Aug 4, 2027

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

Michele Garcia
MICHELE GARCIA

STATE OF Arizona
COUNTY OF Pinal } ss.

The foregoing instrument was acknowledged before me this 6/06/2025 (date)
by MICHELE GARCIA.



Oscar Medina
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

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

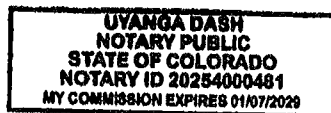
Trevor Williamson
TREVOR WILLIAMSON

Lori Williamson
LORI WILLIAMSON

STATE OF Colorado
COUNTY OF Douglas } ss.

The foregoing instrument was acknowledged before me this 6/4/2025 (date)
by TREVOR WILLIAMSON AND LORI WILLIAMSON.

(Seal)



Uyanga Dash
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.

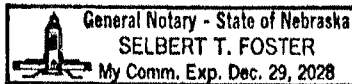
Sonya A Latta
SONYA LATTA

Rick Latta
RICK LATTA

STATE OF NEBRASKA
COUNTY OF ADAMS } SS.

The foregoing instrument was acknowledged before me this JUNE 24, 2025 (date)
by **SONYA LATTA AND RICK LATTA.**

(Seal)



[Signature]
Notary Public
My Commission Expires: December 29, 2028

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. | Book | Page | Sale Date | School District Code | | | | | | | | | | |
| 91 | 2025 | 1439 | 6/25/2025 | Base: 01-0123 | | Affiliated: | | Unified: | | | | | | |
| Location ID | | Sale Number | | Useability & Code # | | Parcel Number | | | | | | | | |
| 002100300 | | 124 | | 4 05 | | GeoCde | Twn | Rng | Sect | Qrt | Subdlv | Area | Blk | Parcel |
| Date of Sale Assessed Value | | | | 4131 | 4 | 11 | 2 | 0 | 00000 | 1 | 000 | 0015 | | |
| Land | | Improvements | | Total | | Date of Sale Property Classification Code | | | | | | | | |
| 790,710 | | | | 790,710 | | Status | Property Type | | Zoning | Location | City Size | Parcel Size | | |
| | | Irrigation Type: | | | | A) 2 | B) 05 | | C) 5 | D) 3 | E) 0 | F) 9 | | |
| LCG | | ACRES: | | VALUE: | | LCG | | ACRES: | | VALUE: | | | | |
| IRRIGATED | 1A1 | 57.900 | 333,795 | | GRASSLAND | 1G1 | | | | | | | | |
| | 1A | | | | | 1G | | | | | | | | |
| | 2A1 | 20.590 | 118,700 | | | 2G1 | | | | | | | | |
| | 2A | 2.060 | 11,425 | | | 2G | | | | | | | | |
| | 3A1 | 11.860 | 62,740 | | | 3G1 | | | | | | | | |
| | 3A | | | | | 3G | | | | | | | | |
| | 4A1 | 33.590 | 177,690 | | | 4G1 | | | | | | | | |
| | 4A | | | | | 4G | | | | | | | | |
| DRYLAND | 1D1 | 7.080 | 23,400 | | Shelterbelt/Timber | | | | | | | | | |
| | 1D | 12.440 | 41,115 | | Accretion | | | | | | | | | |
| | 2D1 | 1.390 | 4,360 | | Waste | | | | | | | | | |
| | 2D | 0.670 | 2,100 | | Other | | | | | | | | | |
| | 3D1 | 0.710 | 2,105 | | AG LAND TOTAL | | 152.830 | | 790,710 | | | | | |
| | 3D | | | | Roads | | 3.020 | | | | | | | |
| | 4D1 | 4.540 | 13,280 | | Farm Sites | | | | | | | | | |
| | 4D | | | | Home Sites | | | | | | | | | |
| | | | | | Recreation | | | | | | | | | |
| | Dwellings | | | | Other | | | | | | | | | |
| | Outbuildings | | | | Non-AG TOTAL | | 3.020 | | | | | | | |

| | | | |
|---|--|------------------------|--|
| Assessor's Adjustment to Sale Price (+ or -): | | Total Recapture Value: | |
| Assessor Comments and Reason for Adjustment: | | | |
| TRUSTEE'S WD; TRANSFER TO SPOUSE | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| Comments from | | Comments: | |
| 002100300 | | | |
| | | | |
| | | | |
| | | | |
| | | | |

(Continue on back)

Real Estate Transfer Statement

FORM
521

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

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

| | | | | | | | |
|--|--|--|--|---|--|--|--|
| 1 County Name Webster - 91 | | 2 County Number <input checked="" type="checkbox"/> | | 3 Date of Sale/Transfer Mo. <u>6</u> Day <u>25</u> Yr. <u>2025</u> | | 4 Date of Deed Mo. <u>6</u> Day <u>25</u> Yr. <u>2025</u> | |
| 5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Chrisella C. Lewis, Successor Trustee; Jack D. Lewis Rev. Trust Street or Other Mailing Address 723 S. Denver Avenue City Hastings State NE Zip Code 68901 Phone Number (402) 461-1659 Email Address NA | | | | 6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Chrisella C. Lewis, Trustee; Chrisella C. Lewis Revocable Trust Street or Other Mailing Address 723 S. Denver Avenue City Hastings State NE Zip Code 68901 Phone Number (402) 461-1659 Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address NA | | | |

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

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

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

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

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

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

| | |
|--|--|
| 14 What is the current market value of the real property? 395,355.00 | 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No \$ _____ % |
|--|--|

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

| | |
|---|--|
| 18 Address of Property SEE ATTACHED | 19 Name and Address of Person to Whom the Tax Statement Should be Sent Chrisella C. Lewis, Trustee; Chrisella C. Lewis Revocable Trust 723 S. Denver Avenue Hastings, NE 68901 |
|---|--|

18a ☒ No address assigned 18b ☐ Vacant land

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

25 If this transfer is exempt from the documentary stamp tax, list the exemption number **\$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 ☒ No27 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.

Chrisella C. Lewis, Trustee; Chrisella C. Lewis Revocable Trust

(402) 461-1659

Print or Type Name of Grantee or Authorized Representative

Phone Number

sign
here

Signature of Grantee or Authorized Representative

Grantee

Date

6-25-25

Register of Deed's Use Only

For Dept. Use Only

| | | |
|---|--|--|
| 28 Date Deed Recorded Mo. <u>6</u> Day <u>30</u> Yr. <u>25</u> | 29 Value of Stamp or Exempt Number \$ Exempt #19 | 30 Recording Data BK 2025, Pg 1439 |
|---|--|--|

LEGAL:

Southwest Quarter (SW $\frac{1}{4}$) 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 $\frac{1}{4}$) 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 $\frac{1}{4}$) 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 $\frac{1}{4}$); running thence North 89°32'04" West a distance of 661.00 feet to the POINT OF BEGINNING, subject to road right-of-way.

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

SECTION 1

Grantor of Instrument and Trust

JACK D. LEWIS REVOCABLE TRUST

Grantee of Instrument (Trustee)

CHRISTELLA C. LEWIS REVOCABLE TRUST

NAME OF BENEFICIARIES

RELATIONSHIP TO GRANTOR

CHRISTELLA C. LEWIS

SPOUSE

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 apply 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.
- ☐ Deeds which, without additional consideration, confirm, correct, modify, or supplement a deed previously recorded, but which do not extend or limit existing title or interest.
- ☒ Deeds without actual consideration between: husband and wife; ex-spouses (conveying property acquired or held during the marriage); or parent and child.
- ☐ Deeds to or from a family corporation, partnership, or limited liability company (LLC). All the shares of stock of the corporation or interest in the partnership or LLC are owned by members of a family, or a trust created for the benefit of a member of that family, related to one another within the fourth degree of kindred according to the rules of civil law, and their spouses. No consideration is given other than the issuance of stock of the corporation or interest in the partnership or LLC to the family members or the return of the stock to the corporation in partial or complete liquidation of the corporation or deeds in dissolution of the interest in the partnership or LLCs. To qualify for the exemption for family corporations, partnerships, or LLC, the property must be transferred in the name of the corporation or partnership and not in the name of the individual shareholders, partners, or members.
- ☐ Deeds of partition.
- ☐ Deeds made pursuant to mergers, consolidation, sales, or transfers of the assets of a corporation pursuant to the plans of merger or consolidation filed with the Secretary of State. A copy of this plan must be presented to the register of deeds before the documentary stamp tax exemption is granted.
- ☐ Deeds made by a subsidiary corporation to its parent corporation for no consideration other than the cancellation or surrender of the subsidiary's stock.
- ☐ Cemetery deeds.
- ☐ Mineral deeds.
- ☐ Deeds executed pursuant to court decrees.
- ☐ Deeds which release a reversionary interest, a condition subsequent or precedent, a restriction, or any other contingent interest.
- ☐ Deeds of distribution executed by a personal representative conveying to devisees or heirs property passing by testate or intestate succession.
- ☐ Deeds transferring property located within the boundaries of an Indian Reservation where the grantor or grantee is a Native American residing on an Indian Reservation in Nebraska.
- ☐ Deeds which convey property held in the name of any partnership or LLC, which is not a family partnership or LLC, to any partner in the partnership or member of the LLC, or to his or her spouse.
- ☐ Easements.

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
here**

Signature

Christella C. Lewis

Title

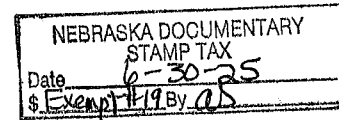
Successor Trustee

Date

6-25-23

**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
of June, D., 2025 at 10:21
o'clock A.M. Recorded in Book 2025
on Page 1439-1440
Abbey Harig County Clerk
AD Deputy
Ind 16.00 Comp AD Assessor AD Carded ADReturn 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 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 ¼); 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:

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

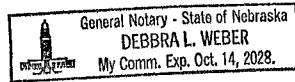
Executed Chrisella C Lewis 6-25, 2025.

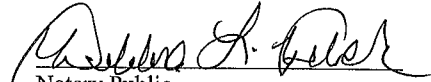
JACK D. LEWIS REVOCABLE TRUST

BY: Chrisella C Lewis
CHRISELLA C. LEWIS, SUCCESSOR
TRUSTEE; JACK D. LEWIS
REVOCABLE TRUST

STATE OF NEBRASKA)
) ss.
COUNTY OF ADAMS)

The foregoing instrument was acknowledged before me on
June 25, 2025, by Chrisella C. Lewis, Successor Trustee; Jack D. Lewis
Revocable Trust, Grantor.




Notary Public

Residential & Commercial Sales Worksheet

| Cnty No. | Book | Page | Sale Date | | School District Code | | | | | | | | |
|-----------------------------------|------|--------------|---------------------|----|---|---------------|-------------|--------|----------|----------|------|-----------|-------------|
| 91 | 2025 | 1463 | 7/1/2025 | | Base: 91-0074 | | Affiliated: | | Unified: | | | | |
| Location ID | | Sale Number | Useability & Code # | | Parcel Number | | | | | | | | |
| 000323300 | | 125 | 4 | 05 | GeoCde | Twn | Rng | Sect | Qrt | Subdiv | Area | Blk | Parcel |
| Date of Sale Assessed Value | | | | | 4133 | | | 00 | 0 | 20025 | | 003 | 0000 |
| Land | | Improvements | Total | | Date of Sale Property Classification Code | | | | | | | | |
| 3,275 | | 114,190 | 117,465 | | Status | Property Type | | Zoning | | Location | | City Size | Parcel Size |
| Assessor Location: BLUE HILL (BH) | | | | | A) 1 | B) 01 | | C) 1 | | D) 1 | | E) 6 | F) 1 |

| | Residential | Commercial |
|---|--|--|
| Multiple Improvements: | Multiple. Improvements. : | Multiple. Improvements. : |
| Construction Date: | Construction Date : 1878 | Construction Date : |
| Floor: | Floor Sq. Ft. : 1,260 | Floor Sq. Ft. : |
| Building Cost New: | Cost : 143,705 | Cost : |
| Single Family Style: 104 | Residential Condition: 30 | Commercial Occupancy Code: |
| (100) <input type="checkbox"/> Mobile Home | (10) <input type="checkbox"/> Worn Out | Primary: Other1: Other2: |
| (101) <input type="checkbox"/> One Story | (20) <input type="checkbox"/> Badly Worn | Commercial Construction Class: |
| (102) <input type="checkbox"/> Two Story | (30) <input checked="" type="checkbox"/> Average | (1) <input type="checkbox"/> Fireproof Structural Steel Frame |
| (103) <input type="checkbox"/> Split Level | (40) <input type="checkbox"/> Good | (2) <input type="checkbox"/> Reinforced Concrete Frame |
| (104) <input checked="" type="checkbox"/> 1 1/2 Story | (50) <input type="checkbox"/> Very Good | (3) <input type="checkbox"/> Masonry Bearing Walls |
| (111) <input type="checkbox"/> Bi-Level | (60) <input type="checkbox"/> Excellent | (4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls |
| (106) <input type="checkbox"/> Other | | (5) <input type="checkbox"/> Metal Frame and Walls |
| Townhouse or Duplex Style: | Residential Quality: 40 | (6) <input type="checkbox"/> Pole Frame |
| (301) <input type="checkbox"/> One Story | (10) <input type="checkbox"/> Low | Cost Rank: Condition: |
| (302) <input type="checkbox"/> Two Story | (20) <input type="checkbox"/> Fair | (10) <input type="checkbox"/> Low (10) <input type="checkbox"/> Worn Out |
| (307) <input type="checkbox"/> 1 1/2 Story | (30) <input type="checkbox"/> Average | (20) <input type="checkbox"/> Average (20) <input type="checkbox"/> Badly Worn |
| (308) <input type="checkbox"/> Split Level | (40) <input checked="" type="checkbox"/> Good | (30) <input type="checkbox"/> Above Average (30) <input type="checkbox"/> Average |
| (309) <input type="checkbox"/> 2 1/2 Story | (50) <input type="checkbox"/> Very Good | (40) <input type="checkbox"/> High (40) <input type="checkbox"/> Good |
| (304) <input type="checkbox"/> One Story Duplex | (60) <input type="checkbox"/> Excellent | |
| (305) <input type="checkbox"/> Two Story Duplex | | (50) <input type="checkbox"/> Very Good |
| | | (60) <input type="checkbox"/> Excellent |

| | |
|---|-----------|
| Assessor's Adjustment to Sale Price (+ or -): | |
| Assessor Comments and Reason for Adjustment: | |
| QCD; DISSOLUTION | |
| | |
| | |
| | |
| | |
| Comments from | Comments: |
| 000323300 | |
| | |
| | |
| | |
| | |

(Continue on back)

Real Estate Transfer Statement

FORM
521

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

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

| | | | |
|---|-----------------|--|--|
| 1 County Name | 2 County Number | 3 Date of Sale/Transfer Mo. <u>7</u> Day <u>1</u> Yr. <u>25</u> | 4 Date of Deed Mo. <u>6</u> Day <u>26</u> Yr. <u>25</u> |
| 5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) <u>Ricky J Myers + Kandice Myers</u> Street or Other Mailing Address <u>614 W Cass St B 102</u> City <u>Blue Hill</u> State <u>NE</u> Zip Code <u>68930</u> Phone Number Email Address | | 6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) <u>Ricky Myers</u> Street or Other Mailing Address <u>614 W Cass St.</u> City <u>Blue Hill</u> State <u>NE</u> Zip Code <u>68930</u> Phone Number Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation? Yes <input type="checkbox"/> No <input type="checkbox"/> | |

| | | | |
|--|--|--|--|
| 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. | | | |
| (A) Status <input checked="" type="checkbox"/> Improved <input type="checkbox"/> Unimproved <input type="checkbox"/> IOLL | | (B) Property Type <input checked="" type="checkbox"/> Single Family <input type="checkbox"/> Multi-Family <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Agricultural <input type="checkbox"/> Recreational <input type="checkbox"/> Mineral Interests-Nonproducing <input type="checkbox"/> Mineral Interests-Producing <input type="checkbox"/> State Assessed <input type="checkbox"/> Exempt <input type="checkbox"/> Mobile Home | |
| 8 Type of Deed <input type="checkbox"/> Conservator <input type="checkbox"/> Bill of Sale <input type="checkbox"/> Cemetery <input type="checkbox"/> Corrective <input type="checkbox"/> Death Certificate - Transfer on Death <input type="checkbox"/> Distribution <input type="checkbox"/> Easement <input type="checkbox"/> Executor <input type="checkbox"/> Land Contract/Memo <input type="checkbox"/> Lease <input type="checkbox"/> Mineral <input type="checkbox"/> Partition <input type="checkbox"/> Personal Rep. <input checked="" type="checkbox"/> Quit Claim <input type="checkbox"/> Sheriff <input type="checkbox"/> Trust/Trustee <input type="checkbox"/> Warranty <input type="checkbox"/> Other _____ | | | |
| 9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? <input type="checkbox"/> Buyer <input type="checkbox"/> Seller <input checked="" type="checkbox"/> No | | 10 Type of Transfer <input type="checkbox"/> Auction <input type="checkbox"/> Court Decree <input type="checkbox"/> Exchange <input type="checkbox"/> Distribution <input type="checkbox"/> Easement <input type="checkbox"/> Grantor Trust <input type="checkbox"/> Foreclosure <input type="checkbox"/> Gift <input type="checkbox"/> Irrevocable Trust <input type="checkbox"/> Life Estate <input type="checkbox"/> Partition <input type="checkbox"/> Revocable Trust <input type="checkbox"/> Sale <input type="checkbox"/> Satisfaction of Contract <input type="checkbox"/> Transfer on Death <input type="checkbox"/> Trustee to Beneficiary <input checked="" type="checkbox"/> Other (Explain) _____ | |
| 11 Was ownership transferred in full? (If No, explain the division.) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | | 12 Was real estate purchased for same use? (If No, state the intended use.) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | |
| 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Aunt or Uncle to Niece or Nephew <input type="checkbox"/> Brothers and Sisters <input checked="" type="checkbox"/> Ex-spouse <input type="checkbox"/> Family Corp., Partnership, or LLC <input type="checkbox"/> Grandparents and Grandchild <input type="checkbox"/> Parents and Child <input type="checkbox"/> Self <input type="checkbox"/> Spouse <input type="checkbox"/> Step-parent and Step-child <input type="checkbox"/> Other _____ | | | |
| 14 What is the current market value of the real property? <u>\$ 117,465</u> | | 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) <input type="checkbox"/> Yes <input type="checkbox"/> No \$ _____ % | |
| 16 Does this conveyance divide a current parcel of land? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | | 17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | |
| 18 Address of Property <u>614 W Cass St</u> | | 19 Name and Address of Person to Whom the Tax Statement Should be Sent <u>Same as Above</u> | |
| 18a <input type="checkbox"/> No address assigned | | 18b <input type="checkbox"/> Vacant land | |

| | |
|---|-------------|
| 20 Legal Description (Attach additional pages, if needed.) <u>Lot 9 in Block 3, Busehows Addition of Blue Hill Webster County Nebraska</u> | |
| 21 If agricultural, list total number of acres transferred in this transaction _____ | |
| 22 Total purchase price, including any liabilities assumed. | 22 \$ _____ |
| 23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions) | 23 \$ _____ |
| 24 Adjusted purchase price paid for real estate (line 22 minus line 23) | 24 \$ _____ |
| 25 If this transfer is exempt from the documentary stamp tax, list the exemption number _____ | |
| 26 Is an affidavit as described in <u>Neb. Rev. Stat. § 76-2.141</u> required because the property is located within a county or other geographic area with an active air force ballistic missile field? (See Instructions) <input type="checkbox"/> Yes <input type="checkbox"/> No | |
| 27 If yes, is the required affidavit attached to this filing? <input type="checkbox"/> Yes <input type="checkbox"/> No | |

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

sign
here

Print or Type Name of Grantee or Authorized Representative

Phone Number

Signature of Grantee or Authorized Representative

Title

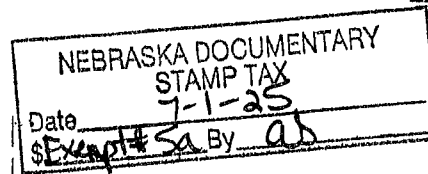
Date

Register of Deed's Use Only

For Dept. Use Only

| | | |
|--|---|--|
| 28 Date Deed Recorded Mo. <u>7</u> Day <u>1</u> Yr. <u>25</u> | 29 Value of Stamp or Exempt Number \$ <u>Exempt # 5a</u> | 30 Recording Data <u>BK 2025, Pg 1463</u> |
|--|---|--|

Prepared By:
Ricky Myers



After Recording Return To:
614 W Cass St
Blue Hill, Nebraska 68930

State of Nebraska } ss.
County of Webster }

Entered on the
numerical index and filed for record in the
Clerk's office of said county this 1 day
of July A.D., 2025, at 11:13
o'clock 2 M. Recorded in Book 2025
on Page 1463-1467
Adrian Henig County Clerk
34 Deputy
Ind Comp. Assessor Carded

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

part thereof.

Division of asset per divorce decree

Tax Parcel Number: 0000323300

Mail Tax Statements To:

Ricky Myers

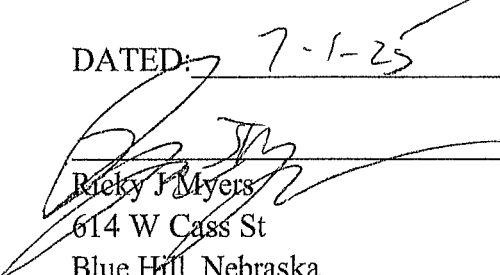
614 W Cass St

Blue Hill, Nebraska 68930

[SIGNATURE PAGE FOLLOWS]

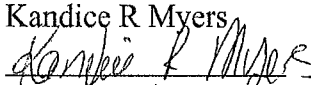
Grantor Signatures:

DATED: 7-1-25


Ricky J. Myers
614 W Cass St
Blue Hill, Nebraska

68930

DATED: 7/1/25

Kandice R Myers

1249 Rd. 21622
Guide Rock, Ne
68942

STATE OF NEBRASKA, COUNTY OF WEBSTER, ss:

This instrument was acknowledged before me on this 1 day of July,
25 by Ricky J Myers.



Katie Ord.
Notary Public

Title (and Rank)

My commission expires

STATE OF NEBRASKA, COUNTY OF WEBSTER, ss:

This instrument was acknowledged before me on this 1 day of July,
25 by Kandice R Myers.



Katie Ord

Notary Public

Signature of person taking acknowledgment

Title (and Rank)

My commission expires _____

Residential & Commercial Sales Worksheet

| | | | | | | | | | | | | | |
|---|------|--------------|---|----------------------|---|---------------|---|----------|----------|-----------|--|------|--------|
| Cnty No. | Book | Page | Sale Date | School District Code | | | | | | | | | |
| 91 | 2025 | 1475 | 7/7/2025 | Base: 91-0002 | | Affiliated: | | Unified: | | | | | |
| Location ID | | Sale Number | Useability & Code # | Parcel Number | | | | | | | | | |
| 000153300 | | 126 | 1 | | GeoCde | Twn | Rng | Sect | Qrt | Subdiv | Area | Blk | Parcel |
| Date of Sale Assessed Value | | | | 4491 | | | 00 | 0 | 10065 | | 003 | 0000 | |
| Land | | Improvements | Total | | Date of Sale Property Classification Code | | | | | | | | |
| 3,885 | | 10,520 | 14,405 | | Status | Property Type | | Zoning | Location | City Size | Parcel Size | | |
| Assessor Location: RED CLOUD (RC) | | | | A) 1 | B) 01 | C) 1 | D) 1 | E) 6 | F) 3 | | | | |
| | | | Residential | | | | Commercial | | | | | | |
| Multiple Improvements: | | | Multiple. Improvements. : | | | | Multiple. Improvements. : | | | | | | |
| Construction Date: | | | Construction Date : 1955 | | | | Construction Date : | | | | | | |
| Floor: | | | Floor Sq. Ft. : 1,232 | | | | Floor Sq. Ft. : | | | | | | |
| Building Cost New: | | | Cost : 106,955 | | | | Cost : | | | | | | |
| Single Family Style: 101 | | | Residential Condition: 10 | | | | Commercial Occupancy Code: | | | | | | |
| (100) <input type="checkbox"/> Mobile Home | | | (10) <input checked="" type="checkbox"/> Worn Out | | | | Primary: Other1: Other2: | | | | | | |
| (101) <input checked="" type="checkbox"/> One Story | | | (20) <input type="checkbox"/> Badly Worn | | | | Commercial Construction Class: | | | | | | |
| (102) <input type="checkbox"/> Two Story | | | (30) <input type="checkbox"/> Average | | | | (1) <input type="checkbox"/> Fireproof Structural Steel Frame | | | | | | |
| (103) <input type="checkbox"/> Split Level | | | (40) <input type="checkbox"/> Good | | | | (2) <input type="checkbox"/> Reinforced Concrete Frame | | | | | | |
| (104) <input type="checkbox"/> 1 1/2 Story | | | (50) <input type="checkbox"/> Very Good | | | | (3) <input type="checkbox"/> Masonry Bearing Walls | | | | | | |
| (111) <input type="checkbox"/> Bi-Level | | | (60) <input type="checkbox"/> Excellent | | | | (4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls | | | | | | |
| (106) <input type="checkbox"/> Other | | | | | | | (5) <input type="checkbox"/> Metal Frame and Walls | | | | | | |
| Townhouse or Duplex Style: | | | Residential Quality: 20 | | | | (6) <input type="checkbox"/> Pole Frame | | | | | | |
| (301) <input type="checkbox"/> One Story | | | (10) <input type="checkbox"/> Low | | | | Cost Rank: | | | | Condition: | | |
| (302) <input type="checkbox"/> Two Story | | | (20) <input checked="" type="checkbox"/> Fair | | | | (10) <input type="checkbox"/> Low | | | | (10) <input type="checkbox"/> Worn Out | | |
| (307) <input type="checkbox"/> 1 1/2 Story | | | (30) <input type="checkbox"/> Average | | | | (20) <input type="checkbox"/> Average | | | | (20) <input type="checkbox"/> Badly Worn | | |
| (308) <input type="checkbox"/> Split Level | | | (40) <input type="checkbox"/> Good | | | | (30) <input type="checkbox"/> Above Average | | | | (30) <input type="checkbox"/> Average | | |
| (309) <input type="checkbox"/> 2 1/2 Story | | | (50) <input type="checkbox"/> Very Good | | | | (40) <input type="checkbox"/> High | | | | (40) <input type="checkbox"/> Good | | |
| (304) <input type="checkbox"/> One Story Duplex | | | (60) <input type="checkbox"/> Excellent | | | | | | | | (50) <input type="checkbox"/> Very Good | | |
| (305) <input type="checkbox"/> Two Story Duplex | | | | | | | | | | | (60) <input type="checkbox"/> Excellent | | |
| Assessor's Adjustment to Sale Price (+ or -): | | | | | | | | | | | | | |
| Assessor Comments and Reason for Adjustment: | | | | | | | | | | | | | |
| WD | | | | | | | | | | | | | |
| | | | | | | | | | | | | | |
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| Comments from | | | | | | | Comments: | | | | | | |
| 000153300 | | | | | | | | | | | | | |
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| (Continue on back) | | | | | | | | | | | | | |

39010
NEBRASKA

Good Life. Great Service.

DEPARTMENT OF REVENUE

Real Estate Transfer Statement

FORM

521

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

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

| | | | |
|-------------------------------|------------------------|---|--|
| 1 County Name Webster - 91 | 2 County Number [] | 3 Date of Sale/Transfer Mo. 7 Day 7 Yr. 2025 | 4 Date of Deed Mo. 7 Day 1 Yr. 2025 |
|-------------------------------|------------------------|---|--|

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

| | |
|--|---|
| Grantor's Name (Seller) Wendy Sagona, Guardian in the Matter of Jocelyn Riley, a pro person | Grantee's Name (Buyer) 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 Rockford | State IL | Zip Code 61109 | City Red Cloud | State NE | Zip Code 68970 |
|------------------|-------------|-------------------|-------------------|-------------|-------------------|

| | | | | |
|--------------|------------------------------|---|---|---|
| Phone Number | Phone Number 402-984-3518 | Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation? | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
|--------------|------------------------------|---|---|---|

| | |
|----------------------|----------------------|
| Email Address n/a | Email Address n/a |
|----------------------|----------------------|

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

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

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

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

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

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

| | |
|--|--|
| 14 What is the current market value of the real property? 25,000.00 | 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No \$ _____ % |
|--|--|

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

| | |
|--|---|
| 18 Address of Property 105 S Walnut Street Red Cloud, NE 68970 | 19 Name and Address of Person to Whom the Tax Statement Should be Sent Grantee |
|--|---|

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

| |
|--|
| 20 Legal Description (Attach additional pages, if needed.) Lots One (1), Two (2), Three (3) Four (4), Five (5) and Six (6), Block Three (3), Railroad Addition to Red Cloud, Webster County, Nebraska |
|--|

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

| | |
|--|-----------------|
| 22 Total purchase price, including any liabilities assumed. | 22 \$ 25,000.00 |
| 23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions) | 23 \$ |
| 24 Adjusted purchase price paid for real estate (line 22 minus line 23) | 24 \$ 25,000.00 |

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

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

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

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

Ronald T. Strobl

Print or Type Name of Grantee or Authorized Representative

sign
here

Signature of Grantee or Authorized Representative

Grantee

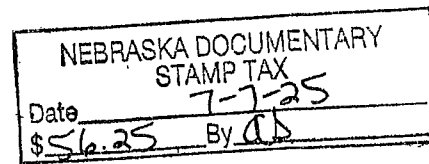
Title

402-984-3518
Phone Number7-7-25
Date

Register of Deed's Use Only

For Dept. Use Only

| | | |
|---|--|---------------------------------------|
| 28 Date Deed Recorded Mo. 7 Day 7 Yr. 25 | 29 Value of Stamp or Exempt Number \$ 56.25 | 30 Recording Data BK 2025, Pg 1475 |
|---|--|---------------------------------------|

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 7 day
of July A.D., 2025 at 9:42
o'clock A.M. Recorded in Book 2025
on Page 1475
Abbey Hing County Clerk
10:00 Deputy
Ind Comp Assessor Carded

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

WARRANTY DEED

JOCELYN RILEY, a single individual, by and through her court-appointed Guardian and Conservator WENDY SAGONA (Webster County Court Case No. PR24-09) (GRANTOR), for \$25,000.00 dollars, does hereby convey to RONALD T. STROBL and LARA J. STROBL, a married couple (GRANTEE), the following-described real estate, as joint tenants and not as tenants in common:

Lots One (1), Two (2), Three (3), Four (4), Five (5), and Six (6), Block Three (3), Railroad Addition to Red Cloud, Webster County, Nebraska.

GRANTOR covenants with GRANTEE that GRANTOR:

- (1) is lawfully seised 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 title to the real estate against the lawful claims of all persons.

Joelyn Riley, by Wendy Sagona
Joelyn Riley, by: Guardian/Conservator
Wendy Sagona, Guardian/Conservator

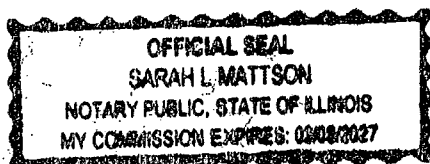
7-1-2025
Date

STATE OF Illinois)
Winnebago COUNTY)

The foregoing was acknowledged before me on July 1, 2025 by WENDY SAGONA, Guardian and Conservator for JOCELYN RILEY, under and pursuant to her authority for the same.

(Seal)

Sarah L Mattson
Notary Public



Agricultural Land Sales Worksheet

| | | | | | | | | | | | | | |
|-----------------------------|---------------------|--------------------|--------------------------------|-----------------------------|--|----------------------|---------------|---------------|-----------------|------------------|--------------------|------------|---------------|
| Cnty No. | Book | Page | Sale Date | School District Code | | | | | | | | | |
| 91 | 2025 | 1476 | 7/1/2025 | Base: 01-0123 | | | | Affiliated: | | Unified: | | | |
| Location ID | | Sale Number | Useability & Code # | | Parcel Number | | | | | | | | |
| 002013100 | | 127 | 4 | 05 | GeoCde | Twn | Rng | Sect | Qrt | Subdlv | Area | Blk | Parcel |
| Date of Sale Assessed Value | | | | | 4245 | 3 | 11 | 29 | 0 | 00000 | 1 | 000 | 9815 |
| Land | Improvements | | Total | | Date of Sale Property Classification Code | | | | | | | | |
| 363,365 | 3,125 | | 366,490 | | Status | Property Type | | Zoning | Location | City Size | Parcel Size | | |
| Irrigation Type: | | | | | A) 1 | B) 05 | | C) 5 | D) 3 | E) 0 | F) 9 | | |
| LCG | | ACRES: | VALUE: | | LCG | | ACRES: | VALUE: | | | | | |
| IRRIGATED 1A1 | | | | | GRASSLAND 1G1 | | 29.260 | 48,715 | | | | | |
| 1A | | | | | 1G | | 19.840 | 33,035 | | | | | |
| 2A1 | | | | | 2G1 | | 30.550 | 46,130 | | | | | |
| 2A | | | | | 2G | | | | | | | | |
| 3A1 | | | | | 3G1 | | 10.550 | 15,300 | | | | | |
| 3A | | | | | 3G | | | | | | | | |
| 4A1 | | | | | 4G1 | | | | | | | | |
| 4A | | | | | 4G | | | | | | | | |
| DRYLAND 1D1 | | | | | Shelterbelt/Timber | | | | | | | | |
| 1D | 35.990 | | 118,950 | | Accretion | | | | | | | | |
| 2D1 | | | | | Waste | | | | | | | | |
| 2D | 4.300 | | 13,480 | | Other | | | | | | | | |
| 3D1 | 8.710 | | 25,825 | | AG LAND TOTAL | | 155.640 | 349,525 | | | | | |
| 3D | | | | | Roads | | 3.990 | | | | | | |
| 4D1 | 14.150 | | 41,390 | | Farm Sites | | 1.000 | 13,840 | | | | | |
| 4D | 2.290 | | 6,700 | | Home Sites | | | | | | | | |
| | | | | | Recreation | | | | | | | | |
| Dwellings | | | | | Other | | | | | | | | |
| Outbuildings | | | 3,125 | | Non-AG TOTAL | | 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, GRANDPARENT TO GRANDCHILD, RETAINING LIFE ESTAT | | |
| | | |
| | | |
| | | |
| Comments from | | Comments: |
| 002013100 | | |
| | | |
| | | |
| | | |
| | | |

(Continue on back)

Real Estate Transfer Statement

FORM
521

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

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

| | | | | | | | |
|--|--|-----------------|--|---|--|---|--|
| 1 County Name Webster - 91 | | 2 County Number | | 3 Date of Sale/Transfer Mo. <u>07</u> Day <u>01</u> Yr. <u>2025</u> | | 4 Date of Deed Mo. <u>07</u> Day <u>01</u> Yr. <u>2025</u> | |
| 5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Lola B. Lutz, a single person Street or Other Mailing Address P. O. Box 63 City Bladen State NE Zip Code 68928 Phone Number (402) 756-1477 Email Address mombus69@gmail.com | | | | 6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) See Attached Street or Other Mailing Address See Attached City State Zip Code Phone Number (402) 756-1477 Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address mombus69@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) |
| <input checked="" type="checkbox"/> Improved | <input type="checkbox"/> Single Family | <input type="checkbox"/> Industrial | <input type="checkbox"/> Mineral Interests-Nonproducing | <input type="checkbox"/> State Assessed |
| <input type="checkbox"/> Unimproved | <input type="checkbox"/> Multi-Family | <input checked="" type="checkbox"/> Agricultural | <input type="checkbox"/> Mineral Interests-Producing | <input type="checkbox"/> Exempt |
| <input type="checkbox"/> IOLL | <input type="checkbox"/> Commercial | <input type="checkbox"/> Recreational | | <input type="checkbox"/> Mobile Home |

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

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

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

11 Was ownership transferred in full? (If No, explain the division.) ☐ Yes ☒ No **Grantor retained life estate**

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

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

14 What is the current market value of the real property?
487,612.00

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
**869 Road Q
Bladen, NE 68928**

19 Name and Address of Person to Whom the Tax Statement Should be Sent
**Lola B. Lutz
P. O. Box 63
Bladen, NE 68928**

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 **160.63**

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

25 If this transfer is exempt from the documentary stamp tax, list the exemption number **5(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.

sign here **Henry C. Schenker** (308) 425-6273
Print or Type Name of Grantee or Authorized Representative Phone Number
Henry C. Schenker Attorney
Signature of Grantee or Authorized Representative Title
Date **7/2/2025**

| | | |
|--|--|---|
| Register of Deed's Use Only | | For Dept. Use Only |
| 28 Date Deed Recorded Mo. <u>7</u> Day <u>7</u> Yr. <u>25</u> | 29 Value of Stamp or Exempt Number \$ 549.00 | 30 Recording Data BK2025, Pg 1476 |

Attachment to Nebraska Form 521

6. Grantees' Names/Addresses:

LORA L. LUTZ ($\frac{1}{2}$ Remainder Interest)
P. O. Box 63
Bladen, NE 68928
(402) 756-1477

JENNIFER TURNER ($\frac{1}{4}$ Remainder Interest)
P. O. Box 486
Blue Hill, NE 68930
(402) 831-0506

CHACE LUTZ ($\frac{1}{4}$ 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 ($NE\frac{1}{4}$) 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 } ss.
County of Webster }

BOOK 2025 PAGE 1476

Entered on the
numerical index and filed for record in the
Clerk's office of said county this 7 day
of July A.D., 2025, at 10:11
o'clock AM, Recorded in Book 2025
on Page 1476
Henry C. Schenker County Clerk
AS Deputy
Ind Comp Assessor Carded

| | |
|-----------------------------------|---------------|
| NEBRASKA DOCUMENTARY STAMP TAX | |
| Date | <u>7-7-25</u> |
| \$ <u>549.00</u> | By <u>AS</u> |

When recording is completed return to:

DUNCAN, WALKER &
SCHENKER,
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, an undivided one-half (½) interest, JENNIFER TURNER, an undivided one-fourth (¼) interest, and CHACE LUTZ, an undivided one-fourth (¼) interest, Grantees, said interests to be held by Grantees as tenants in common with each other,

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

The Northeast Quarter (NE¼) 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.

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.

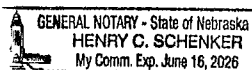
Executed: July 7, 2025.

Lola B. Lutz
Lola B. Lutz.

STATE OF NEBRASKA)
) ss.
COUNTY OF WEBSTER)

The foregoing instrument was acknowledged before me on July 7, 2025 by Lola B. Lutz, a single person, Grantor.

Henry C. Schenker
Notary Public.



Residential & Commercial Sales Worksheet

| | | | | | | | | | | | | | | |
|--|------|--------------|-----------|---|--|---|---------------|--|--------|----------|-----------|--|------|--------|
| Cnty No. | Book | Page | Sale Date | School District Code | | | | | | | | | | |
| 91 | 2025 | 1501 | 7/1/2025 | Base: 01-0123 | | | | Affiliated: | | Unified: | | | | |
| Location ID | | Sale Number | | Useability & Code # | | Parcel Number | | | | | | | | |
| 000502500 | | 128 | | 4 05 | | GeoCde | Twn | Rng | Sect | Qrt | Subdlv | Area | Blk | Parcel |
| Date of Sale Assessed Value | | | | 4131 | | | | 00 | 0 | 30005 | | 004 | 0000 | |
| Land | | Improvements | | Total | | Date of Sale Property Classification Code | | | | | | | | |
| 4,755 | | 32,870 | | 37,625 | | Status | Property Type | | Zoning | Location | City Size | Parcel Size | | |
| Assessor Location: BLADEN (BLA) | | | | | | A) 1 | B) 01 | | C) 1 | D) 1 | E) 7 | F) 2 | | |
| | | | | Residential | | | | Commercial | | | | | | |
| Multiple Improvements: | | | | Multiple Improvements. : | | | | Multiple Improvements. : | | | | | | |
| Construction Date: | | | | Construction Date : 1918 | | | | Construction Date : | | | | | | |
| Floor: | | | | Floor Sq. Ft. : 1,098 | | | | Floor Sq. Ft. : | | | | | | |
| Building Cost New: | | | | Cost : 103,680 | | | | Cost : | | | | | | |
| Single Family Style: 104 | | | | Residential Condition: 20 | | | | Commercial Occupancy Code: | | | | | | |
| (100) <input type="checkbox"/> Mobile Home | | | | (10) <input type="checkbox"/> Worn Out | | | | Primary: Other1: Other2: | | | | | | |
| (101) <input type="checkbox"/> One Story | | | | (20) <input checked="" type="checkbox"/> Badly Worn | | | | Commercial Construction Class: | | | | | | |
| (102) <input type="checkbox"/> Two Story | | | | (30) <input type="checkbox"/> Average | | | | (1) <input type="checkbox"/> Fireproof Structural Steel Frame | | | | | | |
| (103) <input type="checkbox"/> Split Level | | | | (40) <input type="checkbox"/> Good | | | | (2) <input type="checkbox"/> Reinforced Concrete Frame | | | | | | |
| (104) <input checked="" type="checkbox"/> 1 1/2 Story | | | | (50) <input type="checkbox"/> Very Good | | | | (3) <input type="checkbox"/> Masonry Bearing Walls | | | | | | |
| (111) <input type="checkbox"/> Bi-Level | | | | (60) <input type="checkbox"/> Excellent | | | | (4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls | | | | | | |
| (106) <input type="checkbox"/> Other | | | | | | | | (5) <input type="checkbox"/> Metal Frame and Walls | | | | | | |
| Townhouse or Duplex Style: | | | | Residential Quality: 30 | | | | (6) <input type="checkbox"/> Pole Frame | | | | | | |
| (301) <input type="checkbox"/> One Story | | | | (10) <input type="checkbox"/> Low | | | | Cost Rank: | | | | Condition: | | |
| (302) <input type="checkbox"/> Two Story | | | | (20) <input type="checkbox"/> Fair | | | | (10) <input type="checkbox"/> Low | | | | (10) <input type="checkbox"/> Worn Out | | |
| (307) <input type="checkbox"/> 1 1/2 Story | | | | (30) <input checked="" type="checkbox"/> Average | | | | (20) <input type="checkbox"/> Average | | | | (20) <input type="checkbox"/> Badly Worn | | |
| (308) <input type="checkbox"/> Split Level | | | | (40) <input type="checkbox"/> Good | | | | (30) <input type="checkbox"/> Above Average | | | | (30) <input type="checkbox"/> Average | | |
| (309) <input type="checkbox"/> 2 1/2 Story | | | | (50) <input type="checkbox"/> Very Good | | | | (40) <input type="checkbox"/> High | | | | (40) <input type="checkbox"/> Good | | |
| (304) <input type="checkbox"/> One Story Duplex | | | | (60) <input type="checkbox"/> Excellent | | | | | | | | (50) <input type="checkbox"/> Very Good | | |
| (305) <input type="checkbox"/> Two Story Duplex | | | | | | | | | | | | (60) <input type="checkbox"/> Excellent | | |
| Assessor's Adjustment to Sale Price (+ or -): | | | | | | | | | | | | | | |
| Assessor Comments and Reason for Adjustment: | | | | | | | | | | | | | | |
| WD; TRANSFER FROM PARENT TO CHILD, RETAINING LIFE ESTATE | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | |
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| Comments from | | | | | | | Comments: | | | | | | | |
| 000502500 000514200 000514300 | | | | | | | | | | | | | | |
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| | | | | | | | | | | | | | | |
| (Continue on back) | | | | | | | | | | | | | | |

Real Estate Transfer Statement

128

FORM
521

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

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

| | | | |
|--|-----------------|---|---|
| 1 County Name Webster - 91 | 2 County Number | 3 Date of Sale/Transfer Mo. <u>07</u> Day <u>01</u> Yr. <u>2025</u> | 4 Date of Deed Mo. <u>07</u> Day <u>01</u> Yr. <u>2025</u> |
| 5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Lola B. Lutz, a single person Street or Other Mailing Address P. O. Box 63 City Bladen State NE Zip Code 68928 Phone Number (402) 756-1477 Email Address mombus69@gmail.com | | 6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) See Attached Street or Other Mailing Address See Attached City State Zip Code Phone Number (402) 756-1477 Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address mombus69@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) |
| <input checked="" type="checkbox"/> Improved | <input checked="" type="checkbox"/> Single Family | <input type="checkbox"/> Industrial | <input type="checkbox"/> Mineral Interests-Nonproducing | <input type="checkbox"/> State Assessed |
| <input type="checkbox"/> Unimproved | <input type="checkbox"/> Multi-Family | <input type="checkbox"/> Agricultural | <input type="checkbox"/> Mineral Interests-Producing | <input type="checkbox"/> Exempt |
| <input type="checkbox"/> IOLL | <input type="checkbox"/> Commercial | <input type="checkbox"/> Recreational | | <input type="checkbox"/> Mobile Home |
| 8 Type of Deed <input type="checkbox"/> Conservator <input type="checkbox"/> Distribution <input type="checkbox"/> Land Contract/Memo <input type="checkbox"/> Partition <input type="checkbox"/> Sheriff <input type="checkbox"/> Other _____ <input type="checkbox"/> Bill of Sale <input type="checkbox"/> Corrective <input type="checkbox"/> Easement <input type="checkbox"/> Lease <input type="checkbox"/> Personal Rep. <input type="checkbox"/> Trust/Trustee <input type="checkbox"/> Cemetery <input type="checkbox"/> Death Certificate - Transfer on Death <input type="checkbox"/> Executor <input type="checkbox"/> Mineral <input type="checkbox"/> Quit Claim <input checked="" type="checkbox"/> Warranty | | | | |
| 9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? <input type="checkbox"/> Buyer <input type="checkbox"/> Seller <input checked="" type="checkbox"/> No | | 10 Type of Transfer <input type="checkbox"/> Distribution <input type="checkbox"/> Foreclosure <input type="checkbox"/> Irrevocable Trust <input type="checkbox"/> Revocable Trust <input type="checkbox"/> Transfer on Death <input type="checkbox"/> Auction <input type="checkbox"/> Easement <input checked="" type="checkbox"/> Gift <input checked="" type="checkbox"/> Life Estate <input type="checkbox"/> Sale <input type="checkbox"/> Trustee to Beneficiary <input type="checkbox"/> Court Decree <input type="checkbox"/> Exchange <input type="checkbox"/> Grantor Trust <input type="checkbox"/> Partition <input type="checkbox"/> Satisfaction of Contract <input type="checkbox"/> Other (Explain) _____ | | |
| 11 Was ownership transferred in full? (If No, explain the division.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Grantor retained life estate | | 12 Was real estate purchased for same use? (If No, state the intended use.) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No _____ | | |
| 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Aunt or Uncle to Niece or Nephew <input type="checkbox"/> Family Corp., Partnership, or LLC <input type="checkbox"/> Self <input type="checkbox"/> Other _____ <input type="checkbox"/> Brothers and Sisters <input type="checkbox"/> Grandparents and Grandchild <input type="checkbox"/> Spouse <input type="checkbox"/> Ex-spouse <input checked="" type="checkbox"/> Parents and Child <input type="checkbox"/> Step-parent and Step-child | | | | |
| 14 What is the current market value of the real property? 37,625.00 | | 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No \$ _____ % | | |
| 16 Does this conveyance divide a current parcel of land? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | | 17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | | |
| 18 Address of Property 411 N Thorn, Bladen, NE 68928; 217 W O, Bladen, NE 68928; and 211 W O, Bladen, NE 68928 | | 19 Name and Address of Person to Whom the Tax Statement Should be Sent Lola B. Lutz P. O. Box 63 Bladen, NE 68928 | | |
| 18a <input type="checkbox"/> No address assigned 18b <input type="checkbox"/> Vacant land | | | | |

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

See Attached

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

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

Henry C. Schenker

Print or Type Name of Grantee or Authorized Representative

Signature of Grantee or Authorized Representative

Attorney

Title

(308) 425-6273

Phone Number

7/2/2025

Date

Register of Deed's Use Only

| | | | |
|--|---|--|--------------------|
| 28 Date Deed Recorded Mo. <u>7</u> Day <u>9</u> Yr. <u>25</u> | 29 Value of Stamp or Exempt Number \$ <u>Exempt # 5a</u> | 30 Recording Data <u>BK2025 Pg 1501</u> | For Dept. Use Only |
|--|---|--|--------------------|

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 _____
Carded _____

NEBRASKA DOCUMENTARY
STAMP TAX

Date: 07/09/25

\$ Ex05a By AS

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

Anthony D. King

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.

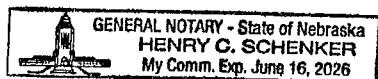
Executed: July 1, 2025.

Lola B. Lutz

Lola B. Lutz.

STATE OF NEBRASKA)
COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on July 1, 2025 by Lola B. Lutz, a single
person, Grantor.



Henry C. Schenker

Notary Public.

Residential & Commercial Sales Worksheet

| Cnty No. | Book | Page | Sale Date | School District Code | | | | | | | | |
|---|--------------|-------------|---------------------|--|---------------|------------------|----------|---|-------------|--|-----|--------|
| 91 | 2025 | 1502 | 5/20/2007 | Base: 91-0002 | | Affiliated: | | Unified: | | | | |
| Location ID | | Sale Number | Useability & Code # | Parcel Number | | | | | | | | |
| 000137900 | | 129 | 14 | GeoCde | Twn | Rng | Sect | Qrt | Subdiv | Area | Blk | Parcel |
| Date of Sale Assessed Value | | | | 4371 | | | 00 | 0 | 10025 | | 004 | 0000 |
| Land | Improvements | Total | | Date of Sale Property Classification Code | | | | | | | | |
| 1,915 | 163,850 | 165,765 | | Status | Property Type | Zoning | Location | City Size | Parcel Size | | | |
| Assessor Location: RED CLOUD (RC) | | | | A) 1 | B) 01 | C) 1 | D) 1 | E) 6 | F) 2 | | | |
| | | | | Residential | | | | Commercial | | | | |
| Multiple Improvements: | | | | Multiple. Improvements. : | | | | Multiple. Improvements. : | | | | |
| Construction Date: | | | | Construction Date : 1906 | | | | Construction Date : | | | | |
| Floor: | | | | Floor Sq. Ft. : 1,278 | | | | Floor Sq. Ft. : | | | | |
| Building Cost New: | | | | Cost : 178,005 | | | | Cost : | | | | |
| Single Family Style: 104 | | | | Residential Condition: 35 | | | | Commercial Occupancy Code: | | | | |
| (100) <input type="checkbox"/> Mobile Home | | | | (10) <input type="checkbox"/> Worn Out | | | | Primary: Other1: Other2: | | | | |
| (101) <input type="checkbox"/> One Story | | | | (20) <input type="checkbox"/> Badly Worn | | | | Commercial Construction Class: | | | | |
| (102) <input type="checkbox"/> Two Story | | | | (30) <input checked="" type="checkbox"/> Average | | | | (1) <input type="checkbox"/> Fireproof Structural Steel Frame | | | | |
| (103) <input type="checkbox"/> Split Level | | | | (40) <input checked="" type="checkbox"/> Good | | | | (2) <input type="checkbox"/> Reinforced Concrete Frame | | | | |
| (104) <input checked="" type="checkbox"/> 1 1/2 Story | | | | (50) <input type="checkbox"/> Very Good | | | | (3) <input type="checkbox"/> Masonry Bearing Walls | | | | |
| (111) <input type="checkbox"/> Bi-Level | | | | (60) <input type="checkbox"/> Excellent | | | | (4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls | | | | |
| (106) <input type="checkbox"/> Other | | | | | | | | (5) <input type="checkbox"/> Metal Frame and Walls | | | | |
| Townhouse or Duplex Style: | | | | Residential Quality: 50 | | | | (6) <input type="checkbox"/> Pole Frame | | | | |
| (301) <input type="checkbox"/> One Story | | | | (10) <input type="checkbox"/> Low | | | | Cost Rank: | | Condition: | | |
| (302) <input type="checkbox"/> Two Story | | | | (20) <input type="checkbox"/> Fair | | | | (10) <input type="checkbox"/> Low | | (10) <input type="checkbox"/> Worn Out | | |
| (307) <input type="checkbox"/> 1 1/2 Story | | | | (30) <input type="checkbox"/> Average | | | | (20) <input type="checkbox"/> Average | | (20) <input type="checkbox"/> Badly Worn | | |
| (308) <input type="checkbox"/> Split Level | | | | (40) <input type="checkbox"/> Good | | | | (30) <input type="checkbox"/> Above Average | | (30) <input type="checkbox"/> Average | | |
| (309) <input type="checkbox"/> 2 1/2 Story | | | | (50) <input checked="" type="checkbox"/> Very Good | | | | (40) <input type="checkbox"/> High | | (40) <input type="checkbox"/> Good | | |
| (304) <input type="checkbox"/> One Story Duplex | | | | (60) <input type="checkbox"/> Excellent | | | | | | (50) <input type="checkbox"/> Very Good | | |
| (305) <input type="checkbox"/> Two Story Duplex | | | | | | | | | | (60) <input type="checkbox"/> Excellent | | |
| Assessor's Adjustment to Sale Price (+ or -): | | | | | | | | | | | | |
| Assessor Comments and Reason for Adjustment: | | | | | | | | | | | | |
| QCD | | | | | | | | | | | | |
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| (Continue on back) | | | | | | | | | | | | |

NEBRASKA

Good Life. Great Service.

DEPARTMENT OF REVENUE

Real Estate Transfer Statement

FORM

521

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

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

| | | | |
|---|-----------------|--|---|
| 1 County Name Webster - 91 | 2 County Number | 3 Date of Sale/Transfer Mo. <u>05</u> Day <u>20</u> Yr. <u>2007</u> | 4 Date of Deed Mo. <u>02</u> Day <u>21</u> Yr. <u>2022</u> |
| 5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Christopher G & Sheila R Roemer Street or Other Mailing Address 262 N Dodge Rd City Healey State KS Zip Code 67850 | | 6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Doug Pierce Street or Other Mailing Address 341 N Cherry St City Red Cloud State NE Zip Code 68970 | |
| Phone Number (719) 356-0630 | | Phone Number (402) 746-0333 | Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| Email Address n/a | | Email Address n/a | |

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

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

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

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

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

| | |
|---|--|
| 14 What is the current market value of the real property? | 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No \$ <u>33,036.55</u> <u>5.875</u> % |
|---|--|

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

| | |
|---|---|
| 18 Address of Property 442 West 6th Ave Red Cloud, NE 68970 | 19 Name and Address of Person to Whom the Tax Statement Should be Sent (Same as Grantee) |
|---|---|

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

| |
|--|
| 20 Legal Description (Attach additional pages, if needed.) The West Eighty-three Feet (83') of the Northwest Quarter (NW¼) of Block Four (4), LeDuc's Addition to Red Cloud, Webster County, Nebraska. |
|--|

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

| | |
|--|------------------------|
| 22 Total purchase price, including any liabilities assumed. | 22 \$ <u>52,000.00</u> |
| 23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions) | 23 \$ <u>0.00</u> |
| 24 Adjusted purchase price paid for real estate (line 22 minus line 23) | 24 \$ <u>52,000.00</u> |

| |
|---|
| 25 If this transfer is exempt from the documentary stamp tax, list the exemption number <u>13</u> . |
|---|

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

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

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

David B. Garwood

Print or Type Name of Grantee or Authorized Representative

Signature of Grantee or Authorized Representative

Attorney

Title

(402) 746-3613

Phone Number

Date

7-9-25

Register of Deed's Use Only

For Dept. Use Only

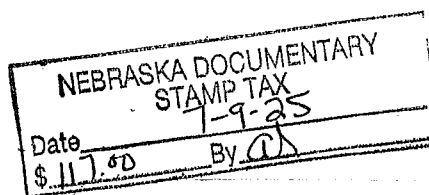
| | | |
|--|--|---|
| 28 Date Deed Recorded Mo. <u>7</u> Day <u>9</u> Yr. <u>25</u> | 29 Value of Stamp or Exempt Number \$ <u>117.00</u> | 30 Recording Data <u>BK2025, Pg 1502</u> |
|--|--|---|

Nebraska Department of Revenue

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

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

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

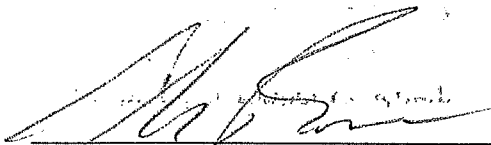
State of Nebraska } ss.
County of Webster }Entered on the
numerical index and filed for record in the
Clerk's office of said county this 9 day
of July A.D., 2025, at 11:45
o'clock AM. Recorded in Book 2025
on Page 1502
Abbey Harig County Clerk
AS Deputy
Ind Comp Assessor Carded


QUITCLAIM DEED

Christopher G. Roemer and Sheila R. Roemer, husband and wife, GRANTOR, in consideration of ONE AND NO/100 DOLLARS (\$1.00), and other valuable consideration, receipt of which is hereby acknowledged, quitclaim and convey to Doug Pierce, GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

The West Eighty-three Feet (83') of the Northwest Quarter (NW¼) of Block Four (4), LeDuc's Addition to Red Cloud, Webster County, Nebraska.

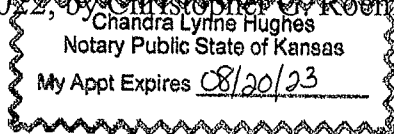
Executed February 21, 2022


Christopher G. Roemer

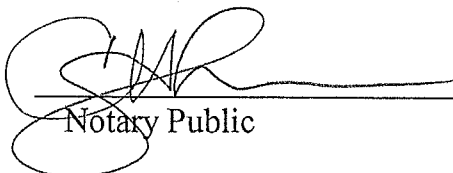

Sheila R. Roemer

STATE OF KANSAS, COUNTY OF Scott) ss.

The foregoing instrument was acknowledged before me on February 21, 2022, by Christopher G. Roemer & Sheila R. Roemer, husband and wife.



Comm. expires 08/20/23


Notary Public

Residential & Commercial Sales Worksheet

| | | | | | | | | | | | | | | |
|-----------------------------------|------|--------------|-----------|----------------------|--|---|---------------|-------------|--------|----------|-----------|-------------|-----|--------|
| Cnty No. | Book | Page | Sale Date | School District Code | | | | | | | | | | |
| 91 | 2025 | 1503 | 7/11/2025 | Base: 91-0002 | | | | Affiliated: | | | Unified: | | | |
| Location ID | | Sale Number | | Useability & Code # | | Parcel Number | | | | | | | | |
| 000126600 | | 130 | | 1 | | GeoCde | Twn | Rng | Sect | Qrt | Subdiv | Area | Blk | Parcel |
| Date of Sale Assessed Value | | | | | | 4371 | | | 00 | 0 | 10020 | | 010 | 0000 |
| Land | | Improvements | | Total | | Date of Sale Property Classification Code | | | | | | | | |
| 1,085 | | 28,510 | | 29,595 | | Status | Property Type | | Zoning | Location | City Size | Parcel Size | | |
| Assessor Location: RED CLOUD (RC) | | | | | | A) 1 | B) 01 | | C) 1 | D) 1 | E) 6 | F) 1 | | |

| | | |
|---|---|---|
| | Residential | Commercial |
| Multiple Improvements: | Multiple Improvements. : | Multiple Improvements. : |
| Construction Date: | Construction Date : 1886 | Construction Date : |
| Floor: | Floor Sq. Ft. : 1,268 | Floor Sq. Ft. : |
| Building Cost New: | Cost : 107,460 | Cost : |
| Single Family Style: 104 | Residential Condition: 10 | Commercial Occupancy Code: |
| (100) <input type="checkbox"/> Mobile Home | (10) <input checked="" type="checkbox"/> Worn Out | Primary: Other1: Other2: |
| (101) <input type="checkbox"/> One Story | (20) <input type="checkbox"/> Badly Worn | Commercial Construction Class: |
| (102) <input type="checkbox"/> Two Story | (30) <input type="checkbox"/> Average | (1) <input type="checkbox"/> Fireproof Structural Steel Frame |
| (103) <input type="checkbox"/> Split Level | (40) <input type="checkbox"/> Good | (2) <input type="checkbox"/> Reinforced Concrete Frame |
| (104) <input checked="" type="checkbox"/> 1 1/2 Story | (50) <input type="checkbox"/> Very Good | (3) <input type="checkbox"/> Masonry Bearing Walls |
| (111) <input type="checkbox"/> Bi-Level | (60) <input type="checkbox"/> Excellent | (4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls |
| (106) <input type="checkbox"/> Other | | (5) <input type="checkbox"/> Metal Frame and Walls |
| Townhouse or Duplex Style: | Residential Quality: 20 | (6) <input type="checkbox"/> Pole Frame |
| (301) <input type="checkbox"/> One Story | (10) <input type="checkbox"/> Low | Cost Rank: |
| (302) <input type="checkbox"/> Two Story | (20) <input checked="" type="checkbox"/> Fair | Condition: |
| (307) <input type="checkbox"/> 1 1/2 Story | (30) <input type="checkbox"/> Average | (10) <input type="checkbox"/> Low (10) <input type="checkbox"/> Worn Out |
| (308) <input type="checkbox"/> Split Level | (40) <input type="checkbox"/> Good | (20) <input type="checkbox"/> Average (20) <input type="checkbox"/> Badly Worn |
| (309) <input type="checkbox"/> 2 1/2 Story | (50) <input type="checkbox"/> Very Good | (30) <input type="checkbox"/> Above Average (30) <input type="checkbox"/> Average |
| (304) <input type="checkbox"/> One Story Duplex | (60) <input type="checkbox"/> Excellent | (40) <input type="checkbox"/> High (40) <input type="checkbox"/> Good |
| (305) <input type="checkbox"/> Two Story Duplex | | (50) <input type="checkbox"/> Very Good |
| | | (60) <input type="checkbox"/> Excellent |

| | |
|--|------------------|
| Assessor's Adjustment to Sale Price (+ or -): | |
| Assessor Comments and Reason for Adjustment: | |
| JTWD | |
| | |
| | |
| | |
| | |
| | |
| | |
| | |
| Comments from | Comments: |
| 000126600 | |
| | |
| | |
| | |
| | |

(Continue on back)

Real Estate Transfer Statement

FORM
521

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

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

| | | | | | |
|--|--|--|---|--|---|
| 1 County Name Webster - 91 | | 2 County Number <input checked="" type="checkbox"/> | 3 Date of Sale/Transfer Mo. <u>7</u> Day <u>11</u> Yr. <u>2025</u> | | 4 Date of Deed Mo. <u>7</u> Day <u>2</u> Yr. <u>2025</u> |
| 5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Van Beber Properties, LLC Street or Other Mailing Address 1132 Bumps River Road City Centerville State MA Zip Code 02632 Phone Number n/a Email Address n/a | | | 6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Jeremy Jason Stewart and Erika Stewart Street or Other Mailing Address 814 N Webster St City Red Cloud State NE Zip Code 68970 Phone Number n/a Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address n/a | | |

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

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

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

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

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

| | |
|---|--|
| 14 What is the current market value of the real property? 42,500.00 | 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No \$ _____ % |
|---|--|

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

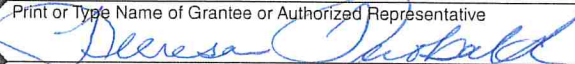
| | |
|---|--|
| 18 Address of Property 814 N Webster St Red Cloud, NE 68970 | 19 Name and Address of Person to Whom the Tax Statement Should be Sent Grantee |
| 18a <input type="checkbox"/> No address assigned 18b <input type="checkbox"/> Vacant land | |

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

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

| | |
|---|--|
| 21 If agricultural, list total number of acres transferred in this transaction _____ | 22 Total purchase price, including any liabilities assumed. \$ 42,500.00 |
| 23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions) | 23 \$ _____ |
| 24 Adjusted purchase price paid for real estate (line 22 minus line 23) | 24 \$ 42,500.00 |
| 25 If this transfer is exempt from the documentary stamp tax, list the exemption number _____ | |
| 26 Is an affidavit as described in Neb. Rev. Stat. § 76-2,141 required because the property is located within a county or other geographic area with an active air force ballistic missile field? (See Instructions) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | |
| 27 If yes, is the required affidavit attached to this filing? <input type="checkbox"/> Yes <input type="checkbox"/> No | |

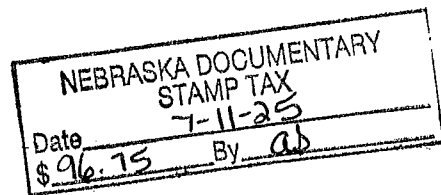
Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement.

sign here **Teresa Theobald** 402-746-2246
Print or Type Name of Grantee or Authorized Representative Phone Number
 Closing Agent 7/11/2025
Signature of Grantee or Authorized Representative Title Date

| | | |
|---|---|---|
| Register of Deed's Use Only | | For Dept. Use Only |
| 28 Date Deed Recorded Mo. <u>7</u> Day <u>11</u> Yr. <u>25</u> | 29 Value of Stamp or Exempt Number \$ 96.75 | 30 Recording Data BK2025, Pg 1503 |

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 11 day
of July A.D., 2025, at 10:09
o'clock a M. Recorded in Book 2025
on Page 1503
Abbey Thurg County Clerk
10.00 Deputy
Ind Comp Assessor Carded



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

JOINT TENANCY WARRANTY DEED

Van Beber Properties, LLC, a Colorado limited liability company, Grantor, in consideration of ONE DOLLAR (\$1.00) and other valuable consideration received from Grantees, Jeremy Jason Stewart and Erika Stewart, husband and wife, conveys 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 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

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 July 2, 2025.

Van Beber Properties, LLC, a Colorado limited liability company

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

STATE OF MA)
COUNTY OF Barnstable) ss.

The foregoing instrument was acknowledged before me on 2nd July, 2025
by Charles R. Van Beber, Member/Manager of Van Beber Properties, LLC, a Colorado limited liability company



Vishal Vihol
Notary Public

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

Residential & Commercial Sales Worksheet

[illegible]

Real Estate Transfer Statement

FORM

521

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

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

| | | | |
|--|-----------------|--|---|
| 1 County Name Webster - 91 | 2 County Number | 3 Date of Sale/Transfer Mo. <u>07</u> Day <u>11</u> Yr. <u>2025</u> | 4 Date of Deed Mo. <u>06</u> Day <u>24</u> Yr. <u>2025</u> |
| 5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) William, Linda, Curtis & Paulette Fogg; Jaylene & Michael Shelly Street or Other Mailing Address 325 N Franklin St City Red Cloud State NE Zip Code 68970 Phone Number (402) 705-7113 Email Address n/a | | 6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Pamela Hollingshead; Joel & Christy A. Crafton Street or Other Mailing Address 241 W 9th Ave City Red Cloud State NE Zip Code 68970 Phone Number (402) 879-1991 Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address n/a | |

| | | | |
|--|--|---|--------------------------------------|
| 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. | | | |
| (A) Status | (B) Property Type | | (C) |
| <input checked="" type="checkbox"/> Improved <input type="checkbox"/> Unimproved <input type="checkbox"/> IOLL | <input checked="" type="checkbox"/> Single Family <input type="checkbox"/> Multi-Family <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Agricultural <input type="checkbox"/> Recreational | <input type="checkbox"/> Mineral Interests-Nonproducing <input type="checkbox"/> Mineral Interests-Producing <input type="checkbox"/> State Assessed <input type="checkbox"/> Exempt | <input type="checkbox"/> Mobile Home |
| 8 Type of Deed <input type="checkbox"/> Conservator <input type="checkbox"/> Distribution <input type="checkbox"/> Land Contract/Memo <input type="checkbox"/> Partition <input type="checkbox"/> Sheriff <input type="checkbox"/> Other _____ <input type="checkbox"/> Bill of Sale <input type="checkbox"/> Corrective <input type="checkbox"/> Easement <input type="checkbox"/> Lease <input type="checkbox"/> Personal Rep. <input type="checkbox"/> Trust/Trustee <input type="checkbox"/> Cemetery <input type="checkbox"/> Death Certificate - Transfer on Death <input type="checkbox"/> Executor <input type="checkbox"/> Mineral <input type="checkbox"/> Quit Claim <input checked="" type="checkbox"/> Warranty | | | |
| 9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? <input type="checkbox"/> Buyer <input type="checkbox"/> Seller <input checked="" type="checkbox"/> No | | 10 Type of Transfer <input type="checkbox"/> Distribution <input type="checkbox"/> Foreclosure <input type="checkbox"/> Irrevocable Trust <input type="checkbox"/> Revocable Trust <input type="checkbox"/> Transfer on Death <input type="checkbox"/> Auction <input type="checkbox"/> Easement <input type="checkbox"/> Gift <input type="checkbox"/> Life Estate <input checked="" type="checkbox"/> Sale <input type="checkbox"/> Trustee to Beneficiary <input type="checkbox"/> Court Decree <input type="checkbox"/> Exchange <input type="checkbox"/> Grantor Trust <input type="checkbox"/> Partition <input type="checkbox"/> Satisfaction of Contract <input type="checkbox"/> Other (Explain) _____ | |
| 11 Was ownership transferred in full? (If No, explain the division.) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No _____ | | 12 Was real estate purchased for same use? (If No, state the intended use.) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No _____ | |
| 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Aunt or Uncle to Niece or Nephew <input type="checkbox"/> Family Corp., Partnership, or LLC <input type="checkbox"/> Self <input type="checkbox"/> Other _____ <input type="checkbox"/> Brothers and Sisters <input type="checkbox"/> Grandparents and Grandchild <input type="checkbox"/> Spouse <input type="checkbox"/> Ex-spouse <input type="checkbox"/> Parents and Child <input type="checkbox"/> Step-parent and Step-child | | | |
| 14 What is the current market value of the real property? 241,485.00 | | 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No \$ _____ % | |
| 16 Does this conveyance divide a current parcel of land? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | | 17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) <input checked="" type="checkbox"/> Yes GTA <input type="checkbox"/> No | |
| 18 Address of Property 241 W 9th Ave Red Cloud, NE 68970 18a <input type="checkbox"/> No address assigned 18b <input type="checkbox"/> Vacant land | | 19 Name and Address of Person to Whom the Tax Statement Should be Sent Same as Grantee | |
| 20 Legal Description (Attach additional pages, if needed.) | | | |

See attached

| | | |
|---|--|-------------------------|
| 21 If agricultural, list total number of acres transferred in this transaction _____ | 22 Total purchase price, including any liabilities assumed. | 22 \$ 215,000.00 |
| 23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions) | 23 \$ 0.00 | |
| 24 Adjusted purchase price paid for real estate (line 22 minus line 23) | 24 \$ 215,000.00 | |
| 25 If this transfer is exempt from the documentary stamp tax, list the exemption number _____ | | |
| 26 Is an affidavit as described in Neb. Rev. Stat. § 76-2,141 required because the property is located within a county or other geographic area with an active air force ballistic missile field? (See Instructions) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | | |
| 27 If yes, is the required affidavit attached to this filing? <input type="checkbox"/> Yes <input type="checkbox"/> No | | |

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

Kory McCracken

Print or Type Name of Grantee or Authorized Representative

(402) 746-3613

Phone Number

sign
here

Signature of Grantee or Authorized Representative

Attorney

Title

7/11/2025

Date

Register of Deed's Use Only

For Dept. Use Only

| | | |
|---|--|---|
| 28 Date Deed Recorded Mo. <u>7</u> Day <u>11</u> Yr. <u>25</u> | 29 Value of Stamp or Exempt Number \$ 483.75 | 30 Recording Data BK2025, Pg 1504 |
|---|--|---|

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 Nebraska } ss.
County of Webster }

Entered on the
numerical index and filed for record in the
Clerk's office of said county this 11 day
of July A.D., 2025, at 12:02
o'clock P.M. Recorded in Book 2025
on Page 1504-1507
Anthony Harris County Clerk
AD Deputy
Ind Comp Assessor Carded

| | |
|-----------------------------------|--------------|
| NEBRASKA DOCUMENTARY STAMP TAX | |
| Date <u>7-11-25</u> | By <u>AD</u> |
| \$ <u>483.75</u> | |

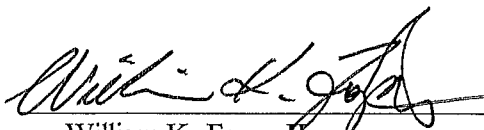
WARRANTY DEED


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.

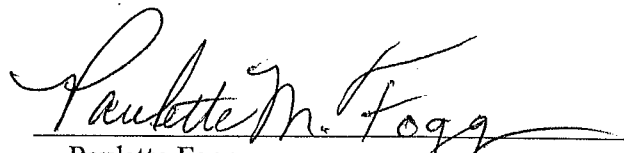
GRANTOR covenant (jointly and severally, if more than one) with the GRANTEE that GRANTOR:

- (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, II


Linda Fogg


Curtis Fogg


Paulette Fogg

Jaylene Shelly
Jaylene Shelly

Michael Shelly
Michael Shelly

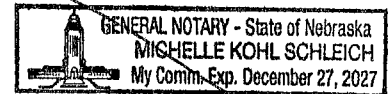
STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on June 23, 2025, by William K. Fogg, II and Linda Fogg, husband and wife.

Comm. expires 12-27-27

Michelle Kohl Schleich
Notary Public

STATE OF NEBRASKA, COUNTY OF Merrick) ss.



The foregoing instrument was acknowledged before me on _____, 2025, by Curtis Fogg and Paulette Fogg, husband and wife.

Comm. expires _____

Notary Public

STATE OF CALIFORNIA, COUNTY OF Los Angeles) ss.

The foregoing instrument was acknowledged before me on June 17, 2025, by Jaylene Shelly and Michael Shelly, husband and wife.

Comm. expires _____

**SEE ATTACHED
NOTARY**

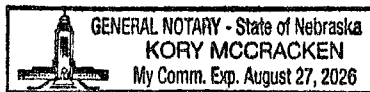
Notary Public

Jaylene ShellyMichael Shelly

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on June 24, 2025, by
William K. Fogg, II and Linda Fogg, husband and wife.

Comm. expires

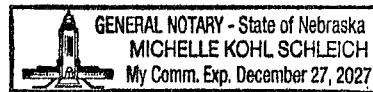


[Signature]
Notary Public

STATE OF NEBRASKA, COUNTY OF Merrick) ss.

The foregoing instrument was acknowledged before me on June 24, 2025, by
Curtis Fogg and Paulette Fogg, husband and wife.

Comm. expires

12-27-2027

[Signature]
Notary Public

STATE OF CALIFORNIA, COUNTY OF _____) ss.

The foregoing instrument was acknowledged before me on _____, 2025, by
Jaylene Shelly and Michael Shelly, husband and wife.

see attached notary.

Comm. expires _____

Notary Public

CALIFORNIA ACKNOWLEDGMENT

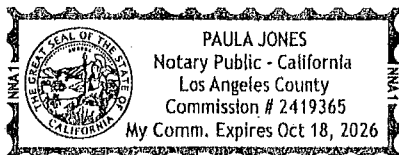
CIVIL CODE § 1189

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

State of California

County of Los Angeles }On June 17, 2025 before me, Paula Jones, Notary Public
Date Here Insert Name and Title of the Officerpersonally appeared Jaylene Shelly / Michael Shelly
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



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

WITNESS my hand and official seal.

Place Notary Seal and/or Stamp Above

Signature

Paula Jones
Signature of Notary Public

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached DocumentTitle or Type of Document: Warrenty DeedDocument Date: _____ Number of Pages: 2

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

☐ Corporate Officer – Title(s): _____☐ Partner – ☐ Limited ☐ General☐ Individual ☐ Attorney in Fact☐ Trustee ☐ Guardian or Conservator☐ Other: _____

Signer is Representing: _____

Signer's Name: _____

☐ Corporate Officer – Title(s): _____☐ Partner – ☐ Limited ☐ General☐ Individual ☐ Attorney in Fact☐ Trustee ☐ Guardian or Conservator☐ Other: _____

Signer is Representing: _____

Residential & Commercial Sales Worksheet

[illegible]

Real Estate Transfer Statement

132

FORM
521

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

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

| | | | | | | | |
|--|--|-----------------|--|--|--|--|--|
| 1 County Name Webster - 91 | | 2 County Number | | 3 Date of Sale/Transfer Mo. 7 Day 15 Yr. 2025 | | 4 Date of Deed Mo. 7 Day 14 Yr. 2025 | |
| 5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Glenwood Telecommunications, Inc. Street or Other Mailing Address PO Box 357 City Blue Hill State NE Zip Code 68930 Phone Number 402-756-3131 Email Address stanr@glenwoodtelco.net | | | | 6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) R Enterprise, LLC Street or Other Mailing Address PO Box 102 City Blue Hill State NE Zip Code 68930 Phone Number (269) 953-2030 Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address rmyers2567@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) |
| <input checked="" type="checkbox"/> Improved <input type="checkbox"/> Unimproved <input type="checkbox"/> IOLL | <input type="checkbox"/> Single Family <input type="checkbox"/> Multi-Family <input checked="" type="checkbox"/> Commercial | <input type="checkbox"/> Industrial <input type="checkbox"/> Agricultural <input type="checkbox"/> Recreational <input type="checkbox"/> Mineral Interests-Nonproducing <input type="checkbox"/> Mineral Interests-Producing <input type="checkbox"/> State Assessed <input type="checkbox"/> Exempt | <input type="checkbox"/> Mobile Home |

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

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

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

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

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

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

14 What is the current market value of the real property?
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?
☐ 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.)
Brittney Bedke 402-759-3800 ☒ Yes **Brad Elting & Co. Inc** ☐ No

18 Address of Property
513 W Gage Street, Blue Hill, NE 68930

19 Name and Address of Person to Whom the Tax Statement Should be Sent
R Enterprise, LLC, C/O Ricky Myers
PO Box 102, Blue Hill, NE 68930

18a ☐ No address assigned 18b ☐ Vacant land

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? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions) | 23 | \$ | |
| 24 Adjusted purchase price paid for real estate (line 22 minus line 23) | 24 | \$ | 95,000.00 |

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

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

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

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

| | | |
|-----------|--|---------------------------------------|
| sign here | Ricky Myers Print or Type Name of Grantee or Authorized Representative | (269) 953-2030 Phone Number |
| | Signature of Grantee or Authorized Representative | Operating Manager Title |
| | | 7/10/25 Date |

| | | |
|---|--|---|
| Register of Deed's Use Only | | For Dept. Use Only |
| 28 Date Deed Recorded Mo. 7 Day 15 Yr. 25 | 29 Value of Stamp or Exempt Number \$ 213.75 | 30 Recording Data BK2025, Pg 1538 |

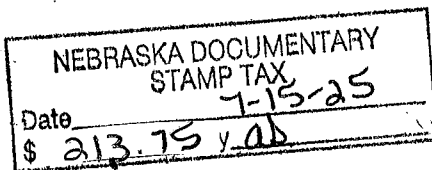
Index _____
Computer _____
Assessor _____
Carded _____

Bk 2025, Pg 1538

State of Nebraska } ss.
County of Webster }

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

Abbeyding 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

Glenwood Telecommunications, Inc. ----- a Corporation organized and
existing under the laws of the state of Nebraska ----- GRANTOR, in consideration of
One Dollar (\$1.00) and other good and valuable consideration ----- received from GRANTEE,
R Enterprise, LLC -----conveys to GRANTEE, the
following described real estate ----- (as defined in Neb. Rev. Stat. Section 76-201):

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 seised 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 14th day of July, 2025.

Glenwood Telecommunications, Inc., GRANTOR

By

Stanley Rouse
Stanley Rouse, CEO/GM

ACKNOWLEDGMENT: State of Nebraska - County of Webster

The foregoing Instrument was acknowledged before me on this 14th day of July, 2025 by
Stanley Rouse, CEO/GM of Glenwood Telecommunications, Inc., a Nebraska Corporation, GRANTOR.

- S E A L -



Sara Swanson
Notary Public
Print Name: 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



Residential & Commercial Sales Worksheet

[illegible]

Real Estate Transfer Statement

133

FORM
521

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

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

| | | | | | | | |
|--|--|-----------------|--|---|--|--|--|
| 1 County Name Webster - 91 | | 2 County Number | | 3 Date of Sale/Transfer Mo. 7 Day 15 Yr. 2025 | | 4 Date of Deed Mo. 7 Day 14 Yr. 2025 | |
| 5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Glenwood Telecommunications, Inc. Street or Other Mailing Address PO Box 357 City Blue Hill State NE Zip Code 68930 Phone Number 402-756-3131 Email Address stanr@glenwoodtelco.net | | | | 6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Todd Kranau & Yvonne Kranau Street or Other Mailing Address PO Box 244 City Blue Hill State NE Zip Code 68930 Phone Number (402) 469-0766 Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | | | |

| | | | | | | | |
|---|--|--|---|--|--------------------------------------|-----|--|
| 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. | | | | | | | |
| (A) Status | | (B) Property Type | | | | (C) | |
| <input checked="" type="checkbox"/> Improved | <input type="checkbox"/> Single Family | <input type="checkbox"/> Industrial | <input type="checkbox"/> Mineral Interests-Nonproducing | <input type="checkbox"/> State Assessed | <input type="checkbox"/> Mobile Home | | |
| <input type="checkbox"/> Unimproved | <input type="checkbox"/> Multi-Family | <input type="checkbox"/> Agricultural | <input type="checkbox"/> Mineral Interests-Producing | <input type="checkbox"/> Exempt | | | |
| <input type="checkbox"/> IOLL | <input checked="" type="checkbox"/> Commercial | <input type="checkbox"/> Recreational | | | | | |
| 8 Type of Deed <input type="checkbox"/> Conservator <input type="checkbox"/> Distribution <input type="checkbox"/> Land Contract/Memo <input type="checkbox"/> Partition <input type="checkbox"/> Sheriff <input checked="" type="checkbox"/> Other Corporation | | | | | | | |
| <input type="checkbox"/> Bill of Sale <input type="checkbox"/> Corrective <input type="checkbox"/> Easement <input type="checkbox"/> Lease <input type="checkbox"/> Personal Rep. <input type="checkbox"/> Trust/Trustee <input type="checkbox"/> Warranty Deed | | | | | | | |
| <input type="checkbox"/> Cemetery <input type="checkbox"/> Death Certificate - Transfer on Death <input type="checkbox"/> Executor <input type="checkbox"/> Mineral <input type="checkbox"/> Quit Claim <input type="checkbox"/> Warranty | | | | | | | |
| 9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? | | 10 Type of Transfer <input type="checkbox"/> Distribution <input type="checkbox"/> Foreclosure <input type="checkbox"/> Irrevocable Trust <input type="checkbox"/> Revocable Trust <input type="checkbox"/> Transfer on Death | | | | | |
| <input type="checkbox"/> Buyer <input type="checkbox"/> Seller <input checked="" type="checkbox"/> No | | <input type="checkbox"/> Auction <input type="checkbox"/> Easement <input type="checkbox"/> Gift <input type="checkbox"/> Life Estate <input checked="" type="checkbox"/> Sale <input type="checkbox"/> Trustee to Beneficiary | | | | | |
| | | <input type="checkbox"/> Court Decree <input type="checkbox"/> Exchange <input type="checkbox"/> Grantor Trust <input type="checkbox"/> Partition <input type="checkbox"/> Satisfaction of Contract <input type="checkbox"/> Other (Explain) | | | | | |
| 11 Was ownership transferred in full? (If No, explain the division.) | | | | 12 Was real estate purchased for same use? (If No, state the intended use.) | | | |
| <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | | | | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | | | |
| 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) | | | | | | | |
| <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Aunt or Uncle to Niece or Nephew <input type="checkbox"/> Family Corp., Partnership, or LLC <input type="checkbox"/> Self <input type="checkbox"/> Other | | | | | | | |
| <input type="checkbox"/> Brothers and Sisters <input type="checkbox"/> Grandparents and Grandchild <input type="checkbox"/> Spouse | | | | | | | |
| <input type="checkbox"/> Ex-spouse <input type="checkbox"/> Parents and Child <input type="checkbox"/> Step-parent and Step-child | | | | | | | |
| 14 What is the current market value of the real property? 32,480.00 | | | | 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) | | | |
| | | | | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No \$ _____ % | | | |
| 16 Does this conveyance divide a current parcel of land? | | | | 17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) | | | |
| <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | | | | Brittney Bedke 402-759-3800 <input checked="" type="checkbox"/> Yes Brad Elting & Co. Inc. <input type="checkbox"/> No | | | |
| 18 Address of Property 101 N Liberty Street, Blue Hill, NE 68930 | | | | 19 Name and Address of Person to Whom the Tax Statement Should be Sent Todd Kranau & Yvonne Kranau PO Box 244, Blue Hill, NE 68930 | | | |
| 18a <input type="checkbox"/> No address assigned 18b <input type="checkbox"/> Vacant land | | | | | | | |

20 Legal Description (Attach additional pages, if needed.)
Lots Seven (7) and Eight (8), Block Three (3), Rohrer's Addition to the Village 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 | \$ | 130,000.00 |
| 23 Was non-real property included in the purchase? | 23 | \$ | |
| <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach Itemized list.) (see instructions) | 24 | \$ | 130,000.00 |
| 24 Adjusted purchase price paid for real estate (line 22 minus line 23) | | | |
| 25 If this transfer is exempt from the documentary stamp tax, list the exemption number _____. | | | |
| 26 Is an affidavit as described in Neb. Rev. Stat. § 76-2,141 required because the property is located within a county or other geographic area with an active air force ballistic missile field? (See Instructions) | | | |
| <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | | | |
| 27 If yes, is the required affidavit attached to this filing? <input type="checkbox"/> Yes <input type="checkbox"/> No | | | |

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

Todd Kranau & Yvonne Kranau (402) 469-0766
Print or Type Name of Grantee or Authorized Representative Phone Number

[Signature] Grantee
Signature of Grantee or Authorized Representative Title

7-14-2025
Date

| | | |
|---|--|--|
| Register of Deed's Use Only | | For Dept. Use Only |
| 28 Date Deed Recorded Mo. 7 Day 15 Yr. 25 | 29 Value of Stamp or Exempt Number \$ 292.50 | 30 Recording Data BK2025 Pg 1539 |

Index _____
Computer _____
Assessor _____
Carded _____

Bk 2025, Pg 1539

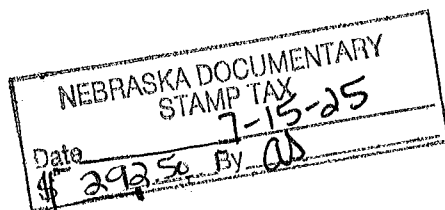
State of Nebraska } ss.
County of Webster }

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

Anthony Hain

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

Glenwood Telecommunications, Inc. ----- a Corporation organized and
existing under the laws of the state of Nebraska ----- GRANTOR, in consideration of
One Dollar (\$1.00) and other good and valuable consideration ----- received from GRANTEE,
Todd Kranau and Yvonne Kranau, a married couple, as joint tenants and not as tenants in common,
conveys to GRANTEE, the ----- following described
real estate ----- (as defined in Neb. Rev. Stat. Section 76-201):

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

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

1. is lawfully seised of such real estate and that it is free from encumbrances 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 14th day of July, 2025.

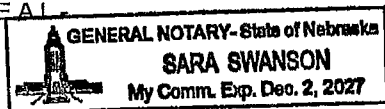
Glenwood Telecommunications, Inc., GRANTOR

By *Stanley Rouse*
Stanley Rouse, CEO/GM

ACKNOWLEDGMENT: State of Nebraska - County of Webster

The foregoing instrument was acknowledged before me on this 14th day of July, 2025 by
Stanley Rouse, CEO/GM of Glenwood Telecommunications, Inc., a Nebraska Corporation, GRANTOR.

- SEAL -



Sara Swanson
Notary Public
Print Name: Sara Swanson
My commission expires: 12-2-27

Page #1 of 1 pages.

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