

Agricultural Land Sales Worksheet

| Cnty No. | Book | Page | Sale Date | School District Code | | | | | | | | | |
|-----------------------------|------------------|-------------|---------------------|----------------------|---|---------------|---------|----------|----------|-----------|-------------|-----|--------|
| 91 | 2025 | 1540 | 7/15/2025 | Base: 91-0002 | | Affiliated: | | Unified: | | | | | |
| Location ID | | Sale Number | Useability & Code # | | Parcel Number | | | | | | | | |
| 001902100 | | 134 | 4 | 05 | GeoCde | Twn | Rng | Sect | Qrt | Subdlv | Area | Blk | Parcel |
| Date of Sale Assessed Value | | | | | 4371 | 2 | 11 | 18 | 0 | 00000 | 1 | 000 | 8565 |
| Land | Improvements | | Total | | Date of Sale Property Classification Code | | | | | | | | |
| 245,525 | | | 245,525 | | 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 | 0.670 | 1,115 | | | | | |
| | 1A | | | | | 1G | 92.120 | 153,380 | | | | | |
| | 2A1 | | | | | 2G1 | 59.320 | 89,575 | | | | | |
| | 2A | | | | | 2G | | | | | | | |
| | 3A1 | | | | | 3G1 | | | | | | | |
| | 3A | | | | | 3G | | | | | | | |
| | 4A1 | | | | | 4G1 | | | | | | | |
| | 4A | | | | | 4G | | | | | | | |
| DRYLAND | 1D1 | | | | Shelterbelt/Timber | | | | | | | | |
| | 1D | | | | Accretion | | | | | | | | |
| | 2D1 | | | | Waste | | 2.910 | 1,455 | | | | | |
| | 2D | | | | Other | | | | | | | | |
| | 3D1 | | | | AG LAND TOTAL | | 155.020 | 245,525 | | | | | |
| | 3D | | | | Roads | | 3.960 | | | | | | |
| | 4D1 | | | | Farm Sites | | | | | | | | |
| | 4D | | | | Home Sites | | | | | | | | |
| | | | | | Recreation | | | | | | | | |
| Dwellings | | | | | Other | | | | | | | | |
| Outbuildings | | | | | Non-AG TOTAL | | 3.960 | | | | | | |

| | |
|---|------------------------|
| Assessor's Adjustment to Sale Price (+ or -): | Total Recapture Value: |
| Assessor Comments and Reason for Adjustment: | |
| WD; TRANSFER BETWEEN PARENT & CHILD, RETAINED LIFE ESTATE | |
| | |
| | |
| | |
| Comments from | Comments: |
| 001902100 | |
| | |
| | |
| | |
| (Continue on back) | |

Real Estate Transfer Statement

FORM
521

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

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

| | | | | | | | |
|--|--|------------------------------|--|--|--|---|--|
| 1 County Name WEBSTER - 91 | | 2 County Number 91 | | 3 Date of Sale/Transfer Mo. 07 Day 15 Yr. 2025 | | 4 Date of Deed Mo. 07 Day 15 Yr. 2025 | |
| 5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Wayne V. Hoffman & Melanie L. Hoffman, husband and wife Street or Other Mailing Address 975 Road 1100 City Red Cloud State NE Zip Code 68970 Phone Number (402) 746-4642 | | | | 6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Landon W. Hoffman Street or Other Mailing Address 2640 S Meadow Ln. City Hastings State NE Zip Code 68901 Phone Number (402) 746-4647 | | | |
| Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation? | | | | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> | | | |
| Email Address 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 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 | |
| | <input type="checkbox"/> Mineral Interests-Nonproducing | <input type="checkbox"/> State Assessed | |
| | <input type="checkbox"/> Mineral Interests-Producing | <input type="checkbox"/> Exempt | |

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"/> 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 the property purchased as part of an IRS like-kind exchange? (I.R.C. § 1031 Exchange)
☐ Yes ☒ 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 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.)
☐ Yes ☒ No **Gift of remainder with 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 trustee and beneficiary relatives? (If Yes, check the appropriate box.)

| | | | | | |
|---|-----------------------------|---|--|---|--------------------------------|
| <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No | <input type="checkbox"/> Aunt or Uncle to Niece or Nephew | <input 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?
\$231,295

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
Rural Webster County

19 Name and Address of Person to Whom the Tax Statement Should be Sent
Wayne & Melanie Hoffman
975 Rd 1100
Red Cloud, NE 68970

18a ☐ No address assigned 18b ☐ Vacant land

20 Legal Description
The Southwest Quarter (SW1/4) of Section Eighteen (18), Township Two (2) North, Range Eleven (11), West of the 6th P.M., Webster County, Nebraska

21 If agricultural, list total number of acres **158.980**

| | | | |
|--|----|----|------|
| 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.) | 23 | \$ | |
| 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**

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 (402) 462-2119
Print or Type Name of Grantee or Authorized Representative
Signature of Grantee or Authorized Representative Attorney
Date
07/16/2025

| | | |
|---|---|---|
| Register of Deed's Use Only | | For Dept. Use Only |
| 26 Date Deed Recorded Mo. 7 Day 17 Yr. 25 | 27 Value of Stamp or Exempt Number \$ Exempt # 5a | 28 Recording Date BK2025, Pg 1540 |

Index _____
Computer _____
Assessor _____
Carded _____

NEBRASKA DOCUMENTARY
STAMP TAX
Date: 07/17/25
\$ Ex05a By AS

Bk 2025, Pg 1540

State of Nebraska } ss.
County of Webster }

Entered on the
numerical index and filed for record in the
Clerk's office of said county this 17 day
of July A.D., 2025, at 08:44
o'clock AM. Recorded in Book 2025
on Page 1540

Abbey D. King

County Clerk

Fee: \$10.00 By: AS Deputy
Electronically Recorded

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

WARRANTY DEED

Wayne V. Hoffman and Melanie L. Hoffman, husband and wife, GRANTOR, in consideration of One Dollar (\$1.00) and other valuable consideration, receipt of which is hereby acknowledged, conveys to **Landon W. Hoffman**, a married person, GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. Section 76-201):

The Southwest Quarter (SW1/4) of Section Eighteen (18), Township Two (2) North, Range Eleven (11), West of the 6th P.M., Webster County, Nebraska.

Wayne V. Hoffman and Melanie L. Hoffman, husband and wife, jointly, and for the survivor, hereby reserve a Life Estate in and to the above-described property.

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, 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.

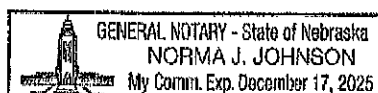
EXECUTED: July 15, 2025.

Wayne V. Hoffman
Wayne V. Hoffman

Melanie L. Hoffman
Melanie L. Hoffman

STATE OF NEBRASKA)
) ss.
COUNTY OF ADAMS)

The foregoing instrument was acknowledged before me on July 15, 2025, by Wayne V. Hoffman and Melanie L. Hoffman, husband and wife.



Norma J. Johnson
Notary Public

Agricultural Land Sales Worksheet

| Cnty No. | Book | Page | Sale Date | School District Code | | | | | | | | | |
|-----------------------------|------------------|-------------|---------------------|---|---------------|-------------|--------|----------|-----|-----------|------|-------------|--------|
| 91 | 2025 | 1541 | 7/15/2025 | Base: 91-0002 | | Affiliated: | | Unified: | | | | | |
| Location ID | | Sale Number | Useability & Code # | | Parcel Number | | | | | | | | |
| 001908400 | | 135 | 4 | 05 | GeoCde | Twn | Rng | Sect | Qrt | Subdly | Area | Blk | Parcel |
| Date of Sale Assessed Value | | | | | 4371 | 2 | 11 | 19 | 2 | 00000 | 1 | 000 | 8585 |
| Land | Improvements | Total | | Date of Sale Property Classification Code | | | | | | | | | |
| 247,630 | | 247,630 | | 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 | 31.980 | 53,245 | | | | | | | |
| 1A | | | | 1G | 61.900 | 103,065 | | | | | | | |
| 2A1 | | | | 2G1 | 58.120 | 87,760 | | | | | | | |
| 2A | | | | 2G | | | | | | | | | |
| 3A1 | | | | 3G1 | | | | | | | | | |
| 3A | | | | 3G | | | | | | | | | |
| 4A1 | | | | 4G1 | | | | | | | | | |
| 4A | | | | 4G | 2.740 | 3,560 | | | | | | | |
| DRYLAND 1D1 | | | | Shelterbelt/Timber | | | | | | | | | |
| 1D | | | | Accretion | | | | | | | | | |
| 2D1 | | | | Waste | | | | | | | | | |
| 2D | | | | Other | | | | | | | | | |
| 3D1 | | | | AG LAND TOTAL | 154.740 | 247,630 | | | | | | | |
| 3D | | | | Roads | 3.960 | | | | | | | | |
| 4D1 | | | | Farm Sites | | | | | | | | | |
| 4D | | | | Home Sites | | | | | | | | | |
| | | | | Recreation | | | | | | | | | |
| Dwellings | | | | Other | | | | | | | | | |
| Outbuildings | | | | Non-AG TOTAL | 3.960 | | | | | | | | |

| | |
|---|-------------------------------|
| Assessor's Adjustment to Sale Price (+ or -): | Total Recapture Value: |
| Assessor Comments and Reason for Adjustment: | |
| WD; TRANSFER BETWEEN PARENT & CHILD, RETAINED LIFE ESTATE | |
| | |
| | |
| | |
| Comments from | Comments: |
| 001908400 | |
| | |
| | |
| | |
| (Continue on back) | |

Real Estate Transfer Statement

FORM
521

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

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

| | | | | | | | |
|---|--|-----------------|--|---|--|---|--|
| 1 County Name WEBSTER - 91 | | 2 County Number | | 3 Date of Sale/Transfer Mo. <u>07</u> Day <u>15</u> Yr. <u>2025</u> | | 4 Date of Deed Mo. <u>07</u> Day <u>15</u> Yr. <u>2025</u> | |
| 5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Wayne V. Hoffman & Melanie L. Hoffman, husband and wife Street or Other Mailing Address 975 Road 1100 City Red Cloud State NE Zip Code 68970 Phone Number (402) 746-4642 Email Address N/A | | | | 6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Aliese L. Buller Street or Other Mailing Address 1009 W 61st St Place City Kearney State NE Zip Code 68847 Phone Number (402) 746-4288 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"/> Corrective <input type="checkbox"/> Death Certificate - Transfer on Death <input type="checkbox"/> Distribution <input type="checkbox"/> Easement <input type="checkbox"/> Executor <input type="checkbox"/> Land Contract/Memo <input type="checkbox"/> Lease <input type="checkbox"/> Mineral <input type="checkbox"/> Partition <input type="checkbox"/> Personal Rep. <input type="checkbox"/> Quit Claim <input checked="" type="checkbox"/> Sheriff <input type="checkbox"/> Trust/Trustee <input checked="" type="checkbox"/> Warranty <input type="checkbox"/> Other |
|----------------|---|

| | | |
|--|---------------------|---|
| 9 Was the property purchased as part of an IRS like-kind exchange? (I.R.C. § 1031 Exchange) <input type="checkbox"/> Yes <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 checked="" 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 type="checkbox"/> Yes <input checked="" type="checkbox"/> No Gift of remainder with 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"/> 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? \$234,950 | 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No \$ _____ % |
|---|--|

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

| | |
|---|--|
| 18 Address of Property Rural Webster County | 19 Name and Address of Person to Whom the Tax Statement Should be Sent Wayne & Melanie Hoffman 975 Rd 1100 Red Cloud, NE 68970 |
|---|--|

18a ☐ No address assigned 18b ☐ Vacant land

20 Legal Description
The Northwest Quarter (NW1/4) of Section Nineteen (19), Township Two (2) North, Range Eleven (11), West of the 6th P.M., Webster County, Nebraska

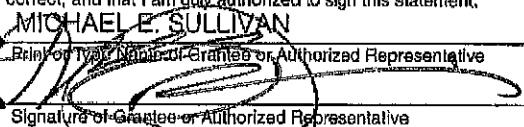
21 If agricultural, list total number of acres **160**

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

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

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 Grantor or Authorized Representative

sign here  Signature of Grantee or Authorized Representative

Attorney **(402) 462-2119** Phone Number
07/16/2025 Date

| | | |
|---|--|---|
| Register of Deed's Use Only | | For Dept. Use Only |
| 26 Date Deed Recorded Mo. <u>7</u> Day <u>17</u> Yr. <u>25</u> | 27 Value of Stamp or Exempt Number \$ Exempt #5a | 28 Recording Data BK 2025, Pg. 1541 |

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

Index _____
Computer _____
Assessor _____
Carded _____

NEBRASKA DOCUMENTARY
STAMP TAX

Date: 07/17/25

\$ Ex05a By AS

Bk 2025, Pg 1541

State of Nebraska } ss.
County of Webster }

Entered on the
numerical index and filed for record in the
Clerk's office of said county this 17 day
of July A.D., 2025, at 08:45
o'clock AM. Recorded in Book 2025
on Page 1541

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

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

WARRANTY DEED

Wayne V. Hoffman and Melanie L. Hoffman, husband and wife, GRANTOR, in consideration of One Dollar (\$1.00) and other valuable consideration, receipt of which is hereby acknowledged, conveys to **Aliese L. Buller**, a married person, GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. Section 76-201):

The Northwest Quarter (NW1/4) of Section Nineteen (19), Township Two (2) North,
Range Eleven (11), West of the 6th P.M., Webster County, Nebraska.

Wayne V. Hoffman and Melanie L. Hoffman, husband and wife, jointly, and for the survivor,
hereby reserve a Life Estate in and to the above-described property.

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, 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.

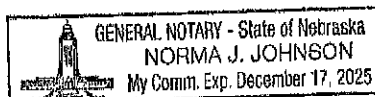
EXECUTED: July 15, 2025.

Wayne V. Hoffman
Wayne V. Hoffman

Melanie L. Hoffman
Melanie L. Hoffman

STATE OF NEBRASKA)
) ss.
COUNTY OF ADAMS)

The foregoing instrument was acknowledged before me on July 15, 2025, by Wayne V. Hoffman and Melanie L. Hoffman, husband and wife.



Norma J. Johnson
Notary Public

Agricultural Land Sales Worksheet

| | | | | | | | | | | | | | | |
|-----------------------------|--------|--------------|-----------|----------------------|---------|---|---------------|----------|--------|----------|-----------|-------------|-----|--------|
| Cnty No. | Book | Page | Sale Date | School District Code | | | | | | | | | | |
| 91 | 2025 | 1542 | 7/10/2025 | Base: 65-0005 | | Affiliated: | | Unified: | | | | | | |
| Location ID | | Sale Number | | Useability & Code # | | Parcel Number | | | | | | | | |
| 001200900 | | 136 | | 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: | |
| CORRECTIVE DEED OF DISTRIBUTION; CORRECTS PORTION TRANSFERRED TO FULL INTERES | |
| | |
| | |
| | |
| Comments from | Comments: |
| 001200900 | |
| | |
| | |
| | |

(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>10</u> Yr. <u>25</u> | 4 Date of Deed Mo. <u>07</u> Day <u>10</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 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"/> 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? 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 <input checked="" type="checkbox"/> No address assigned | 18b <input checked="" type="checkbox"/> Vacant land |
|---|---|

| |
|---|
| 20 Legal Description (Attach additional pages, if needed.) 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 <u>158.4</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>15</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.

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

7/10/2025

Date

Register of Deed's Use Only

For Dept. Use Only

| | | |
|---|--|--|
| 28 Date Deed Recorded Mo. <u>7</u> Day <u>17</u> Yr. <u>25</u> | 29 Value of Stamp or Exempt Number \$ Exempt #15 | 30 Recording Data BK2025 Pg 1542 |
|---|--|--|

Index _____
Computer _____
Assessor _____
Carded _____

NEBRASKA DOCUMENTARY
STAMP TAX
Date: 07/17/25
\$ Ex015 By AS

Bk 2025, Pg 1542

State of Nebraska } ss.
County of Webster }

Entered on the
numerical index and filed for record in the
Clerk's office of said county this 17 day
of July A.D., 2025, at 11:57
o'clock AM. Recorded in Book 2025
on Pages 1542-1543

Allyssa Hing 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

**CORRECTIVE 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 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.

This Corrective Deed corrects that Deed of Distribution by Personal Representative, dated June 5, 2025, and recorded June 23, 2025 in Book 2025, Pages 1381 - 1382 in the Clerk's Office of Webster County, Nebraska.

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 10 day of July, 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 ____ day of _____, 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.

State of California, County of Yolo
 Subscribed and sworn to (or affirmed) before me on this 10th day of July, 2025, by Sarah W. Hartman
 proved to me on the basis of satisfactory evidence to be (a) person(s) who appeared before me.
 Signature Christy Burnard
 NOTARY PUBLIC

Notary Public



Residential & Commercial Sales Worksheet

| Cnty No. | Book | Page | Sale Date | School District Code | | | | | | | | |
|-----------------------------------|--------------|-------------|---------------------|---|---------------|-------------|--------|----------|-----------|-------------|-----|--------|
| 91 | 2025 | 1561 | 7/16/2025 | Base: 91-0002 | | Affiliated: | | Unified: | | | | |
| Location ID | | Sale Number | Useability & Code # | Parcel Number | | | | | | | | |
| 000144800 | | 137 | 1A | GeoCde | Twn | Rng | Sect | Qrt | Subdiv | Area | Blk | Parcel |
| Date of Sale Assessed Value | | | | 4491 | | | 00 | 0 | 10030 | | 005 | 0000 |
| Land | Improvements | Total | | Date of Sale Property Classification Code | | | | | | | | |
| 5,100 | 44,060 | 49,160 | | 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 : 1953 | Construction Date : |
| Floor: | | Floor Sq. Ft. : 1,064 | Floor Sq. Ft. : |
| Building Cost New: | | Cost : 140,775 | Cost : |
| Single Family Style: 101 | | Residential Condition: 20 | Commercial Occupancy Code: |
| (100) <input type="checkbox"/> Mobile Home | (10) <input type="checkbox"/> Worn Out | Primary: Other1: Other2: | |
| (101) <input checked="" type="checkbox"/> One Story | (20) <input checked="" type="checkbox"/> Badly Worn | Commercial Construction Class: | |
| (102) <input type="checkbox"/> Two Story | (30) <input type="checkbox"/> Average | (1) <input type="checkbox"/> Fireproof Structural Steel Frame | |
| (103) <input type="checkbox"/> Split Level | (40) <input type="checkbox"/> Good | (2) <input type="checkbox"/> Reinforced Concrete Frame | |
| (104) <input type="checkbox"/> 1 1/2 Story | (50) <input type="checkbox"/> Very Good | (3) <input type="checkbox"/> Masonry Bearing Walls | |
| (111) <input type="checkbox"/> Bi-Level | (60) <input type="checkbox"/> Excellent | (4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls | |
| (106) <input type="checkbox"/> Other | | (5) <input type="checkbox"/> Metal Frame and Walls | |
| Townhouse or Duplex Style: | Residential Quality: 30 | (6) <input type="checkbox"/> Pole Frame | |
| (301) <input type="checkbox"/> One Story | (10) <input type="checkbox"/> Low | Cost Rank: | Condition: |
| (302) <input type="checkbox"/> Two Story | (20) <input type="checkbox"/> Fair | (10) <input type="checkbox"/> Low | (10) <input type="checkbox"/> Worn Out |
| (307) <input type="checkbox"/> 1 1/2 Story | (30) <input checked="" type="checkbox"/> Average | (20) <input type="checkbox"/> Average | (20) <input type="checkbox"/> Badly Worn |
| (308) <input type="checkbox"/> Split Level | (40) <input type="checkbox"/> Good | (30) <input type="checkbox"/> Above Average | (30) <input type="checkbox"/> Average |
| (309) <input type="checkbox"/> 2 1/2 Story | (50) <input type="checkbox"/> Very Good | (40) <input type="checkbox"/> High | (40) <input type="checkbox"/> Good |
| (304) <input type="checkbox"/> One Story Duplex | (60) <input type="checkbox"/> Excellent | | (50) <input type="checkbox"/> Very Good |
| (305) <input type="checkbox"/> Two Story Duplex | | | (60) <input type="checkbox"/> Excellent |

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

Assessor Comments and Reason for Adjustment:

WD

Split + Combined with another parcel

Comments from

Comments:

000144800

(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>7</u> Day <u>16</u> Yr. <u>25</u> | 4 Date of Deed Mo. <u>7</u> Day <u>16</u> Yr. <u>25</u> |
| 5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Kevin Aufdenkamp and Darla K. Aufdenkamp Street or Other Mailing Address 2323 BELLWOOD DR, LOT 32 City Grand Island State NE Zip Code 68801 Phone Number (308) 640-0605 Email Address n/a | | 6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Amanda Hajny Street or Other Mailing Address 46 N Walnut St City Red Cloud State NE Zip Code 68970 Phone Number (785) 259-3060 Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address n/a | |

| | | |
|---|--|---|
| 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. | | |
| (A) Status <input checked="" type="checkbox"/> Improved <input checked="" 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 | (C) <input type="checkbox"/> Mobile Home |

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

| | |
|---|--|
| 9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? <input type="checkbox"/> Buyer <input type="checkbox"/> Seller <input checked="" type="checkbox"/> No | 10 Type of Transfer <input type="checkbox"/> Auction <input type="checkbox"/> Court Decree <input type="checkbox"/> Exchange <input type="checkbox"/> Distribution <input type="checkbox"/> Easement <input type="checkbox"/> 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 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? 1,970.00 | 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 Red Cloud, NE 68970 | 19 Name and Address of Person to Whom the Tax Statement Should be Sent Same as Grantee |
|--|--|

18a ☒ No address assigned 18b ☒ Vacant land

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

See attached

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

| | |
|--|----------------|
| 22 Total purchase price, including any liabilities assumed. | 22 \$ 7,000.00 |
| 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 \$ 7,000.00 |

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 ☒ 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 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

Date

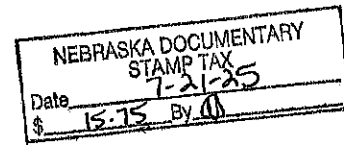
7/21/25

Register of Deed's Use Only

For Dept. Use Only

| | | |
|---|---|--|
| 28 Date Deed Recorded Mo. <u>7</u> Day <u>21</u> Yr. <u>25</u> | 29 Value of Stamp or Exempt Number \$ <u>15.75</u> | 30 Recording Data <u>BK 2025, Pg 1561</u> |
|---|---|--|

Lots Seventeen (17), Eighteen (18) and Nineteen (19), Block Five (5),
Garber'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 21 day
of July A.D., 2025, at 1:05
o'clock P.M. Recorded in Book 2025
on Page 1561
Clotey Thig County Clerk
10.00 Deputy
Ind. Comp. Assessor Carded**WARRANTY DEED**

Kevin Aufdenkamp and Darla K. Aufdenkamp, husband and wife, GRANTOR, in consideration of ONE AND NO/100 DOLLARS (\$1.00) receipt of which is hereby acknowledged, conveys to Amanda Hajny, a married person, GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Lots Seventeen (17), Eighteen (18) and Nineteen (19), Block Five (5),
Garber's Addition to the City of Red Cloud, Webster County, Nebraska.

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

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

(2) has legal power and lawful authority to convey the same;

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

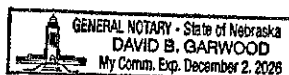
Executed July 16, 2025.

Kevin Aufdenkamp
Kevin Aufdenkamp

Darla K. Aufdenkamp
Darla K. Aufdenkamp

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on July 16, 2025, by Kevin Aufdenkamp and Darla K. Aufdenkamp, husband and wife.



Comm. expires 12-2-2026

David B. Garwood
Notary Public

Residential & Commercial Sales Worksheet

| | | | | | | | | | | | | | | |
|---|------|--------------|-----------|--|-------|---|---|----------|--------|----------|--|-------------|-----|--------|
| Cnty No. | Book | Page | Sale Date | School District Code | | | | | | | | | | |
| 91 | 2025 | 1562 | 7/22/2025 | Base: 91-0074 | | Affiliated: | | Unified: | | | | | | |
| Location ID | | Sale Number | | Useability & Code # | | Parcel Number | | | | | | | | |
| 000301401 | | 138 | | 1 | | GeoCde | Twn | Rng | Sect | Qrt | Subdlv | Area | Blk | Parcel |
| Date of Sale Assessed Value | | | | 0000 | | | | | 00 | 0 | 00000 | | 000 | 0000 |
| Land | | Improvements | | Total | | Date of Sale Property Classification Code | | | | | | | | |
| 1,245 | | | | 1,245 | | Status | Property Type | | Zoning | Location | City Size | Parcel Size | | |
| Assessor Location: BLUE HILL (BH) | | | | A) 2 | B) 01 | C) 1 | D) 1 | E) 6 | F) 1 | | | | | |
| | | | | Residential | | | Commercial | | | | | | | |
| Multiple Improvements: | | | | Multiple. Improvements. : | | | Multiple. Improvements. : | | | | | | | |
| Construction Date: | | | | Construction Date : | | | Construction Date : | | | | | | | |
| Floor: | | | | Floor Sq. Ft. : | | | Floor Sq. Ft. : | | | | | | | |
| Building Cost New: | | | | Cost : | | | Cost : | | | | | | | |
| Single Family Style: | | | | Residential Condition: | | | Commercial Occupancy Code: | | | | | | | |
| (100) <input type="checkbox"/> Mobile Home | | | | (10) <input type="checkbox"/> Worn Out | | | Primary: Other1: Other2: | | | | | | | |
| (101) <input type="checkbox"/> One Story | | | | (20) <input type="checkbox"/> Badly Worn | | | Commercial Construction Class: | | | | | | | |
| (102) <input type="checkbox"/> Two Story | | | | (30) <input type="checkbox"/> Average | | | (1) <input type="checkbox"/> Fireproof Structural Steel Frame | | | | | | | |
| (103) <input type="checkbox"/> Split Level | | | | (40) <input type="checkbox"/> Good | | | (2) <input type="checkbox"/> Reinforced Concrete Frame | | | | | | | |
| (104) <input type="checkbox"/> 1 1/2 Story | | | | (50) <input type="checkbox"/> Very Good | | | (3) <input type="checkbox"/> Masonry Bearing Walls | | | | | | | |
| (111) <input type="checkbox"/> Bi-Level | | | | (60) <input type="checkbox"/> Excellent | | | (4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls | | | | | | | |
| (106) <input type="checkbox"/> Other | | | | | | | (5) <input type="checkbox"/> Metal Frame and Walls | | | | | | | |
| Townhouse or Duplex Style: | | | | Residential Quality: | | | (6) <input type="checkbox"/> Pole Frame | | | | | | | |
| (301) <input type="checkbox"/> One Story | | | | (10) <input type="checkbox"/> Low | | | Cost Rank: | | | | Condition: | | | |
| (302) <input type="checkbox"/> Two Story | | | | (20) <input type="checkbox"/> Fair | | | (10) <input type="checkbox"/> Low | | | | (10) <input type="checkbox"/> Worn Out | | | |
| (307) <input type="checkbox"/> 1 1/2 Story | | | | (30) <input type="checkbox"/> Average | | | (20) <input type="checkbox"/> Average | | | | (20) <input type="checkbox"/> Badly Worn | | | |
| (308) <input type="checkbox"/> Split Level | | | | (40) <input type="checkbox"/> Good | | | (30) <input type="checkbox"/> Above Average | | | | (30) <input type="checkbox"/> Average | | | |
| (309) <input type="checkbox"/> 2 1/2 Story | | | | (50) <input type="checkbox"/> Very Good | | | (40) <input type="checkbox"/> High | | | | (40) <input type="checkbox"/> Good | | | |
| (304) <input type="checkbox"/> One Story Duplex | | | | (60) <input type="checkbox"/> Excellent | | | | | | | (50) <input type="checkbox"/> Very Good | | | |
| (305) <input type="checkbox"/> Two Story Duplex | | | | | | | | | | | (60) <input type="checkbox"/> Excellent | | | |
| Assessor's Adjustment to Sale Price (+ or -): | | | | | | | | | | | | | | |
| Assessor Comments and Reason for Adjustment: | | | | | | | | | | | | | | |
| OCD | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | |
| Comments from | | | | | | Comments: | | | | | | | | |
| 000301401 | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | |

Real Estate Transfer Statement

138

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

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

| | | | |
|---|------------------------------|--|--|
| 1 County Name Webster | 2 County Number 91 | 3 Date of Sale/Transfer Mo. 7 Day 22 Yr. 25 | 4 Date of Deed Mo. 7 Day 22 Yr. 25 |
| 5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Samuel Lee James Lavalbe James Street or Other Mailing Address 609 W Cass St City Blue Hill State NE Zip Code 68930 Phone Number Email Address | | 6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Kenneth T + Sheri A Lukaszewicz Street or Other Mailing Address 7140 W Monument Rd City Ayr State NE Zip Code 68925 Phone Number Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation? Yes <input checked="" type="checkbox"/> No <input checked="" type="checkbox"/> Email Address | |

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

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

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

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

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

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

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

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

14 What is the current market value of the real property?
\$ 2,500

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
605 W. Cass St

19 Name and Address of Person to Whom the Tax Statement Should be Sent
Same as above

18a ☐ No address assigned 18b ☐ Vacant land

20 Legal Description (Attach additional pages, if needed.)
E 22' of the N 44' of Lot Seven and the N 44' of Lot Eight Original Town of Blue Hill, Webster County, Nebraska Block 2

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

| | |
|--|---------------|
| 22 Total purchase price, including any liabilities assumed. | 22 \$ 2500.00 |
| 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 \$ 2500.00 |
| 25 If this transfer is exempt from the documentary stamp tax, list the exemption number | |
| 26 Is an affidavit as described in Neb. Rev. Stat. § 76-2.141 required because the property is located within a county or other geographic area with an active air force ballistic missile field? (See Instructions) <input type="checkbox"/> Yes <input type="checkbox"/> No | |
| 27 If yes, is the required affidavit attached to this filing? <input type="checkbox"/> Yes <input type="checkbox"/> No | |

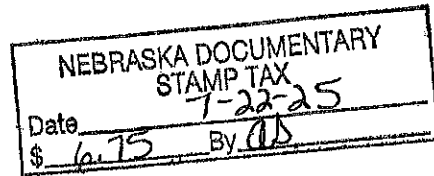
Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement.

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. 7 Day 22 Yr. 25 | 29 Value of Stamp or Exempt Number \$ 6.75 | 30 Recording Data BK2025, Pg 1562 |

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 22 day
 of July A.D., 2025 at 3:49
 o'clock PM. Recorded in Book 2025
 on Page 1562
Abbey Thurg County Clerk
10.00 Deputy
 Ind Comp Assessor Carded



QUITCLAIM DEED

Samuel Lee James and Lana Vae James, husband and wife, GRANTORS, in consideration of ONE AND NO/100 DOLLARS (\$1.00), receipt of which is hereby acknowledged, quitclaim and convey to Kenneth T. Lukasiewicz and Sheri A. Lukasiewicz, husband and wife, GRANTEES, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

The East Twenty-two feet of the North Forty-four feet (N44') of Lot Seven (7)
 and the North Forty-four feet (N44') of Lot Eight (8), Original Town of Blue Hill,
 Webster County, Nebraska.

Block 2

Executed 7 22, 2025.

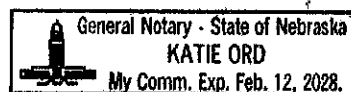
Samuel Lee James Lana Vae James
 Samuel Lee James Lana Vae James

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on July 22, 2025, by Samuel Lee James and Lana Vae James, husband and wife.

Comm. expires Feb 12, 2028

Katie Ord
 Notary Public



Agricultural Land Sales Worksheet

| Cnty No. | Book | Page | Sale Date | School District Code | | | | | | | | | |
|-----------------------------|--------------|-------------|---------------------|---|---------------|-------------|---------|----------|-----------|-------------|-----|--------|--|
| 91 | 2025 | 1574 | 7/21/2025 | Base: 01-0123 | | Affiliated: | | Unified: | | | | | |
| Location ID | | Sale Number | Useability & Code # | Parcel Number | | | | | | | | | |
| 002405900 | | 139 | 1 | GeoCde | Twn | Rng | Sect | Qrt | Subdlv | Area | Blk | Parcel | |
| Date of Sale Assessed Value | | | | 4247 | 3 | 12 | 6 | 3 | 00000 | 1 | 000 | 0000 | |
| Land | Improvements | Total | | Date of Sale Property Classification Code | | | | | | | | | |
| 458,155 | | 458,155 | | Status | Property Type | | Zoning | Location | City Size | Parcel Size | | | |
| | | | | A) 2 | B) 05 | | C) 5 | D) 3 | E) 0 | F) 9 | | | |
| LCG | | ACRES: | VALUE: | LCG | | ACRES: | VALUE: | | | | | | |
| IRRIGATED | 1A1 | | | GRASSLAND | | 1G1 | | | | | | | |
| | 1A | | | | | 1G | | | | | | | |
| | 2A1 | | | | | 2G1 | | | | | | | |
| | 2A | | | | | 2G | | | | | | | |
| | 3A1 | | | | | 3G1 | | | | | | | |
| | 3A | | | | | 3G | | | | | | | |
| | 4A1 | | | | | 4G1 | | | | | | | |
| | 4A | | | | | 4G | | | | | | | |
| DRYLAND | 1D1 | 5.000 | 16,525 | Shelterbelt/Timber | | | | | | | | | |
| | 1D | 117.000 | 386,685 | Accretion | | | | | | | | | |
| | 2D1 | | | Waste | | | 2.010 | 1,005 | | | | | |
| | 2D | 5.000 | 15,675 | Other | | | | | | | | | |
| | 3D1 | 6.000 | 17,790 | AG LAND TOTAL | | | 142.010 | 458,155 | | | | | |
| | 3D | | | Roads | | | 4.000 | | | | | | |
| | 4D1 | | | Farm Sites | | | | | | | | | |
| | 4D | 7.000 | 20,475 | Home Sites | | | | | | | | | |
| | | | | Recreation | | | | | | | | | |
| | Dwellings | | | Other | | | | | | | | | |
| | Outbuildings | | | Non-AG TOTAL | | | 4.000 | | | | | | |

| | |
|--|-------------------------------|
| Assessor's Adjustment to Sale Price (+ or -): | Total Recapture Value: |
| Assessor Comments and Reason for Adjustment: | |
| WD | |
| | |
| | |
| | |
| | |
| | |
| Comments from | Comments: |
| 002405900 | |
| | |
| | |
| | |
| | |
| | |
| (Continue on back) | |

Real Estate Transfer Statement

139

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>21</u> Yr. <u>2025</u> | 4 Date of Deed Mo. <u>7</u> Day <u>21</u> Yr. <u>2025</u> |
| 5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Linda L. Ridenour and Ross A. Ridenour Street or Other Mailing Address 119 W State St., PO Box 63 City Brady State NE Zip Code 69123 Phone Number (308) 870-2401 Email Address n/a | | 6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Steven E. Fries and Suzanne M. Fries Street or Other Mailing Address 172 S Inland Ave., PO Box 154 City Upland State NE Zip Code 68981 Phone Number (308) 830-2169 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"/> Corrective <input type="checkbox"/> Death Certificate - Transfer on Death <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 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? 625,000.00 | 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 n/a | 19 Name and Address of Person to Whom the Tax Statement Should be Sent Linda L. Ridenour PO Box 63, Brady, NE 69123 |
|--------------------------------------|---|

18a ☒ No address assigned 18b ☐ Vacant land

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

The Southwest Quarter (SW1/4) of Section Six (6), Township Three (3) North, Range Twelve (12), West of the 6th P.M., Webster County, Nebraska.

21 If agricultural, list total number of acres transferred in this transaction 146.01

| | |
|---|-------------------------|
| 22 Total purchase price, including any liabilities assumed. | 22 \$ 625,000.00 |
| 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 \$ 0.00 |
| 24 Adjusted purchase price paid for real estate (line 22 minus line 23) | 24 \$ 625,000.00 |

25 If this transfer is exempt from the documentary stamp tax, list the exemption number n/a26 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.

Steven Fries

Print or Type Name of Grantee or Authorized Representative

(308) 830-2169

Phone Number


Signature of Grantee or Authorized Representative

Grantee

Title

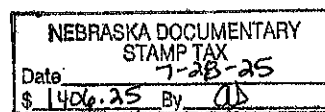
7/21/2025

Date

Register of Deed's Use Only

For Dept. Use Only

| | | |
|---|---|--|
| 28 Date Deed Recorded Mo. <u>7</u> Day <u>28</u> Yr. <u>25</u> | 29 Value of Stamp or Exempt Number \$ <u>1406.25</u> | 30 Recording Data <u>BK 2025, Pg 1574</u> |
|---|---|--|

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 28 day
of July A.D., 2025, at 8:33
o'clock PM. Recorded in Book 2025
on Page 1574
Abbeey Thurg County Clerk
10.00 Deputy
Ind Comp Assessor CardedDo not write above this line, for filing purposes only.
Dier, Osborn & Cox, P.C., L.L.O. 419 East Avenue, P.O. Box 586, Holdrege, NE 68949**WARRANTY DEED**

Linda L. Ridenour and Ross A. Ridenour, husband and wife, GRANTOR, in consideration of One Dollar (\$1.00) and other good and valuable consideration received from GRANTEE, conveys to Grantee, **Steven E. Fries and Suzanne M. Fries**, husband and wife as Joint Tenants with Rights of Survivorship and not as Tenants-in-Common, the following-described real estate (as defined in Neb. Rev. Stat. 76-201):

The Southwest Quarter (SW1/4) of Section Six (6), Township Three (3) North, Range Twelve (12), West of the 6th P.M., Webster County, Nebraska.

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

- (1) is lawfully seized of such real estate and that it is free from encumbrances except easements and restrictions, visible or 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 this 21st day of July, 2025.

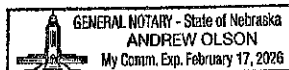
Linda L. Ridenour
Linda L. Ridenour, Grantor

Ross A. Ridenour
Ross A. Ridenour, Grantor

STATE OF NEBRASKA)
) ss.
COUNTY OF KEARNEY)

The foregoing instrument was acknowledged before me on the 21st day of July, 2025, by **Linda L. Ridenour and Ross A. Ridenour**, husband and wife.

(Seal)



[Signature]
Notary Public

Agricultural Land Sales Worksheet

| Cnty No. | Book | Page | Sale Date | School District Code | | | | | | | | | |
|-----------------------------|------------------|-------------|---------------------|---|---------------|-------------|--------|----------|-------|-----------|------|-------------|--------|
| 91 | 2025 | 1585 | 7/21/2025 | Base: 65-0005 | | Affiliated: | | Unified: | | | | | |
| Location ID | | Sale Number | Useability & Code # | | Parcel Number | | | | | | | | |
| 001300300 | | 140 | 4 | 05 | GeoCde | TwN | Rng | Sect | Qrt | Subdlv | Area | Blk | Parcel |
| Date of Sale Assessed Value | | | | 4135 | 4 | 9 | 1 | 2 | 00000 | 1 | 000 | 0000 | |
| Land | Improvements | Total | | Date of Sale Property Classification Code | | | | | | | | | |
| 552,070 | | 552,070 | | 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 | 25.680 | 42,755 | | | | | | | |
| 1A | | | | 1G | 5.930 | 9,875 | | | | | | | |
| 2A1 | | | | 2G1 | 26.990 | 40,750 | | | | | | | |
| 2A | | | | 2G | | | | | | | | | |
| 3A1 | | | | 3G1 | | | | | | | | | |
| 3A | | | | 3G | 13.110 | 19,855 | | | | | | | |
| 4A1 | | | | 4G1 | 0.460 | 600 | | | | | | | |
| 4A | | | | 4G | 29.190 | 19,140 | | | | | | | |
| DRYLAND 1D1 | 1.230 | 4,065 | | Shelterbelt/Timber | | | | | | | | | |
| 1D | 71.630 | 236,735 | | Accretion | | | | | | | | | |
| 2D1 | 25.650 | 80,415 | | Waste | | | | | | | | | |
| 2D | 11.120 | 34,860 | | Other | | | | | | | | | |
| 3D1 | 14.930 | 44,270 | | AG LAND TOTAL | | 232.330 | | 552,070 | | | | | |
| 3D | | | | Roads | | 6.990 | | | | | | | |
| 4D1 | 5.560 | 16,265 | | Farm Sites | | | | | | | | | |
| 4D | 0.850 | 2,485 | | Home Sites | | | | | | | | | |
| | | | | Recreation | | | | | | | | | |
| Dwellings | | | | Other | | | | | | | | | |
| Outbuildings | | | | Non-AG TOTAL | | 6.990 | | | | | | | |

| | |
|--|-------------------------------|
| Assessor's Adjustment to Sale Price (+ or -): | Total Recapture Value: |
| Assessor Comments and Reason for Adjustment: | |
| QCD; TRANSFER TO REVOCABLE TRUST | |
| | |
| | |
| | |
| | |
| Comments from | Comments: |
| 001300300 001300400 001300900 001301000 | |
| | |
| | |
| | |
| | |

(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>21</u> Yr. <u>2025</u> | | 4 Date of Deed Mo. <u>07</u> Day <u>21</u> Yr. <u>2025</u> | |
| 5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Mary R. Anderson, a single person Street or Other Mailing Address 1235 South 168th Avenue City Omaha State NE Zip Code 68130 Phone Number (714) 907-6776 Email Address marywes.anderson25@gmail.com | | | | 6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Mary R. Anderson, Trustee, et. al. Street or Other Mailing Address 1235 South 168th Avenue City Omaha State NE Zip Code 68130 Phone Number (714) 907-6776 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 marywes.anderson@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"/> Distribution <input type="checkbox"/> Land Contract/Memo <input type="checkbox"/> Partition <input type="checkbox"/> Sheriff <input type="checkbox"/> Other _____ <input type="checkbox"/> Bill of Sale <input type="checkbox"/> Corrective <input type="checkbox"/> Easement <input type="checkbox"/> Lease <input type="checkbox"/> Personal Rep. <input type="checkbox"/> Trust/Trustee _____ <input type="checkbox"/> Cemetery <input type="checkbox"/> Death Certificate – Transfer on Death <input type="checkbox"/> Executor <input type="checkbox"/> Mineral <input checked="" type="checkbox"/> Quit Claim <input type="checkbox"/> Warranty _____ | | | | | | | |
| 9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? <input type="checkbox"/> Buyer <input type="checkbox"/> Seller <input checked="" type="checkbox"/> No | | 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 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? 552,070.00 | | | | 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No \$ _____ % | | | |
| 16 Does this conveyance divide a current parcel of land? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | | | | 17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | | | |
| 18 Address of Property | | | | 19 Name and Address of Person to Whom the Tax Statement Should be Sent Same as # 6 above. | | | |
| 18a <input type="checkbox"/> No address assigned 18b <input checked="" type="checkbox"/> Vacant land | | | | | | | |
| 20 Legal Description (Attach additional pages, if needed.) See attached legal descriptions | | | | | | | |
| 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 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.

Mary R. Anderson

Print or Type Name of Grantee or Authorized Representative

Mary R. Anderson
Signature of Grantee or Authorized Representative

Grantor

Title

Phone Number

7/21/2025

Date

sign
here

Register of Deed's Use Only

For Dept. Use Only

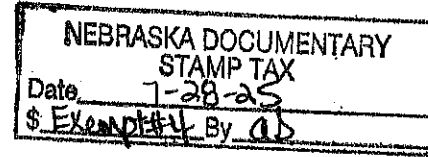
| | | |
|---|--|---|
| 28 Date Deed Recorded Mo. <u>7</u> Day <u>28</u> Yr. <u>25</u> | 29 Value of Stamp or Exempt Number \$ Exempt # 4 | 30 Recording Data BK2025, Pg 1585 |
|---|--|---|

Attachment to Nebraska Form 521

| <u>Parcel Number</u> | <u>Legal Description</u> | <u>Valuation</u> |
|----------------------|--|------------------|
| 001301000 | The East Half (E $\frac{1}{2}$) of the Northeast Quarter (NE $\frac{1}{4}$) less Tract 2-4-9, Section Two (2), T4N, R9E. | 98,370.00 |
| 001300900 | 2.51 acre tract in the East Half (E $\frac{1}{2}$) of the Northeast Quarter (NE $\frac{1}{4}$), Section Two, T4N, R9W. | 880.00 |
| 001300400 | The South Half (S $\frac{1}{2}$) of the Northwest Quarter (NW $\frac{1}{4}$), Section One (1), T4N, R9W. | 235,425.00 |
| 001300300 | The North Half (N $\frac{1}{2}$) of the Northwest Quarter (NW $\frac{1}{4}$), Section One (1), T4N, R9W. | 217,395.00 |
| Total Valuation: | | 552,070.00 |

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 28 day
of July A.D., 2025, at 10:22
o'clock A.M. Recorded in Book 2025
on Page 1585-1586
Anthony Hing County Clerk
16.00 AD Deputy
Ind. Comp Assessor Carded

**QUITCLAIM DEED**

MARY R. ANDERSON, a single person, GRANTOR, in consideration of TWO DOLLARS received from MARY R. ANDERSON, Trustee, or her successors in trust under the MARY R. ANDERSON REVOCABLE TRUST dated July 21, 2025, and any amendments and restatements thereto, GRANTEE, quitclaims to GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. §76-201):

GRANTOR MARY R. ANDERSON'S UNDIVIDED ONE-HALF INTEREST in and to:

1. The South One-Half of the Northwest Quarter (S $\frac{1}{2}$ NW $\frac{1}{4}$) of Section One (1), and the East Half of the Northeast Quarter (E $\frac{1}{2}$ NE $\frac{1}{4}$) of Section Two (2) all in Township Four (4) North, Range Nine (9) West of the Sixth (6th) P.M., in Webster County, Nebraska.
2. The North One-Half of the Northwest Quarter (N $\frac{1}{2}$ NW $\frac{1}{4}$) of Section One (1), Township Four (4) North, Range Nine (9) West of the 6th P.M., Webster County, Nebraska, and a parcel of land in Section Two (2), Township Four (4) North, Range Nine (9) West of the Sixth (6th) P.M., Webster County, Nebraska, described as follows: A plot of ground in the East Half of the Northeast Quarter (E $\frac{1}{2}$ NE $\frac{1}{4}$) of Section Two (2), Township Four (4) North, Range Nine (9) West of the 6th P.M., in Webster County, Nebraska, described by metes and bounds as follows: Beginning at a point on the East line of said E $\frac{1}{2}$ NE $\frac{1}{4}$, 2-4-9 Webster Co., Nebraska 856 Feet South of the North East corner, thence due North along the East line of said E $\frac{1}{2}$ NE $\frac{1}{4}$ 856 Feet to the North East corner of said E $\frac{1}{2}$ NE $\frac{1}{4}$, thence due West along the North line of said E $\frac{1}{2}$ NE $\frac{1}{4}$, 133 Feet, thence due South 559 Feet, thence in a Southeasterly direction at an angle where such line will meet the Point of Beginning

Return to: Thomas H. Penke, 12020 Shamrock Plaza, Suite 200, Omaha, NE 68154

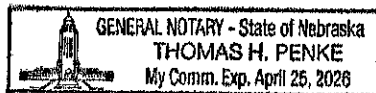
To have and to hold, the same together with all and singular the appurtenances thereto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever for the said Grantors, either in law or in equity, to the only proper use, benefit and behoof of the Grantees forever.

DATED this 21st day of July, 2025.

Mary R. Anderson
Mary R. Anderson

STATE OF NEBRASKA)
) ss.
COUNTY OF WEBSTER)

The foregoing Quitclaim Deed was acknowledged before me on this 21st day of July, 2025, by Mary R. Anderson, Grantor herein.



Thomas H. Penke
Notary Public

Residential & Commercial Sales Worksheet

| | | | | | | | | | | | | | | |
|-----------------------------------|------|--------------|-----------|----------------------|--|---|---------------|------|----------|----------|-----------|-------------|------|--------|
| Cnty No. | Book | Page | Sale Date | School District Code | | | | | | | | | | |
| 91 | 2025 | 1595 | 7/30/2025 | Base: 91-0002 | | | Affiliated: | | Unified: | | | | | |
| Location ID | | Sale Number | | Useability & Code # | | Parcel Number | | | | | | | | |
| 000141800 | | 141 | | 4 05 | | GeoCde | Twn | Rng | Sect | Qrt | Subdiv | Area | Blk | Parcel |
| Date of Sale Assessed Value | | | | 4371 | | | | 00 | 0 | 10025 | | 009 | 0000 | |
| Land | | Improvements | | Total | | Date of Sale Property Classification Code | | | | | | | | |
| 1,970 | | 88,220 | | 90,190 | | 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 : 1915 | Construction Date : |
| Floor: | Floor Sq. Ft. : 1,176 | Floor Sq. Ft. : |
| Building Cost New: | Cost : 167,340 | Cost : |
| Single Family Style: 101 | Residential Condition: 30 | Commercial Occupancy Code: |
| (100) <input type="checkbox"/> Mobile Home | (10) <input type="checkbox"/> Worn Out | Primary: Other1: Other2: |
| (101) <input checked="" type="checkbox"/> One Story | (20) <input type="checkbox"/> Badly Worn | Commercial Construction Class: |
| (102) <input type="checkbox"/> Two Story | (30) <input checked="" type="checkbox"/> Average | (1) <input type="checkbox"/> Fireproof Structural Steel Frame |
| (103) <input type="checkbox"/> Split Level | (40) <input type="checkbox"/> Good | (2) <input type="checkbox"/> Reinforced Concrete Frame |
| (104) <input type="checkbox"/> 1 1/2 Story | (50) <input type="checkbox"/> Very Good | (3) <input type="checkbox"/> Masonry Bearing Walls |
| (111) <input type="checkbox"/> Bi-Level | (60) <input type="checkbox"/> Excellent | (4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls |
| (106) <input type="checkbox"/> Other | | (5) <input type="checkbox"/> Metal Frame and Walls |
| Townhouse or Duplex Style: | Residential Quality: 30 | (6) <input type="checkbox"/> Pole Frame |
| (301) <input type="checkbox"/> One Story | (10) <input type="checkbox"/> Low | Cost Rank: Condition: |
| (302) <input type="checkbox"/> Two Story | (20) <input type="checkbox"/> Fair | (10) <input type="checkbox"/> Low (10) <input type="checkbox"/> Worn Out |
| (307) <input type="checkbox"/> 1 1/2 Story | (30) <input checked="" type="checkbox"/> Average | (20) <input type="checkbox"/> Average (20) <input type="checkbox"/> Badly Worn |
| (308) <input type="checkbox"/> Split Level | (40) <input type="checkbox"/> Good | (30) <input type="checkbox"/> Above Average (30) <input type="checkbox"/> Average |
| (309) <input type="checkbox"/> 2 1/2 Story | (50) <input type="checkbox"/> Very Good | (40) <input type="checkbox"/> High (40) <input type="checkbox"/> Good |
| (304) <input type="checkbox"/> One Story Duplex | (60) <input type="checkbox"/> Excellent | (50) <input type="checkbox"/> Very Good |
| (305) <input type="checkbox"/> Two Story Duplex | | (60) <input type="checkbox"/> Excellent |

| | |
|---|-----------|
| Assessor's Adjustment to Sale Price (+ or -): | |
| Assessor Comments and Reason for Adjustment: | |
| QCD; TRANSFER BETWEEN PARENT & CHILD | |
| | |
| | |
| | |
| | |
| | |
| Comments from | Comments: |
| 000141800 | |
| | |
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| | |
| | |

(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 <input checked="" type="checkbox"/> | | 3 Date of Sale/Transfer Mo. <u>7</u> Day <u>30</u> Yr. <u>2025</u> | | 4 Date of Deed Mo. <u>7</u> Day <u>30</u> Yr. <u>2025</u> | |
| 5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Sandra Turner and John Turner Street or Other Mailing Address 541 N Jefferson St City Red Cloud State NE Zip Code 68970 Phone Number (970) 308-3522 Email Address n/a | | | | 6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Sandra Turner, Lindsey G. McGee and John D. McGee Street or Other Mailing Address 541 N Jefferson St City Red Cloud State NE Zip Code 68970 Phone Number (970) 308-3522 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 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"/> 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) add dau & |
|---|---|--|

| | |
|---|--|
| 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 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? 90,190.00 | 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) <input checked="" 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 805 N Walnut St Red Cloud, NE 68970 | 19 Name and Address of Person to Whom the Tax Statement Should be Sent Grantee |
|--|--|

18a ☐ No address assigned 18b ☐ Vacant land

| |
|---|
| 20 Legal Description (Attach additional pages, if needed.) The South Half of Lot Five (5) and all of Lots Six (6), Block Nine (9), in LeDuc's Addition to the City 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 \$ | |
| 24 Adjusted purchase price paid for real estate (line 22 minus line 23) 5a | 24 \$ | 0.00 |
| 25 Is 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.

Don Theobald

Print or Type Name of Grantee or Authorized Representative

(402) 746-2774

Phone Number

7/30/2024

Date

sign
here

Signature of Grantee or Authorized Representative

Attorney

Title

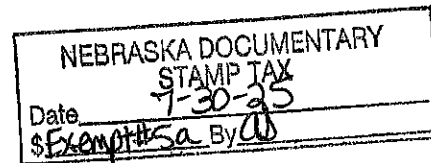
Register of Deed's Use Only

For Dept. Use Only

| | | |
|---|---|--|
| 28 Date Deed Recorded Mo. <u>7</u> Day <u>30</u> Yr. <u>25</u> | 29 Value of Stamp or Exempt Number \$ Exempt # 5a | 30 Recording Data BK2025 Pg 1595 |
|---|---|--|

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 July A.D., 2025, at 3:33
o'clock P M, Recorded in Book 2025
on Page 1595
Abbey Thurg County Clerk
10.00 Deputy
Ind Comp Assessor Carded



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

QUITCLAIM DEED

Sandra Turner and John Turner, a married couple, Grantors, in consideration of ONE DOLLAR (\$1.00) and other valuable consideration, convey to Sandra Turner, Lindsey G. McGee and John D. McGee, 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 Half of Lot Five (5) and all of Lots Six (6), Block Nine (9), in LeDuc's Addition to the City of Red Cloud, Webster County, Nebraska.

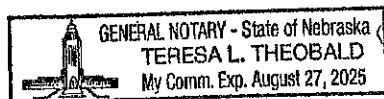
Executed July 30, 2025.

Sandra Turner
Sandra Turner

John Turner
John Turner

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on July 30th, 2025 by Sandra Turner and John Turner, a married couple.



Teresa L. Theobald
Notary Public

Residential & Commercial Sales Worksheet

| | | | | | | | | | | | | | | |
|--|-------------|---------------------|--------------------------------|--|--|----------------------|------------|---------------|---|------------------|--|------------|---------------|--|
| Cnty No. | Book | Page | Sale Date | School District Code | | | | | | | | | | |
| 91 | 2025 | 1629 | 7/31/2025 | Base: 91-0074 | | | | Affiliated: | | Unified: | | | | |
| Location ID | | Sale Number | Useability & Code # | | Parcel Number | | | | | | | | | |
| 000326500 | | 142 | 1 | | GeoCde | Twn | Rng | Sect | Qrt | Subdly | Area | Blk | Parcel | |
| Date of Sale Assessed Value | | | | 4133 | | | 00 | 0 | 20035 | | 002 | 0000 | | |
| Land | | Improvements | Total | | Date of Sale Property Classification Code | | | | | | | | | |
| 3,570 | | 145,200 | 148,770 | | Status | Property Type | | Zoning | Location | City Size | Parcel Size | | | |
| Assessor Location: BLUE HILL (BH) | | | | A) 1 | B) 01 | C) 1 | D) 1 | E) 6 | F) 2 | | | | | |
| | | | | Residential | | | | | Commercial | | | | | |
| Multiple Improvements: | | | | Multiple Improvements : | | | | | Multiple Improvements : | | | | | |
| Construction Date: | | | | Construction Date : 1884 | | | | | Construction Date : | | | | | |
| Floor: | | | | Floor Sq. Ft. : 1,410 | | | | | Floor Sq. Ft. : | | | | | |
| Building Cost New: | | | | Cost : 176,125 | | | | | Cost : | | | | | |
| Single Family Style: 101 | | | | Residential Condition: 30 | | | | | Commercial Occupancy Code: | | | | | |
| (100) <input type="checkbox"/> Mobile Home | | | | (10) <input type="checkbox"/> Worn Out | | | | | Primary: Other1: Other2: | | | | | |
| (101) <input checked="" type="checkbox"/> One Story | | | | (20) <input type="checkbox"/> Badly Worn | | | | | Commercial Construction Class: | | | | | |
| (102) <input type="checkbox"/> Two Story | | | | (30) <input checked="" type="checkbox"/> Average | | | | | (1) <input type="checkbox"/> Fireproof Structural Steel Frame | | | | | |
| (103) <input type="checkbox"/> Split Level | | | | (40) <input type="checkbox"/> Good | | | | | (2) <input type="checkbox"/> Reinforced Concrete Frame | | | | | |
| (104) <input type="checkbox"/> 1 1/2 Story | | | | (50) <input type="checkbox"/> Very Good | | | | | (3) <input type="checkbox"/> Masonry Bearing Walls | | | | | |
| (111) <input type="checkbox"/> Bi-Level | | | | (60) <input type="checkbox"/> Excellent | | | | | (4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls | | | | | |
| (106) <input type="checkbox"/> Other | | | | | | | | | (5) <input type="checkbox"/> Metal Frame and Walls | | | | | |
| Townhouse or Duplex Style: | | | | Residential Quality: 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: | | | | | | | | | | | | | | |
| WD | | | | | | | | | | | | | | |
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| Comments from | | | | | | | | | Comments: | | | | | |
| 000326500 | | | | | | | | | | | | | | |
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NEBRASKA

Good Life. Great Service.

DEPARTMENT OF REVENUE

Real Estate Transfer Statement

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

FORM
521

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

| | | | |
|--|------------------------------|--|---|
| 1 County Name Webster | 2 County Number 91 | 3 Date of Sale/Transfer Mo. 07 Day 31 Yr. 2025 | 4 Date of Deed Mo. 07 Day 28 Yr. 2025 |
| 5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) John C. Johnston and Aldena F. Yllescas-Johnston Street or Other Mailing Address 230 Jefferson Street City Aurora State NE Zip Code 68818 Phone Number (402) 640-8983 Email Address sschutte@charter-title.net | | 6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Kayden S Ferguson and Elizabeth A Cox Street or Other Mailing Address 206 W. Nemaha Street - PO Box 164 City Blue Hill, NE 68930 State NE Zip Code 68930 Phone Number 402-984-4414 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 sschutte@charter-title.net Kaydenferguson444@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 <input type="checkbox"/> State Assessed <input type="checkbox"/> Exempt | |
| (C) <input type="checkbox"/> Mobile Home | | | |
| 8 Type of Deed <input type="checkbox"/> Bill of Sale <input type="checkbox"/> Cemetery <input type="checkbox"/> Conservator <input type="checkbox"/> Corrective <input type="checkbox"/> Death Certificate - Transfer on Death <input type="checkbox"/> Distribution <input type="checkbox"/> Easement <input type="checkbox"/> Executor <input type="checkbox"/> Land Contract/Memo <input type="checkbox"/> Lease <input type="checkbox"/> Mineral <input type="checkbox"/> Partition <input type="checkbox"/> Personal Rep. <input type="checkbox"/> Quit Claim <input type="checkbox"/> Sheriff <input type="checkbox"/> Trust/Trustee <input 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? \$165,000.00 | | 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No \$ _____ % | |
| 16 Does this conveyance divide a current parcel of land? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | | 17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) <input checked="" type="checkbox"/> Yes Mach1 Realty-Lindsey <input type="checkbox"/> No | |
| 18 Address of Property 206 W. Nemaha St 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 Tax Statement Should be Sent Kayden S Ferguson and Elizabeth A Cox 206 W. Nemaha St - PO Box 164 Blue Hill, NE 68930 | |

20 Legal Description

The center 90 feet by 40 feet of Lot 5, Hawley's Subdivision of Outlot 4, Rohrer's Addition to the Village of Blue Hill, Webster County, Nebraska AND Lots 3 and 4, Block 2,

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

| | | | |
|--|----|----|------------|
| 22 Total purchase price, including any liabilities assumed | 22 | \$ | 165,000.00 |
| 23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) | 23 | \$ | |
| 24 Adjusted purchase price paid for real estate (line 22 minus line 23) | 24 | \$ | 165,000.00 |
| 25 If this transfer is exempt from the documentary stamp tax, list the exemption number _____. | | | |
| 26 Is an affidavit as described in Neb. Rev. Stat. § 76-2.141 required because the property is located within a county or other geographic area with an active air force ballistic missile field? <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

► Kayden S Ferguson and Elizabeth A Cox
Print or Type Name of Grantee or Authorized Representative

402-984-4414
Phone Numbersign
here

► Kayden Ferguson
Signature of Grantee or Authorized Representative
Kayden Ferguson

Grantee or Authorized Representative
TitleJuly 31, 2025
Date

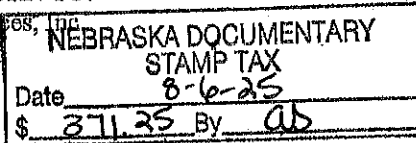
Register of Deeds' Use Only

For Dept. Use Only

| | | |
|--|--|---|
| 28 Date Deed Recorded Mo. 8 Day 6 Yr. 25 | 29 Value of Stamp or Exempt Number \$ 371.25 | 30 Recording Data BK2025, Pg 1629 |
|--|--|---|

AFTER RECORDING RETURN TO:

Charter Title & Escrow Services, Inc.
 747 North Burlington Avenue
 Suite G208
 Hastings, NE 68901
 402-463-6788



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 Aug A.D., 2025, at 3:15
 o'clock PM. Recorded in Book 2025
 on Page 1629

Abbey Thies County Clerk
10.00 Deputy
 Ind Comp Assessor Carded

SURVIVORSHIP WARRANTY DEED**KNOW THAT ALL MEN BY THESE PRESENTS THAT**

John C. Johnston and Aldena F. Yllescas-Johnston, husband and wife, herein called the grantor whether one or more, in consideration of One Dollar and other valuable consideration received from grantees, do grant, bargain, sell, convey, and confirm unto GRANTEE'S

Kayden S Ferguson and Elizabeth A Cox, each a single person, as joint tenants with right of survivorship,

the following described real property in Webster County, Nebraska:

The center 90 feet by 40 feet of Lot 5, Hawley's Subdivision of Outlot 4, Rohrer's Addition to the Village of Blue Hill, Webster County, Nebraska AND Lots 3 and 4, Block 2, Grussel's Subdivision of Rohrer's Addition to the Village of Blue Hill, Webster County, Nebraska.

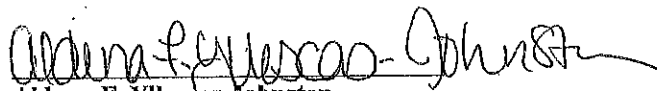
To have and hold above described premises together with all tenements, hereditaments and appurtenances thereto belonging unto the grantees and to their assigns, or to the heirs and assigns of the survivor of them forever.

And the grantor does hereby covenant with the grantees and with their assigns and with the heirs and assigns of the survivor of them that grantor is lawfully seized of said premises; that they are free from any encumbrance except covenants, easements and restrictions of record; all regular taxes and special assessments; except those levied or assessed subsequent to date hereof; that grantor has good right and lawful authority to convey the same; and that grantor warrants and will defend the title to said premises against the lawful claims of all persons whomsoever.

It is the intention of all parties hereto that in the event of the death of either of the grantees, the entire fee simple title to the real estate shall vest in the surviving grantee.

Executed this 26th day of July, 2025.

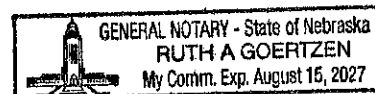

 John C. Johnston


 Aldena F. Yllescas-Johnston

STATE OF Nebraska
 COUNTY OF Hamilton

The foregoing instrument was acknowledged before me this 26th day of July, 2025 by John C. Johnston and Aldena F. Yllescas-Johnston, husband and wife.


 Notary Public
Ruth A. Goertzen



Residential & Commercial Sales Worksheet

| | | | | | | | | | | | | | | |
|---------------------------------|------|--------------|------------|----------------------|--|---|---------------|-----|----------|----------|-----------|-------------|-----|--------|
| Cnty No. | Book | Page | Sale Date | School District Code | | | | | | | | | | |
| 91 | 2025 | 1645 | 12/13/2023 | Base: 91-0074 | | | Affiliated: | | Unified: | | | | | |
| Location ID | | Sale Number | | Useability & Code # | | Parcel Number | | | | | | | | |
| 000801801 | | 143 | | 1 | | GeoCde | Twn | Rng | Sect | Qrt | Subdiv | Area | Blk | Parcel |
| Date of Sale Assessed Value | | | | | | 4373 | | | 00 | 0 | 50005 | | 003 | 0000 |
| Land | | Improvements | | Total | | Date of Sale Property Classification Code | | | | | | | | |
| 610 | | | | 610 | | Status | Property Type | | Zoning | Location | City Size | Parcel Size | | |
| Assessor Location: COWLES (COW) | | | | | | A) 2 | B) 01 | | C) 1 | D) 1 | E) 8 | F) 2 | | |

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

| | |
|--|------------------|
| Assessor's Adjustment to Sale Price (+ or -): | |
| Assessor Comments and Reason for Adjustment: | |
| QCD | |
| | |
| | |
| | |
| | |
| | |
| Comments from | Comments: |
| 000801801 | |
| | |
| | |
| | |
| | |

(Continue on back)

Real Estate Transfer Statement

143

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>12</u> Day <u>13</u> Yr. <u>2023</u> | 4 Date of Deed Mo. <u>12</u> Day <u>13</u> Yr. <u>2023</u> |
| 5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Kenneth Bergman Street or Other Mailing Address 4 S Montgomery City Nelson State NE Zip Code 68961 Phone Number (269) 953-3499 Email Address n/a | | 6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Damian Carter Street or Other Mailing Address 3927 Hwy 136 City Nelson State NE Zip Code 68961 Phone Number (308) 470-1922 Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address n/a | |

| | | |
|--|---|--------------------------------------|
| 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. | | |
| (A) Status | (B) Property Type | (C) |
| <input type="checkbox"/> Improved <input checked="" 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 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"/> 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 trustee and beneficiary relatives? (If Yes, check the appropriate box.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Aunt or Uncle to Niece or Nephew <input type="checkbox"/> Brothers and Sisters <input type="checkbox"/> 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? 400.00 | 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 Cowles Main Street Cowles, NE | 19 Name and Address of Person to Whom the Tax Statement Should be Sent Same as Grantee |
|--|--|

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

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

See Attached

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

| | |
|--|---------------------|
| 22 Total purchase price, including any liabilities assumed. | 22 \$ 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 \$ 0'00 |
| 24 Adjusted purchase price paid for real estate (line 22 minus line 23) | 24 \$ 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)
☐ 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 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

8/7/2025

Date

Register of Deed's Use Only

For Dept. Use Only

| | | |
|--|--|--|
| 28 Date Deed Recorded Mo. <u>8</u> Day <u>7</u> Yr. <u>25</u> | 29 Value of Stamp or Exempt Number \$ <u>2.25</u> | 30 Recording Data BK2025 Pg 1645 |
|--|--|--|

Lots Sixteen (16), Seventeen (17) and Eighteen (18), Block Three (3), Original Village of Cowles, 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 7 day
of Aug, A.C. 2023 at 3:22
o'clock p.M. Recorded in Book 2025
on Page 1645
Amber Haig County Clerk
JD Deputy
Ind. Comp. Assessor Carded

QUITCLAIM DEED

Kenneth Bergman, a single person, GRANTOR, whether one or more, in consideration of ONE AND NO/100 DOLLARS (\$1.00) and other valuable consideration receipt of which is hereby acknowledged, quitclaims and conveys to Damian Carter, a single person, GRANTEES, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Lots Sixteen (16), Seventeen (17) and Eighteen (18), Block Three (3), Original Village of Cowles, Webster County, Nebraska.

Executed December 13, 2023.

Kenneth Bergman

Kenneth Bergman

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on December 13, 2023, by Kenneth Bergman, a single person.

Comm. expires



Kory McCracken
Notary Public

Agricultural Land Sales Worksheet

| | | | | | | | | | | | | | |
|-----------------------------|---------------------|--------------------|--------------------------------|-----------------------------|--|--------------------|---------------|---------------|----------|-----------|-------------|-----|--------|
| Cnty No. | Book | Page | Sale Date | School District Code | | | | | | | | | |
| 91 | 2025 | 1648 | 8/7/2025 | Base: 91-0002 | | | | Affiliated: | | Unified: | | | |
| Location ID | | Sale Number | Useability & Code # | | Parcel Number | | | | | | | | |
| 002306700 | | 144 | 4 | 05 | GeoCde | Twn | Rng | Sect | Qrt | Subdiv | Area | Blk | Parcel |
| Date of Sale Assessed Value | | | | | 4369 | 2 | 12 | 10 | 1 | 00000 | 1 | 000 | 0000 |
| Land | Improvements | | Total | | Date of Sale Property Classification Code | | | | | | | | |
| 40,455 | 43,635 | | 84,090 | | 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 | 0.830 | 1,380 | | | | | |
| | 1A | | | | | 1G | 0.140 | 235 | | | | | |
| | 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 | | 0.970 | 1,615 | | | | | |
| | 3D | | | | | Roads | 0.340 | | | | | | |
| | 4D1 | | | | | Farm Sites | 1.000 | 13,840 | | | | | |
| | 4D | | | | | Home Sites | 1.000 | 25,000 | | | | | |
| | | | | | | Recreation | | | | | | | |
| Dwellings | | | 31,780 | | | Other | | | | | | | |
| Outbuildings | | | 11,855 | | Non-AG TOTAL | | 2.340 | 38,840 | | | | | |

| | | |
|--|--|-------------------------------|
| Assessor's Adjustment to Sale Price (+ or -): | | Total Recapture Value: |
| Assessor Comments and Reason for Adjustment: | | |
| JTWD; TRANSFER BETWEEN BROTHERS & SISTER | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| Comments from | | Comments: |
| 002306700 | | |
| | | |
| | | |
| | | |
| | | |

(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. 08 Day 07 Yr. 2025 | | 4 Date of Deed Mo. 08 Day 07 Yr. 2025 | |
| 5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) See Attached Street or Other Mailing Address PO Box 24 City Lawrence State NE Zip Code 68957 Phone Number (402) 756-7842 Email Address brandatheer@hotmail.com | | | | 6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Greg W. Richardson and Sheryl Richardson, husband and wife Street or Other Mailing Address 1163 Road 500 City Inavale State NE Zip Code 68952 Phone Number (402) 469-9695 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 richardson3@gpcom.net | | | |
| 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. | | | | | | | |
| (A) Status | | (B) Property Type | | | | (C) | |
| <input checked="" type="checkbox"/> Improved <input type="checkbox"/> 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 checked="" type="checkbox"/> Gift <input type="checkbox"/> Life Estate <input type="checkbox"/> Sale <input type="checkbox"/> Trustee to Beneficiary <input type="checkbox"/> Court Decree <input type="checkbox"/> Exchange <input type="checkbox"/> Grantor Trust <input type="checkbox"/> Partition <input type="checkbox"/> Satisfaction of Contract <input type="checkbox"/> Other (Explain) | | | | | |
| 11 Was ownership transferred in full? (If No, explain the division.) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | | | | 12 Was real estate purchased for same use? (If No, state the intended use.) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | | | |
| 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Aunt or Uncle to Niece or Nephew <input type="checkbox"/> Family Corp., Partnership, or LLC <input type="checkbox"/> Self <input type="checkbox"/> Other <input 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? 95,689.00 | | | | 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No \$ _____ % | | | |
| 16 Does this conveyance divide a current parcel of land? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | | | | 17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | | | |
| 18 Address of Property 1163 Road 500 Inavale, NE 68952 | | | | 19 Name and Address of Person to Whom the Tax Statement Should be Sent Greg W. Richardson and Sheryl Richardson 1163 Road 500 Inavale, NE 68952 | | | |
| 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 **3.31**

| | | | |
|--|----|----|-------------|
| 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 _____

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.

Henry C. Schenker

Print or Type Name of Grantee or Authorized Representative

(308) 425-6273

Phone Number

sign
here

Henry C. Schenker
Signature of Grantee or Authorized Representative

Attorney

Title

8/8/2025

Date

| | | | |
|--|--|---|--------------------|
| Register of Deed's Use Only | | | For Dept. Use Only |
| 28 Date Deed Recorded Mo. 8 Day 8 Yr. 25 | 29 Value of Stamp or Exempt Number \$ 216.00 | 30 Recording Data BK 2025, Pg. 1648 | |

5. Grantor's Name:

RODNEY J. RICHARDSON and wife, ANGELA RICHARDSON; GREG W. RICHARDSON and wife, SHERYL RICHARDSON; and BRENDA THEER and husband, ROBERT THEER

20. Legal Description:

A tract of land located in the NE 1/4 of Section 10-T2N-R12 West of the 6th P.M., Webster County, Nebraska; more particularly described as follows and assuming the East line of said NE 1/4 bears S 00°06'57" W. Commencing at the NE Corner of said Section 10; thence S 00°06'57" W 1571.12 feet on the Section line to the True Point of Beginning; thence S 00°06'57" W 398.30 feet on the Section line to a point; thence N 88°43'30" W 195.96 feet to a point; thence S 01°10'40" W 24.82 feet to a point; thence N 87°53'21" W 77.43 feet to a point; thence N 00°07'01" W 108.03 feet to a point; thence N 72°34'42" W 16.01 feet to a point; thence N 02°25'57" E 19.65 feet to a point; thence N 88°13'20" W 109.29 feet to a point; thence N 00°09'22" E 274.37 feet to a point; thence N 89°10'47" E 397.80 feet to the True Point of Beginning. Said tract containing 3.31 +/- Acres. Subject to County Road R.O.W. and any easements of record.

When recording is complete return to:
Duncan, Walker & Schenker P.C., L.L.O.
P. O. Box 207
Franklin, NE 68939

JOINT TENANCY WARRANTY DEED

RODNEY J. RICHARDSON and wife, ANGELA RICHARDSON; GREG W. RICHARDSON and wife, SHERYL RICHARDSON; and BRENDA THEER and husband, ROBERT THEER, 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

GREG W. RICHARDSON and SHERYL RICHARDSON, husband and wife, as joint tenants and not as tenants in common, Grantees,

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

A tract of land located in the NE 1/4 of Section 10-T2N-R12 West of the 6th P.M., Webster County, Nebraska; more particularly described as follows and assuming the East line of said NE 1/4 bears S 00°06'57" W. Commencing at the NE Corner of said Section 10; thence S 00°06'57" W 1571.12 feet on the Section line to the True Point of Beginning; thence S 00°06'57" W 398.30 feet on the Section line to a point; thence N 88°43'30" W 195.96 feet to a point; thence S 01°10'40" W 24.82 feet to a point; thence N 87°53'21" W 77.43 feet to a point; thence N 00°07'01" W 108.03 feet to a point; thence N 72°34'42" W 16.01 feet to a point; thence N 02°25'57" E 19.65 feet to a point; thence N 88°13'20" W 109.29 feet to a point; thence N 00°09'22" E 274.37 feet to a point; thence N 89°10'47" E 397.80 feet to the True Point of Beginning. Said tract containing 3.31 +/- Acres. Subject to County Road R.O.W. and any easements of record.

Grantor covenants (jointly and severally, if more than one) with the Grantees 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: August 7, 2025.

Rodney J. Richardson
Rodney J. Richardson.

Angela Richardson
Angela Richardson.

Greg W. Richardson
Greg W. Richardson.

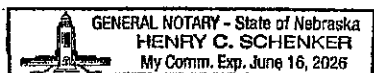
Sheryl Richardson
Sheryl Richardson.

Brenda Theer
Brenda Theer.

Robert Theer
Robert Theer.

STATE OF NEBRASKA)
) ss.
 COUNTY OF FRANKLIN)

The foregoing was acknowledged before me on August 7, 2025 by Rodney J. Richardson and wife, Angela Richardson, Grantor.



Henry C. Schenker
 Notary Public.

STATE OF NEBRASKA)
) ss.
 COUNTY OF FRANKLIN)

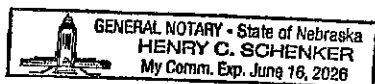
The foregoing was acknowledged before me on August 7, 2025 by Greg W. Richardson and wife, Sheryl Richardson, Grantor.



Henry C. Schenker
 Notary Public.

STATE OF NEBRASKA)
) ss.
 COUNTY OF FRANKLIN)

The foregoing was acknowledged before me on August 7, 2025 by Brenda Theer, and husband, Robert Theer, Grantor.



Henry C. Schenker
 Notary Public.

Residential & Commercial Sales Worksheet

| | | | | | | | | | | | | | | |
|---|------|--------------|-----------|--|-------|---|---------------|---|--------|----------|-----------|--|-----|--------|
| Cnty No. | Book | Page | Sale Date | School District Code | | | | | | | | | | |
| 91 | 2025 | 1652 | 8/11/2025 | Base: 91-0074 | | Affiliated: | | Unified: | | | | | | |
| Location ID | | Sale Number | | Useability & Code # | | Parcel Number | | | | | | | | |
| 000313700 | | 145 | | 1 | | GeoCde | Twn | Rng | Sect | Qrt | Subdlv | Area | Blk | Parcel |
| Date of Sale Assessed Value | | | | 4133 | | | 00 | 0 | 20010 | | 004 | 0000 | | |
| Land | | Improvements | | Total | | Date of Sale Property Classification Code | | | | | | | | |
| 2,515 | | 150,500 | | 153,015 | | 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 : 1881 | | | | Construction Date : | | | | | | |
| Floor: | | | | Floor Sq. Ft. : 1,788 | | | | Floor Sq. Ft. : | | | | | | |
| Building Cost New: | | | | Cost : 233,695 | | | | 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 | | | | | | | | (50) <input type="checkbox"/> Very Good | | |
| (305) <input type="checkbox"/> Two Story Duplex | | | | | | | | | | | | (60) <input type="checkbox"/> Excellent | | |
| Assessor's Adjustment to Sale Price (+ or -): | | | | | | | | | | | | | | |
| Assessor Comments and Reason for Adjustment: | | | | | | | | | | | | | | |
| PERSONAL REP DEED | | | | | | | | | | | | | | |
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| 000313700 | | | | | | | | | | | | | | |
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(Continue on back)

NEBRASKA

Good Life. Great Service.

DEPARTMENT OF REVENUE

Real Estate Transfer Statement

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

FORM
521

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

| | | | |
|--|------------------------------|---|--|
| 1 County Name Webster - 91 | 2 County Number 91 | 3 Date of Sale/Transfer Mo. 8 Day 11 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) Catherine A. Valdez, PR of Est of Lyndell A. Morlang Street or Other Mailing Address 598 Dome Mountain Ave City Libby State MT Zip Code 59923 Phone Number (208) 255-6212 Email Address n/a | | 6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Canyen Jon Jameson and Madison Leigh Kort Street or Other Mailing Address 109 N Pine St City Blue Hill State NE Zip Code 68930 Phone Number (402) 705-6259 Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address n/a | |

| | | | | |
|--|---|---|---|--------------------------------------|
| 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. | | | | |
| (A) Status | | (B) Property Type | | (C) |
| <input checked="" type="checkbox"/> Improved | <input checked="" type="checkbox"/> Single Family | <input type="checkbox"/> 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"/> Mineral Interests-Producing | <input type="checkbox"/> Exempt | |
| <input type="checkbox"/> IOLL | <input type="checkbox"/> Commercial | <input type="checkbox"/> Recreational | | |
| 8 Type of Deed <input type="checkbox"/> Conservator <input type="checkbox"/> Distribution <input type="checkbox"/> Land Contract/Memo <input type="checkbox"/> Partition <input type="checkbox"/> Sheriff <input type="checkbox"/> Other _____ <input type="checkbox"/> Bill of Sale <input type="checkbox"/> Corrective <input type="checkbox"/> Easement <input type="checkbox"/> Lease <input checked="" type="checkbox"/> Personal Rep. <input type="checkbox"/> Trust/Trustee <input type="checkbox"/> Cemetery <input type="checkbox"/> Death Certificate - Transfer on Death <input type="checkbox"/> Executor <input type="checkbox"/> Mineral <input type="checkbox"/> Quit Claim <input type="checkbox"/> Warranty | | | | |
| 9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? <input 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? 100,100.00 | | 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 Ruhter Auction <input type="checkbox"/> No | | |
| 18 Address of Property 109 N Pine St Blue Hill, NE 68930 | | 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 North Eighty-Five (N 85) feet of Lots Five (5) and Six (6), Block Four (4), Rohrer' s Addition to the City of Blue Hill, Webster County, Nebraska, according to the recorded plat thereof | |
| 21 If agricultural, list total number of acres transferred in this transaction _____ | |
| 22 Total purchase price, including any liabilities assumed. | 22 \$ 100,100.00 |
| 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 \$ 100,100.00 |
| 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.

Canyen Jon Jameson

Print or Type Name of Grantee or Authorized Representative

(402) 705-6259

Phone Number

8-11-25

Date

sign
here

Signature of Grantee or Authorized Representative

Grantee

Title

Register of Deed's Use Only

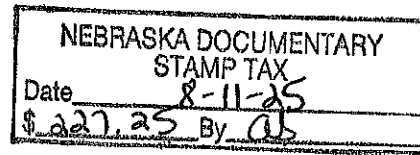
For Dept. Use Only

| | | |
|---|--|---|
| 28 Date Deed Recorded Mo. 8 Day 11 Yr. 25 | 29 Value of Stamp or Exempt Number \$ 227.25 | 30 Recording Data BK2025, Pg 1652 |
|---|--|---|

State of Nebraska } ss.
County of Webster }

BOOK 2025 PAGE 1652

Entered on the
numerical index and filed for record in the
Clerk's office of said county this 11 day
of Aug, A.D., 2025, at 11:04
o'clock AM. Recorded in Book 2025
on Page 1652
Ashey King County Clerk
10.00 Deputy
Ind Comp Assessor Carded



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

PERSONAL REPRESENTATIVE'S DEED

Catherine A. Valdez, Personal Representative of the Estate of Lyndell J. Morlang, Deceased, Grantor, in consideration of ONE DOLLAR (\$1.00) and other valuable consideration received from GRANTEES, Canyon Jon Jameson and Madison Leigh Kort, conveys to GRANTEES, the following described real estate (as defined in Neb. Rev. Stat., § 76-201):

The North Eight-Five (N 85) feet of Lots Five (5) and Six (6), Block Four (4), Rohrer's Addition to the City of Blue Hill, Webster County, Nebraska, according to the recorded plat thereof

Subject to easements, reservations, covenants and restrictions of record;

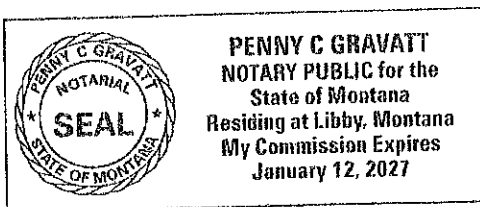
GRANTOR covenants with GRANTEES that GRANTOR has legal power and lawful authority to convey the same.

Executed July 14, 2025

Catherine A. Valdez P.R.
Catherine A. Valdez, Personal Representative of the
Estate of Lyndell J. Morlang, Deceased

STATE OF Montana)
) ss.
COUNTY OF)

The foregoing instrument was acknowledged before me on July, 14, 2025, by
Catherine A. Valdez, Personal Representatives of the Estate of Lyndell J. Morlang, Deceased.



Penny C Gravatt
Notary Public

Residential & Commercial Sales Worksheet

| Cnty No. | Book | Page | Sale Date | School District Code | | | | | | | | | | |
|---------------------------------|------|--------------|-----------|----------------------|--|---|---------------|----------|--------|----------|-----------|-------------|-----|--------|
| 91 | 2025 | 1673 | 8/12/2025 | Base: 91-0002 | | Affiliated: | | Unified: | | | | | | |
| Location ID | | Sale Number | | Useability & Code # | | Parcel Number | | | | | | | | |
| 000705100 | | 146 | | 1 | | GeoCde | Tw | Rng | Sect | Qrt | Subdiv | Area | Blk | Parcel |
| Date of Sale Assessed Value | | | | | | 4369 | | | 00 | 0 | 60005 | | 008 | 0000 |
| Land | | Improvements | | Total | | Date of Sale Property Classification Code | | | | | | | | |
| 1,180 | | 2,465 | | 3,645 | | Status | Property Type | | Zoning | Location | City Size | Parcel Size | | |
| Assessor Location: INVALE (INA) | | | | | | A) 1 | B) 01 | | C) 5 | D) 3 | E) 9 | F) 3 | | |

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

| | |
|--|------------------|
| Assessor's Adjustment to Sale Price (+ or -): | |
| Assessor Comments and Reason for Adjustment: | |
| JTWD | |
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| Comments from | Comments: |
| 000705100 000707100 | |
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(Continue on back)

23380
23600

NEBRASKA

Good Life. Great Service.

DEPARTMENT OF REVENUE

Real Estate Transfer Statement

146

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. 08 Day 12 Yr. 2025 | 4 Date of Deed Mo. 08 Day 12 Yr. 2025 |
| 5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Luka Dominguez Street or Other Mailing Address 210 S Morlan Ave City Holyoke State CO Zip Code 80734 Phone Number (720) 435-7709 Email Address n/a | | 6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Lesly Barrios and Felix Rodriguez Street or Other Mailing Address 119 Sherman Ave City Grand Island State NE Zip Code 68803 Phone Number (308) 663-3882 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 ☐ Conservator ☐ Distribution ☐ Land Contract/Memo ☐ Partition ☐ Sheriff ☐ Other _____
☐ Bill of Sale ☐ Corrective ☐ Easement ☐ Lease ☐ Personal Rep. ☐ Trust/Trustee _____
☐ Cemetery ☐ Death Certificate - Transfer on Death ☐ Executor ☐ Mineral ☐ Quit Claim ☒ Warranty

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

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

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

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

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

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

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
**315 Main Ave, and
302 Blaine St
Inavale, NE 68952**

19 Name and Address of Person to Whom the Tax Statement Should be Sent
(Same as Grantee)

18a ☐ No address assigned 18b ☐ Vacant land

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

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

| | | |
|--|-------|-----------------|
| 22 Total purchase price, including any liabilities assumed. | 22 \$ | 5,500'00 |
| 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 \$ | 0'00 |
| 24 Adjusted purchase price paid for real estate (line 22 minus line 23) | 24 \$ | 5,500'00 |

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 ☒ 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.

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

sign
here

Register of Deed's Use Only

For Dept. Use Only

| | | |
|---|---|--|
| 28 Date Deed Recorded Mo. 8 Day 12 Yr. 25 | 29 Value of Stamp or Exempt Number \$ 13.50 | 30 Recording Data BK 2025, Pg 1673 |
|---|---|--|

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.

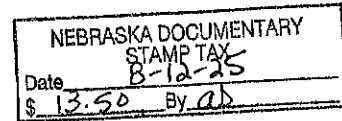
Lots Seventeen (17) and Eighteen (18), Block Twelve (12), Original Town of Inavale, Webster County, Nebraska; AND

Lots One (1), Two (2), Three (3), Four (4), Five (5), Six (6), Seven (7), Eight (8) and Nine (9), Block Eight (8), Original Town of Inavale, Webster County, Nebraska.

State of Nebraska } ss.
County of Webster }

BOOK 2025 PAGE 1673

Entered on the
numerical index and filed for record in the
Clerk's office of said county this 12 day
of Aug A.D., 2025, at 3:51
o'clock P.M. Recorded in Book 2025
on Page 1673
Abbey Hargis County Clerk
10th Deputy
Ind. Comp Assessor Carded



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

JOINT TENANCY WARRANTY DEED

Luka Dominguez, who with her husband Jorge Luis Dominguez-Ogaz, is a resident of the State of Colorado, GRANTOR, in consideration of FIVE THOUSAND FIVE HUNDRED AND NO/100 DOLLARS (\$5,500.00) receipt of which is hereby acknowledged, convey to Lesly Barrios and Felix Rodriguez, wife and husband as joint tenants, GRANTEES, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

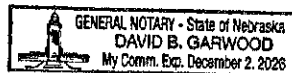
Lots Seventeen (17) and Eighteen (18), Block Twelve (12), Original Town of Inavale, Webster County, Nebraska; AND

Lots One (1), Two (2), Three (3), Four (4), Five (5), Six (6), Seven (7), Eight (8) and Nine (9), Block Eight (8), Original Town of Inavale, Webster County, Nebraska.

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

- (1) is lawfully seized of such real estate and that it is free from encumbrances, except 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 August 12, 2025.



Luka Dominguez
Luka Dominguez

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on August 12, 2025, by Luka Dominguez, wife of Jorge Luis Dominguez-Ogaz, both residents of the State of Colorado.

Comm. expires 12-2-26

David B. Garwood
Notary Public