# Agricultural Land Sales Worksheet

Cnty No.	Book	Page	om es dier er er er er er er	Date	Called Mary					124-162 3,72.35	trict	Code	1				
91	2025	1540	7/15	/2025	Base: 9	1-00	02	Aff	iliat	ed:			Unif	e Promot No. No. No.			
Location ID		Sale Number	Useability	& Code#			1,014		Pa	rcel N	Tumb	er ,				400	
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	Date	of Sale Assessed	Value 💢 🐰		4371	2	11	1	8	0	000	00	1	000	8565		
Land		Improvements	¿Te	otal	Date of Sale Property Classification Code									42.0			
245,52	25			245,525	Status Property Type Zoning Location C							Ci	y Size	Par	cel Size		
	Ir	rigation Type:			A) <b>2</b>	B)	05	E. 9000	C)	es an Albert 1984	D)	\$5°*(1105-6.)	E)	0	F)	9	
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Assess	or's Adjusti	ment to Sal	le Price (+	- 01	r -):			Total Recapture Value:
Assesso	r Comments a	nd Reason f	er Adjustm	ent:				
WD;	TRANSFER	BETWEEN	PARENT	&	CHILD,	RETAINED	LIF	FE ESTATE
Comme	nts from					C	omm	ents:
0019	902100							
								(Continue on back)

6846

NEBRASKA Good Life, Great Service. **Real Estate Transfer Statement** 

134

FORM **521** 

• To be filed with the Register of Deeds. • Read instructions on reverse side. DEPARTMENT OF HEVENUE · 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 2 County Number 3 Date of Sale/Transfer 4 Date of Deed Mo. 07 15 WEBSTER - 91 Ďav Mo. .. 5 Grantor's Name, Address, and Telephone (Please Print) 6 Grantee's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Wayne V. Hoffman & Melanie L. Hoffman, husband and wife Landon W. Hoffman Street or Other Mailing Address 975 Road 1100 Street or Other Mailing Address 2640 S Meadow Ln. State NE <sup>City</sup> Ha**stings** Zip Code 68970 Red Cloud 68901 Phone Number (402) 746-4642 Phone Number (402) 746-4647 Is the grantee a 501(c)(3) organization? Yes If Yea, is the grantee a 509(a) foundation? Email Address Email Address N/A 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. (A) Status (B) Property Type (C) [ Improved industrial Mineral interests-Nonproducing Single Family State Assessed Mobile Home **▼** Agriculturăi √ UnImproved Multi-Family Mineral Interests-Producing Exempt ☐ IOLL **Recreational** Commercial 8 Type of Deed Conservator Distribution Land Contract/Memo Sheriff Partition Other, Lease Bill of Sale Corrective Easement Personal Rep. Trust/Trustee Death Certificate - Transfer on Death Cemetery Executor Mineral Quit Claim ✓ Warranty 9 Was the property purchased as part of an IRS like-kind exchange? (I.R.C. § 1031 Exchange) 10 Type of Transfer Distribution Foreclosure Irrevocable Trust Revocable Trust Transfer on Death \_\_\_ Auction ₹ Giit Lile Estate Easement Trustee to Beneficiary **√** No Yes Court Decree Exchange Partition Satisfaction of Contract Grantor Trust Other (Explain) 11 Was ownership transferred in full? (If No, explain the division.) 12 Was real estate purchased for same use? (If No, state the intended use, No Gift of remainder with retained life estate √ Yes ☐ No 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) Yes Aunt or Uncie to Niece or Nephew Family Corp., Partnership, or LLC Other **Brothers and Sisters** Grandparents and Grandchild Spouse Ex-spouse Parents and Child Step-parent and Step-child 14 What is the current market value of the real property? 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) \$231,295 ✓ No. 16 Does this conveyance divide a current parcel of land? Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) Yes Yes ✓ No **√** No 18 Address of Property 19 Name and Address of Person to Whom the Tax Statement Should be Sent Wayne & Melanie Hoffman Rural Webster County 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 \_\_\_ 0!00 22 23 Was non-real property included in the purchase? 🔛 Yes 💹 No (If Yes, enter dollar amount and attach itemized list.) 23 0100 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 Phone Number Attorney 07/16/2025 Signature of Grantee-or-Author Title Dale here Register of Deed's Use Only For Dept. Use Only 27 Value of Stamp or Exempt Number 26 Date Deed Recorded

Nebraska Department of Revenue

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

Index
Computer
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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

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 6<sup>th</sup> 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

STATE OF NEBRASKA
) ss.

COUNTY OF ADAMS

EXECUTED: July 15, 2025.

Melanie J. Hoffman

Melanie L. Hoffman

GENERAL NOTARY - State of Nebraska NORMA J. JOHNSON My Comm. Exp. Docember 17, 2025

Notary Public

## Agricultural Land Sales Worksheet

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Assessor's Adjustme	nt to Sale Price (+ or -):	Total Recapture Value:	
Assessor Comments and	Reason for Adjustment:		
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	•		
Comments from		Comments:	
001908400			
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686

MEBRASKA

Good Life, Great Service.

Nebraska Department of Revenue

**Real Estate Transfer Statement** 

135

FORM **521** 

521 • To be filed with the Register of Deeds. • Read Instructions on reverse side. DEPARTMENT OF REVENUE If additional space is needed, add an attachment and identify the applicable item number. The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed. County Name 2 County Number 3 Date of Sale/Transfer 4 Date of Deed Mo. 07 Day 15 WEBSTER - 91 5 Grantor's Name, Address, and Telephone (Please Print) 6 Grantee's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Grantee's Name (Buyer) Wayne V. Hoffman & Melanie L. Hoffman, husband and wife Aliese L. Buller Street or Other Mailing Address 975 Road 1100 Street or Other Mailing Address 1009 W 61st St Place Zip Code 68970 State NE City Kearney Zip Code 68847 Red Cloud Phone Number (402) 746-4642 V No V No Phone Number (402) 746-4288 is the grantee a 501(c)(3) organization? Yes If Yes, is the grantee a 509(a) foundation? Email Address N/A 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. (A) Status (B) Property Type (C) Improved Single Family Industrial Mineral Interests-Nonproducing Slate Assessed Mobile Home ✓ Unimproved Multi-Family ▼ Agricultural Mineral Interests-Producing Exempt ☐ IOLL Commercia! Recreational 8 Type of Deed Conservator ☐ Distribution Land Contract/Memo ☐ Partition Sheriff Other Bill of Sale Corrective Easement Lease Personal Rep. Trust/Trustee Cemetery Death Certificate - Transfer on Death ] Executor Mineral Quit Claim **▼** Warranty 9 Was the property purchased as part of an IRS like-kind exchange? 10 Type of Transfer Distribution Foreclosure 🔲 irravocable Trust 🦳 Revocable Trust Transfer on Death (I.R.C. § 1031 Exchange) Auction **V** Gifi Easement Life Estate Trustee to Beneficiary ✓ No Yes Court Decree Exchange Grantor Trust Partition Satisfaction of Contract Other (Explain) 11 Was ownership transferred in full? (If No, explain the division.) 12 Was real estate purchased for same use? (If No, state the intended use.) Yes ☑ No Gift of remainder with retained life estate √ Yes ☐ Na 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) **√** Yes Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC Other, Brothers and Sisters Grandparents and Grandchild Spouse Ex-spouse Parents and Child Slep-parent and Slep-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.) \$234.950 √ No Was transfer through a real estate agent or a title company? (If Yes, include the name 16 Does this conveyance divide a current parcel of land? of the agent or title company contact.) Tyes No. Yes **√** No 18 Address of Property 19 Name and Address of Person to Whom the Tax Statement Should be Sent Rural Webster County Wayne & Melanie Hoffman 975 Rd 1100 18a No address assigned Red Cloud, NE 68970 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 0!00 22 23 Was non-real property included in the purchase? 🔲 Yes 💹 No (If Yes, enter dollar amount and attach Itemized IIst.) 23 0100 24 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 P. SULLIVAN (402) 462-2119 anie:di-Grantee or Authorized Representative Phone Number Attorney 07/16/2025 Signal vie of Grantee or Allihorized Re Title Date here Register of Deed's Use Only For Dept. Use Only 26 Date Deed Recorded Value of Stamp or Exempt Number Day

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

Index	
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NEBRASKA DOCUMENTARY STAMP TAX

Date: 07/17/25

By AS

\$ Ex05a

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

Phonestonia 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 6<sup>th</sup> 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	Melanie L. Hoffman
STATE OF NEBRASKA )	
COUNTY OF ADAMS )	
The foregoing instrument was acknowledge Hoffman and Melanie L. Hoffman, husband and wif	d before me on July 15, 2025, by Wayne V. fe.  Notary Public

## Agricultural Land Sales Worksheet

Cuty No.	e Bo	ok 😗	Page	Sal	e Date			19.76	Šida.	, S	cho	ol Dis	trict	Code			Ť	
91	20	25	1542	7/10	/2025	Base:	65	-00	05	Aff	iliate	∌d:			Unif	ied:		
Location	D .	Sale	Number	Useability	& Code#						Pa	rcel N	lumb	er				
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Assessor's Adju	ıstmen	t to	Sale Price (+ or -	<b>)</b> :		<b>Total Recapture V</b>	/alue:	
Assessor Commen	ts and R	easo	n for Adjustment:					
CORRECTIVE	DEED	OF	DISTRIBUTION	CORRECTS	PORTION	n transferred t	O FULL	
INTERES				•				
Comments from					Comm	ients:		
001200900								
								(Continue on back)

### **NEBRASKA** Good Life. Great Service.

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

The deed will not be recorded unless this statemen	t is signed and items 1-27 are accurately completed.
1 County Name 2 County Number	3 Date of Sale/Transfer 4 Date of Deed
Webster - 91	Mo. <u>07</u> Day <u>10</u> Yr. <u>25</u> Mo. <u>07</u> Day <u>10</u> Yr. <u>25</u>
5 Grantor's Name, Address, and Telephone (Please Print)	6 Grantee's Name, Address, and Telephone (Please Print)
Grantor's Name (Seller)	Grantee's Name (Buyer)
Sarah Vau, a/k/a Sarah Hartman, Personal Representative Street or Other Mailing Address 1105 Cabot Street	Sarah Vau, a/k/a Sarah Hartman, a married person Street or Other Mailing Address 1105 Cabot Street
City State Zip Code Davis CA 95616	City State Zip Code Davis CA 95616
Phone Number (925) 848-8978	Phone Number   Is the grantee a 501(c)(3) organization?   Yes   V No (925) 848-8978   If Yes, is the grantee a 509(a) foundation?   Yes   V No
Email Address slinvau@gmail.com	Email Address slinvau@gmail.com
7 Property Classification Number. Check one box in categories A and B. Check C if	property is also a mobile home.
	Property Type (C)
Improved   Single Family   Industrial     ✓ Unimproved   Multi-Family  ✓ Agricultural     IOLL	Mineral Interests-Nonproducing  State Assessed  Mobile Home  Exempt
	d Contract/Memo Partition Sheriff Other
Cemetery Death Certificate – Transfer on Death Executor Min	
9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? ☐ Auction ☐ Easement ☐ Gift	Life Estate Sale Trustee to Beneficiary
Buyer Seller V No Court Decree Exchange Granto  11 Was ownership transferred in full? (If No, explain the division.)	r Trust Partition Satisfaction of Contract Other (Explain)  12 Was real estate purchased for same use? (If No. state the intended use.)
Yes Nov <u>1/2 Interest</u>	Yes No
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives.	
The same of the sa	artnership, or LLC Self Other
☐ Brothers and Sisters ☐ Grandparents a	
Ex-spouse Parents and Ch	
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.)  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
Yes No	of the agent or title company contact.) Yes V No
18 Address of Property	19 Name and Address of Person to Whom the Tax Statement Should be Sent
N/A	See No. 6 above.
18a 🗹 No address assigned 18b 🔽 Vacant land	
20 Legal Description (Attach additional pages, if needed.) The Next Process (NAMI) And Section Three (O) Township Three (O)	look Darra Nina (0) West of the Oth D.M. in Webster County Nebrusia
The Northwest Quarter (NW1/4) of Section Three (3), Township Three (3) N	North, Hange Nine (9) West of the 6th P.M. in Webster County, Nebraska.
21 If agricultural, list total number of acres transferred in this transaction _158.4	
22 Total purchase price, including any liabilities assumed.	
23 Was non-real property included in the purchase?	0,00
Yes No (If Yes, enter dollar amount and attach itemized list.) (see instru	ctions)
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	
26 Is an affidavit as described in Neb. Rev. Stat. § 76-2,141 required because the property is located v	
27 If yes, is the required affidavit attached to this filing? Yes V No	
Under penalties of law, I declare that I have examined this statement and the	nat it is, to the best of my knowledge and belief, true, complete, and correct,
and that I am duly authorized to sign this statement.	(402) 280-7648
Regina Meradith  Print or Type Name of Grantee or Authorized Representative	Phone Number
sign Regina Maradith	Attorney 7/10/2025
here Signature of Grantee or Authorized Representative	Title Date
Register of Deed's Use On	ly For Dept. Use Only
28 Date Deed Recorded 29 Value of Stamp or Exempt Number	30 Recording Data
Mo. 7 Day 17 yr. 25 \$ txempt #15	BK2025 1/ 1542
Nebraska Department of Revenue	Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2)

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Assessor	
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NEBRASKA DOCUMENTARY STAMP TAX

Date: 07/17/25

\$ Ex015 B

By AS

Bk 2025, Pg 1542

State of Nebraska County of Webster ss.

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

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	<b>55.</b>
	lged before me by Sarah Vau, a/k/a Sarah the Estate of Charles W. Hartman this day
Witness my hand and official seal. My commission expires:	
	<i>See attached</i> CA Jurat
A notary public of other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.	Notary Public
State of Catalorria, County of Jolo Subscribed and sworn to (or all timed) before me as this 10th days! July 20.25 by Swah Lin Haffmari proved to me on the basis of satisfactory evidence to be life derespits with appeared	CHRISTY BURNARD COMM. # 2433505 COMM. # 2433505 COMM. # 2433505 COMMIN COLLEGENIA GO YOLO COUNTY O COMM. EXPIRES JAN. 8, 2027
Bignature With His Police	

## Residential & Commercial Sales Worksheet

Cnty No.	Во	ok Page		Sale Date				S	chool I	Dis	trict Code									
91	20	25 1561	7,	/16/2025	Base: 9	91-0	002	Aff	iliated:			Unified:								
Location	ID	Sale Number	Useab	ility & Code#					Parce	el l	Number									
0001448	00	137	21	2	GeoCde	Twn	Rng	Se	ct Q	rt	Subdiv	Area	Blk	Parcel						
	D	ate of Sale Assessed	Value		4491			0	0 0	)	10030		005	0000						
Land		Improvements		Total			Date of	Sale	Prope	erty	Classific	ation (	Code							
5,	,100	44,06	0	49,160	Status	Pi	roperty Ty	ре	Zonii	ng	Location	Cit	y Size	Parcel Size						
Assessor Loc	cation:	RED CLOUD (1	RC)		A) <b>1</b>	B)	01		C) <b>1</b>	L	D) <b>1</b>	E)	6	F) 2						
				Residential					N. I		Commer	cial								
	Mul	tiple Improvements:	Multiple. In	nprovements.:			Multiple.	Impr	ovement	s. :										
		<b>Construction Date:</b>	Construction	on Date : 19	53		Construc	tion I	Date :											
		Floor:	Floor Sq. F	t.: 1,0	64		Floor Sq.	Ft. :												
		<b>Building Cost New:</b>	Cost :	140,7	75		Cost:													
Single Family	Style:		Resident	ial Condition: 2	0		Comme	rcia	l Occup	an	cy Code:									
(100) □ Mot			(10)	Worn Out			Primary	:		Ot	ther1:		Other2:							
(101) 🗷 One	Story		(20) 🗷	Badly Worn			Comme	rcia	l Const	ruc	tion Class:									
(102) 🗆 Two	Story		(30)	Average			(1)	Fi	reproof	Str	uctural Stee	l Frame	;							
(103) 🗆 Split	t Level		(40)	Good			(2)	Re	einforce	d C	Concrete Fra	me								
(104) 🗆 1 1/2	2 Story		(50)	Very Good			(3)	l M	asonry	Bea	ring Walls									
(111) 🗆 Bi-L	Level		(60)	Excellent			(4)	l W	ood or	Ste	el Framed E	xt. Wa	lls							
(106) 🗆 Othe	er						(5)	l M	etal Fra	me	and Walls									
Townhouse or	Duplex	Style:	Residenti	al Quality: 30			(6)	l Po	ole Fram	ne										
(301) 🗆 One	Story		(10)	Low			Cost Ra	ınk:				Conditi	on:							
(302) 🗆 Two	Story		(20)	Fair			(10)	Lo	w		(	10) 🗆	Worn	Out						
(307) 🗆 1 1/2	2 Story		(30) 🖼	Average			(20) □	l A	verage		(	20) 🗆	Badly	Worn						
(308) □ Split	t Level		(40)	Good			(30)	1 A1	bove Av	vera	ige (	30) 🗆	Avera	ge						
(309) 🗆 2 1/2	2 Story		(50)	Very Good			(40) □	l Hi	igh		(	40) 🗆	Good	3						
(304) 🗆 One	Story D	uplex	(60)	Excellent							(	50)	Very	Good						
(305) 🗆 Two	Story D	Ouplex									(	60) 🗆	Excel	lent						
Assessor's	Adjus	stment to Sale P	rice (+ c	or -):																
Assessor Con	mment	s and Reason for A	djustmen	ıt:																
WD																				
							V-0-1													
Spli	+ 4	Combin	ed 1	w Atic	JOHN	er	Pour	C	el											
Comment						7														
Comments fr			-			comn	nents:													
0001440	, , , ,																			
					THE RESERVE OF THE PERSON OF T								(Cont	tinue on back						

Good Life. Great Service. DEPARTMENT OF REVENUE

### **Real Estate Transfer Statement**

**FORM** 

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

521

	The deed v			ess this st	atemen	t is signed and it					
1 County Name	ebster - 91	2 County Nu	mber			3 Date of Sale/Trai			Date of Deed Mo. —7—	Day <u>16</u>	Yr. 25
5 Grantor's Name, A		phone (Please P	Print)			6 Grantee's Name		d Telephone	(Please Prin	it)	
Grantor's Name (Selle Kevin Aufdenka		K. Aufdenka	mp			Grantee's Name (E Amanda Hain)					
Street or Other Mailing 2323 BELLWOO	g Address	500				Street or Other Ma 46 N Walnut	iling Address				
City Grand Island		State NE		Zip C 6880		City Red Cloud			State NE		Zip Code 68970
Phone Number (308) 640-0605 Email Address						Phone Number (785) 259-3060 Email Address		ne grantee a 5 es, is the gran			Yes No
n/a						n/a					
7 Property Classific	ation Number. Ch	neck one box in	categories	A and B. Ch	neck C if	property is also a	mobile home.				
(A) Status			_		(B)	Property Type					(C)
Improved	Single Fa		Industria			Mineral Interests			State Asses	sed	Mobile Home
Unimproved	Multi-Fam Commerc		Agricultu Recreati			Mineral Interests	-Producing	Ц	Exempt		
8 Type of Deed	Conservator		□ ·	Distribution	Lar	nd Contract/Memo	Partition	She	eriff [	Other	
Bill of Sale Cemetery	Corrective Death Certificat	te – Transfer on		Easement Executor	Lea	ise ieral	Personal R Quit Claim	ep. ☐ Trus ✔ Wa	st/Trustee rranty	-	
Was transfer par kind exchange (I.	t of IRS like- R.C. § 1031	10 Type of Tran	=	stribution	Foreck	osure Irrevocat	=/	evocable Trus	t [	Transfer on	
Exchange) by buye	r or seller? Seller  No	Court De		change [	_	or Trust Partition	=	atisfaction of (	Contract C	Other (Exp	Beneficiary
11 Was ownership tran	A STREET, ST. T. ST. ST. ST. ST. ST. ST. ST. ST.			onango _							the intended use.)
✓ Yes	No						✓ Yes	No		100 mm m m m m m m m m m m m m m m m m m	
13 Was the transfer be		r if to a trustee, a	re the trusto	r and benefic	ciary rela	tives? (If Yes, check	the appropriate	box.)			
Yes ✓		r Uncle to Niece	or Nephew	= '		artnership, or LLC	∐ Self			Other	
		rs and Sisters			270 1000	and Grandchild	Spouse		45.2703		
44 140-11-11-1	Ex-spo			Parent	ts and Ch			arent and Step			
14 What is the current in 1,970.00	market value of the	e real property?				15 Was the mortga		(If Yes, state I	the amount a	and interest ra	#85000 A. ▼ 5. (5200)
16 Does this conveyand	ce divide a current	t parcel of land?				Yes 17 Was transfer th	No \$_	tate agent or	a title comp	any? (If Yes i	nclude the name
Yes 🔽		· pareer er land				of the agent or		ontact \	Yes	any. (m 100, 1	No
18 Address of Property						19 Name and Add	ress of Person	to Whom the	Tax Stateme	nt Should be	
Red Cloud,	NE 68970	)				Same as G	rantee				
18a 🔽 No address as	ssigned 18b	✓ Vacant land	Ė								
20 Legal Description (A		ages, if needed.)				,					
See attache	ed										
22 2 2 2											
21 If agricultural, list to	- 10 10 10 10 10 10 10 10 10 10 10 10 10	200 DE 2000	0						I I.		7 000100
<ul><li>22 Total purchase price</li><li>23 Was non-real proper</li></ul>			1						22 \$		7,000,00
			attach item	ized list.) (se	ee instru	ctions)			23 \$		0¦00
24 Adjusted purchase	price paid for real	estate (line 22 r	ninus line 23	)					24 \$		7,000¦00
25 If this transfer is executed 26 Is an affidavit as described as Ves Ves Ves Ves Ves Ves Ves Ves Ves Ve						vithin a county or other	geographic area	with an active	air force ballis	tic missile field	? (See Instructions)
27 If yes, is the req		ned to this filing?	Yes	No							
Under n	enalties of law I	declare that I ha	ve evamined	I this stateme	ant and th	nat it is, to the best o	of my knowloda	o and boliof	true comple	to and corre	
and that	I am duly authoriz  McCracke	ed to sign this s		tills stateme	ont and ti	iat it is, to the best t	iny knowledg	e and belief, i	irue, comple		2) 746-3613
Print or	Type Name of Gra		ed Represen	ntative						Phon	e Number
sign						Attorney				7/	2/125
here signatur	re of Grantee of A	uthorized Repres				Title				Date	1100
29 Data Dand Bassad	(	20 Volum = 1 Ct	and the second s	of Deed's	Use On					For E	Dept. Use Only
28 Date Deed Recorded	11,25	29 Value of Sta	TEXEM	pt Number		8 Recording Data	15 P	1561			
Mo Day	venue	¥ 1J.	10			DITAUO	2,19		uthorized by M	eh Rev Stat S	8 76-214 77-1327(2)

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
County of Webster

Entered on the
numerical index and filed for record in the
Clerk's office of said county this a day
of New A.D., 2025 at 05
o'clock M. Recorded in Book 2025
on Page County Clerk
10.00 Deputy
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 7-2-35
\$ 15-75 By 6

#### 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 /6, 2025.

Kevin Aufdenkump

Darla K. Aufdenkamp

STATE OF NEBRASKA, COUNTY OF WEBSTER ) ss.

The foregoing instrument was acknowledged before me on July <u>/6</u>, 2025, by Kevin Aufdenkamp and Darla K. Aufdenkamp, husband and wife.

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

Comm. expires

-2006

Notary Public

# Residential & Commercial Sales Worksheet

Cnty No.	⊬ ∦Bo	ok –	Page		Sale Date					School District Code							基度量			
91	20	25	1562		7/2	22/2025	Base: <b>91-0</b>			074		Affiliated:					Unified:			
Location	Ď	Sale	Number	U	seabil	ty & Code#	1 第二					44. C	Pa	rcel N	Numb	er		responding		
0003014	401		138		1		GeoC	de	Twi	n R	Bi	Sec	t	Qrt	Sub	div	Агеа	Blk	P	arcel 4
by the State State	<b>D</b>	ate of S	ale Assesse	l Val	ue		000	0			2 75	00	)	0	000	000	22 March 4 2	000	0	000
Land		in Imp	orovements		Total I			Date:	of S	ale	Pro	perty	Clas	ssifica	tion	Code				
1	,245					1,245	Sta	itus	P	roperty	/ <b>Ту</b> ј	pe	Z	oning	Lo	cation	Cı	ty Size	Par	cel Size
Assessor Lo	cation:	BLUE	HILL (	BH)			A)	2	B)	0	1	Ï	C)	1	D)	1	E)	6	F)	1
art on the st		STARTED !		3.6	16,7 kg/	Residentia	S. Willy							Service of	Con	nmerc	ial	14 y 3, 8	ÝM.	\$.2°.
and the same	. Mul	tiple Im	provements:	Multi	iple. Imp	rovements.:				Multi	ple.	Impro	ovem	ents. :						
	1/2.16	Constr	uction Date:	Cons	truction	Date :				Cons	ruct	ion D	ate :							
ACCES MADE	Augus	5000	Floor:	Floor	Sq. Ft.	:				Floor	Sq.	Ft. :								
		Buildin	ig Cost New:	Cost	:					Cost	:									
Single Family	Style:	《 模		Resi	identia	Condition:	Military			Com	me	rcial	Occ	upan	cy Co	de:			顯赏	
(100) 🗆 Mo	bile Hon	ne		(10)		Worn Out				Prim	ary:			Ot	herl:			Other2:		
(101) 🗆 One	e Story			(20)		Badly Worn				Com	mei	rcial	Сон	istrue	tion C	lass:				
(102) □ Tw	o Story			(30)	(30) □ Average					(1)		Fir	epro	of Str	uctura	l Steel	Fram	e		
(103) 🗆 Spl	it Level			(40) 🗆 Good						(2)		Re	info	rced C	oncre	te Frat	ne			
(104) 🗆 11/	2 Story			(50)		Very Good				(3)		Ma	son	ry Bea	ring V	Valls				
(111) □ Bi-l	Level			(60)	(60) □ Excellent					(4)		W	boo	or Stee	el Frar	med Ex	d. Wa	lls		
(106) 🗆 Oth	ier				n de la companya de La companya de la co				rik V Pinga	(5)		Μe	etal I	rame	and V	Valls				
Townhouse or	r Duplex	Style:		Resi	dential	Quality:		i ilde 17		(6)		Pol	le Fr	ame					_	
(301) 🗆 One	e Story			(10)		Low				Cost	Ra	nk:				· C	ondit	on:		9,64
(302) 🗆 Two	o Story			(20)		Fair		,		(10)		Lo	w			(1	0) [	l Wom	Out	
(307) 🗆 11/	2 Story			(30)		Average				(20)		Av	erag	je		(2	0) L	l Badly	Wor	a
(308) 🗆 Spli	it Level			(40)		Good				(30)		Ab	ove	Avera	ge	(3	0) E	] Avera	ge	
(309) 🗆 21/	2 Story			(50)		Very Good				(40)		Hig	gh			(4	0) L	l Good		
(304) □ One	e Story I	Ouplex		(60)		Excellent					1 17			yw d		(5	0) E	l Very	Good	
(305) 🗆 Two	o Story [	Duplex				and a straight figure of the second s						Service Service	KANA MARA			(6	0) E	l Excell	ent	
Assessor's	Adju	stment	t to Sale P	rice	(+ or	·-):														
Assessor Co	mment	s and R	leason for A	djus	tment:															
QCD														·····						
,															· · · · · · · · · · · · · · · · · · ·					
<del>_</del>																				
Campa									7	4										
Comments f								•	Jemi	nents										
000001																				
**																		(Cont	inue o	n back)

### Good Life. Great Service. DEPARTMENT OF REVENUE

### **Real Estate Transfer Statement**

**FORM** 521

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

The deed will not be recorded unless this statemen	A SECTION OF THE SECTION AND AN ADVANCE AND ADDRESS AN
1 County Name 2 County Number	3 Date of Sale/Transfer 4 Date of Deed
Schools Name Address and Talantas (5)	Mo. 1 Day 22 Yr. 25 Mo. 1 Day 22 Yr. 25
5 Grantor's Name, Address, and Telephone (Please Print)  Grantor's Name (Seller)	6 Grantee's Name, Address, and Telephone (Please Print)  Grantee's Name (Buyer)
Samuel Lee Dines Lavalle Lames	Kenneth I + Then A Lukasiewicz
Street or Other Mailing Address	Street or Other Mailing Address  Monument Rb
City State Zip Code	City State Zip Code
Phone Number  Phone Number	Phone Number Is the grantee a 501(c)(3) organization? Yes No
	If Yes, is the grantee a 509(a) foundation?
Email Address	Email Address
7 Property Classification Number. Check one box in categories A and B. Check C if	property is also a mobile home.
	Property Type (C)
Improved Single Family Industrial	Mineral Interests-Nonproducing State Assessed Mobile Home
Unimproved	Mineral Interests-Producing Exempt
	nd Contract/Memo Partition Sheriff Other
Bill of Sale   Corrective   Easement   Lea	
	eral Quit Claim Warranty
9 Was transfer part of IRS like-	osure Irrevocable Trust Revocable Trust Transfer on Death
9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller?	Life Estate Sale Trustee to Beneficiary
	r 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.)  X Yes No
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives.	
	artnership, or LLC Self Other
☐ Brothers and Sisters ☐ Grandparents a	and Grandchild Spouse
Ex-spouse Parents and Ch	
14 What is the current market value of the real property?	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)
\$ 2,500	
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	19 Name and Address of Person to Whom the Tax Statement Should be Sent
LAS W. CASS St	
20 6. 6638 0.	Same as about
18a No address assigned 18b Vacant land	
20 Legal Description (Attach additional pages, if needed.)	an Maril on I LE Blocks
Edd of the N44 of Lot sever and 41	15 1444, Of COLFICHE OLIGINAT JOHN
20 Legal Description (Attach additional pages, if needed.)  East of the N44' Of Lot Seven and the Of Blue Hill Webster County, Nebrose  21 If agricultural, list total number of acres transferred in this transaction	tha
22 Total purchase price, including any liabilities assumed	22 \$ 2500; 20
Yes No (If Yes, enter dollar amount and attach itemized list.) (see instru	
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24 \$ 2550 00
ACCOMPANY SOUND BY AN ADMINISTRATING ACCOUNTS CONTROL EMPEROPARTICIPATION DO NOT TO THE REPORT OF THE PROPERTY	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 the	nat it is, to the best of my knowledge and belief, true, complete, and correct,
and that I am duly authorized to sign this statement.	
Print or Type Name of Grantee or Authorized Representative	Phone Number
sign Jamus ( James)	
here Signature of Grantee or Authorized Representative	Title Date
Register of Deed's Use On	ly For Dept. Use Only
28 Date Deed Recorded 29 Value of Stamp or Exempt Number	30 Recording Data
Mo. 7 Day 22 Yr. 25 \$ 6.75	BK2025, 19, 1562
Nebraska Department of Revenue	Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2)

State of Nebraska ss.	
County of Webster	Entered on the
numerical index and filed Clerk's office of said cou	nty this 22 day
z	
o'clock OM. Recorde	ed in Book 2025
On Page 1 Jean	County Clerk
10.40 9. 0	Or Carded
IndCompAssess	01

NEBRASKA DOCUMENTARY
STAMP TAX
Date
\$ 6.15 By 0.5

#### **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.

Executed 7 22, 2025.

Samuel Lee James

STATE OF NEBRASKA, COUNTY OF WEBSTER ) ss.

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

Comm. expires Feb 12, 2028

General Notary - State of Nebraska KATIE ORD My Comm. Exp. Feb. 12, 2028.

## Agricultural Land Sales Worksheet

Cnty No.	Bo	ok	Page	Sa	le Date	School District Code										
91	20	25	1574	7/2	1/2025	Base: 01-0123 Affiliated:						Unified:				
Location	ID	Sale	Number	Useabilit	y & Code #	Parcel Number										
0024059	00		139	1		GeoCde Twn Rng Sect Qrt Subdiv					Area	Blk	Parc	el		
	Da	ate of S	Sale Assessed	Value		4247	3	12	6	5 3	00000	1	000	000	0	
Land		Imp	provements	1	Cotal		D	ate of	Sale	Property	Classifica	ation Code				
458	,155				458,155	Status	Proj	perty Ty	ре	Zoning	Location	Cit	y Size	Parcel	Size	
		Irriga	tion Type:			A) 2	B)	05		c) 5	D) 3	E)	0	F) 9	•	
LCG			ACRES:	VA	LUE:		LCG			ACR	ES:		VAL	UE:		
IRRIGATE	D 1A1					GR	ASSLA	ND 10	Gl							
	1A					1G										
	2A1							20	Gl							
	2A							2	2G							
	3A1							30	Gl							
	3A								3G							
	4A1							40	Gl							
	4A								4G							
DRYLAND	1D1		5.000		16,525	S	Shelterbe	elt/Timb	oer							
	1D		117.000		386,685			Accreti	on					200 200		
	2D1							Was			2.010			1,0	05	
	2D		5.000		15,675	101	1275	Oth	_		0.010		_	F0 1		
	3D1		6.000		17,790	AG L	AND '		_	14	2.010	ARTERIO	4	58,1	55	
	3D				· · · · · · · · · · · · · · · · · · ·			Roa			4.000					
	4D1		7.000		20 475			arm Sit	-							
	4D		7.000		20,475			ome Sit Lecreati	_							
	11:								$\dashv$							
	wellings uildings					No	n-AG '	Oth	_		4.000					
3410						110	AU	LOIA			1.000					

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

## NEBRASKA

### **Real Estate Transfer Statement**

139

FORM **521** 

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

• 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	t is signed and items 1-27 are accurately completed	ı.
1 County Name 2 County Number	3 Date of Sale/Transfer 4 Date of Deed	21 2025
Webster - 91		<sub>pay</sub> 21 Yr. 2025
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller)	6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer)	
Linda L. Ridenour and Ross A. Ridenour	Steven E. Fries and Suzanne M. Fries	
Street or Other Mailing Address 119 W State St., PO Box 63	Street or Other Mailing Address 172 S Inland Ave., PO Box 154	
City State Zip Code Brady NE 69123	City State Upland NE	Zip Code 68981
Phone Number (308) 870-2401	Phone Number Is the grantee a 501(c)(3) organ (308) 830-2169 If Yes, is the grantee a 509(a) for	
Email Address n/a	Email Address n/a	
7 Property Classification Number. Check one box in categories A and B. Check C if	property is also a mobile home.	
(A) Status (B)	Property Type	(C)
Improved Single Family Industrial	Mineral Interests-Nonproducing State Assesse	ed Mobile Home
✓ Unimproved       Multi-Family       ✓ Agricultural         ☐ IOLL       Commercial       Recreational	Mineral Interests-Producing Exempt	
8 Type of Deed Conservator Distribution Lan	d Contract/Memo Partition Sheriff	Other
Bill of Sale Corrective Easement Lea Cemetery Death Certificate – Transfer on Death Executor Min		Panelson Committee Committ
9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031		Transfer on Death
Exchange) by buyer or seller?		Trustee to Beneficiary
Buyer Seller ✓ No Court Decree Exchange Granto  11 Was ownership transferred in full? (If No, explain the division.)	r Trust Partition Satisfaction of Contract  12 Was real estate purchased for same use? (	Other (Explain)
Yes No	Yes No	in ivo, state the interlace asc.,
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives.		
Yes No Aunt or Uncle to Niece or Nephew Family Corp., P	rartnership, or LLC Self O	ther
☐ Brothers and Sisters ☐ Grandparents a	and Grandchild Spouse	
Ex-spouse Parents and Ch	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 ar	
625,000.00  16 Does this conveyance divide a current parcel of land?	Yes V No \$	
Yes No		No
18 Address of Property	19 Name and Address of Person to Whom the Tax Statemen	t Should be Sent
n/a	Linda L. Ridenour	
18a ✓ No address assigned 18b  Vacant land	PO Box 63, Brady, NE 69123	
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		625,000,00
23 Was non-real property included in the purchase?		0,00
Yes No (If Yes, enter dollar amount and attach itemized list.) (see instru		625,000,00
24 Adjusted purchase price paid for real estate (line 22 minus line 23)		020,000,00
26 Is an affidavit as described in Neb. Rev. Stat. § 76-2,141 required because the property is located v		c missile field? (See Instructions)
Yes V No		
27 If yes, is the required affidavit attached to this filing?		
Under penalties of law, I declare that I have examined this statement and the and that I am duly authorized to sign this statement.	hat it is, to the best of my knowledge and belief, true, complete	e, and correct,
Steven Fries		(308) 830-2169
Print or Type Name of Grantee or Authorized Representative	-	Phone Number
	Grantee	7/21/2025
here Signature of Grantee or Authorized Representative	Title	Date
Register of Deed's Use On	ıly	For Dept. Use Only
28 Date Deed Recorded 29 Value of Stamp or Exempt Number	30 Recording Data	
Mo. 7 Day 28 yr 25 \$ 1406 25	BK 2025 for 1574	

State of Nebraska Ss.
County of Webster Entered on the numerical index and filed for record in the Clerk office of said county this 38 day of Luky A.D., 20 25, at 8 33 o'clock M. Recorded in Book 2025 on Page 1574 County Clerk 10.00 Deputy Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY STAMP TAX Date: 7 - 28 - 25 \$ 1406.25 By (1)

Do 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 6<sup>th</sup> 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, Grantor

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)

GENERAL NOTARY - State of Nebraska
ANDREW OLSON
My Comm. Exp. February 17, 2026

Notary Public

## Agricultural Land Sales Worksheet

Cnty No I	Book	Page	Sal	e Date	\$6.20% 41.20%				Scho	ol Dis	trict (	Code		10000000 18484	100 Mg 100 Mg/Mg	
91 2	025	1585	7/21	./2025	Base: 65-0005 Affi					filiated: Unified:						
Location ID	Sal	e Number	Useability	& Code#	er i i i i i i i i i i i i i i i i i i i	Parcel Number						r (de anie S	riki û Arrik			
001300300		140	4	05	GeoCde	Twn	Rng	S	ect	Qrt .	Subo	llv į	Area,	Blk	,	arcel
	Date of	Sale Assessed	Value		4135	4	9	:	1	2	000	00	1	000	0	000
Land	Im	provements	T	otal	Serger Co.	4 9 <b>1</b>	Date of	Sal	e Pr	operty	Clas	sifice	tion (	ode		
552,070				552,070	Status	Pr	operty T	ype	z	oning	Loc	ation	Cit	y Size	Par	cel Size
	Irriga	ition Type:			A) 2	В)	05		C)	5	D)	3	E)	0	F)	9
LCG		ACRES:	VA	LUE:	(4) (2) (4) (4) (5) (2) (4) (4)	LCG		70,XXV Vo. 10, 2		ACR	ES:	4.74533 91.48	7. (6) N	VAL	UE:	
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	D D	14.330		44,270	AGL	<i>H</i> HINL)	Ro				6.9		7.73	40000		,070
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Outbuildin					No	n-AG	TOTA				6.9	90	<del></del>	· · · <u>·</u> · · · · · · · · · · · · · · ·		

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)

### NEBRASKA

Good Life. Great Service. DEPARTMENT OF REVENUE

## Real Estate Transfer Statement 40 • To be filed with the Register of Deeds. • Read instructions on reverse side. • If additional space is needed, add an attachment and identify the applicable item number.

**FORM** 521

The deed will not be recorded unless this statemen							
1 County Name	3 Date of Sale/Transfer  Mo. 07 Day 21 Yr. 2025  4 Date of Deed  Mo. 07 Day 21 Yr. 2025						
5 Grantor's Name, Address, and Telephone (Please Print)	6 Grantee's Name, Address, and Telephone (Please Print)						
Grantor's Name (Seller) Mary R. Anderson, a single person	Grantee's Name (Buyer) Mary R. Anderson, Trustee, et. al.						
Street or Other Mailing Address 1235 South 168th Avenue	Street or Other Mailing Address 1235 South 168th Avenue						
City State Zip Code	City State Zip Code						
Omaha NE 68130 Phone Number	Omaha     NE     68130       Phone Number     Is the grantee a 501(c)(3) organization?     Yes     ✓ N						
(714) 907-6776	(714) 907-6776 If Yes, is the grantee a 509(a) foundation? Yes						
Email Address marywes.anderson25@gmail.com	Email Address marywes.anderson@gmail.com						
7 Property Classification Number. Check one box in categories A and B. Check C if							
	Property Type (C)						
Improved     Single Family     Industrial       ✓ Unimproved     Multi-Family     ✓ Agricultural       IOLL     Commercial     Recreational	Mineral Interests-Nonproducing  State Assessed  Mobile Hom  Exempt						
8 Type of Deed Conservator Distribution Lar	d Contract/Memo Partition Sheriff Other						
Bill of Sale Corrective Easement Lea							
	eral						
9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller?	Life Estate Sale Trustee to Beneficiary						
11 Was ownership transferred in full? (If No, explain the division.)	12 Was real estate purchased for same use? (If No, state the intended use						
✓ Yes							
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary rela							
✓ YesNoAunt or Uncle to Niece or NephewFamily Corp., F  Brothers and SistersGrandparents a							
Ex-spouse Parents and Ch							
14 What is the current market value of the real property?	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)						
552,070.00	☐ Yes    ✓ No \$ %						
16 Does this conveyance divide a current parcel of land?  ☐ Yes ✓ No	17 Was transfer through a real estate agent or a title company? (If Yes, include the nam of the agent or title company contact.) Yes V No.						
18 Address of Property	19 Name and Address of Person to Whom the Tax Statement Should be Sent						
	Same as # 6 above.						
40. Division and the Civing							
18a  No address assigned 18b  ✓ 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							
23 Was non-real property included in the purchase?	octions) 23 \$ 0,00						
Yes You (If Yes, enter dollar amount and attach itemized list.) (see instruction and Adjusted purchase price paid for real estate (line 22 minus line 23)	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	_4						
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 t and that I am duly authorized to sign this statement.	nat it is, to the best of my knowledge and belief, true, complete, and correct,						
Mary R. Anderson	Dhona Number						
Sign Print or Type Name of Grantee or Authorized Representative	Grantor Phone Number 7/21/2025						
The state of the s	Title Date						
Position of Possilla Use On	nly For Dept. Use Only						
Register of Deed's Use Or  28 Date Deed Recorded 29 Value of Stamp or Exempt Number	30 Recording Data						
Mo. 7 Day 28 yr, 25 \$ Exempt # 4	BK2025 Pg. 1585						
Nebraska Department of Revenue	Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327						

### Attachment to Nebraska Form 521

Parcel Number	Legal Description	<u>Valuation</u>
001301000	The East Half (E½) of the Northeast Quarter (NE¼) less Tract 2-4-9, Section Two (2), T4N, R9E.	98,370.00
001300900	2.51 acre tract in the East Half (E½) of the Northeast Quarter (NE¼), Section Two, T4N, R9W.	880.00
001300400	The South Half (S½) of the Northwest Quarter (NW¼), Section One (1), T4N, R9W.	235,425.00
001300300	The North Half (N½) of the Northwest Quarter (NW¼), Section One (1), T4N, R9W.	217,395.00
Total Valuation:		552,070.00

BOOK <u>2025</u> PAGE 1585

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 ab day of July A.D., 20 as at 10.20 o'clock A.M. Recorded in Book 2025 on Page 1585-1586

Characteristics County Clerk 16.00 (1.2 Deputy Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 1-28-25
\$ Exempts 4 By ab

### **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 (S½ NW¼) of Section One (1), and the East Half of the Northeast Quarter (E½ NE¼) of Section Two (2) all in Township Four (4) North, Range Nine (9) West of the Sixth (6<sup>th)</sup> P.M., in Webster County, Nebraska.
- The North One-Half of the Northwest Quarter (N½ NW¼) of Section 2. 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 (E1/2 NE1/4) 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 E½ NE¼, 2-4-9 Webster Co., Nebraska 856 Feet South of the North East corner, thence due North along the East line of said E1/2 NE1/4 856 Feet to the North East corner of said E½ NE¼, thence due West along the North line of said E1/2 NE1/4, 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

STATE OF NEBRASKA

) ss.

COUNTY OF WEBSTER

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

GENERAL NOTARY - State of Nebraska
THOMAS H. PENKE
My Comm. Exp. April 25, 2026

Notary Public

## Residential & Commercial Sales Worksheet

91         2025         1595         7/30/2025         Base: 91-0002         Affiliated:         Unified:           Location ID         Sale Number:         Useability & Code #         Parcel Number:         Parcel Number:							
Location ID Sale Number Useability & Code # Parcel Number	STEWN STATE						
Talverrum Cocabing & Court							
000141800 141 4 05 Geo'Cde Twn Rng Sect Qrt Subdity 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. :	200 00000000000000000000000000000000000						
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) Mobile Home (10) Worn Out Primary: Other1; Other2:							
(101) 🗷 One Story (20) 🗆 Badly Worn Commercial Construction Class:	To the Coule of						
(102) ☐ Two Story (30) ME Average (1) ☐ Fireproof Structural Steel Frame							
(103) ☐ Split Level (40) ☐ Good (2) ☐ Reinforced Concrete Frame	(2) ☐ Reinforced Concrete Frame						
(104) □ 1 1/2 Story (50) □ Very Good (3) □ Masonry Bearing Walls	·						
(111) □ Bi-Level (60) □ Excellent (4) □ Wood or Steel Framed Ext. Walls							
(106) □ Other (5) □ Metal Frame and Walls							
Townhouse or Duplex Style: Residential Quality: 30 (6) □ Pole Frame							
(301) $\square$ One Story (10) $\square$ Low Cost Rank: Condition:	1.						
(302) □ Two Story (20) □ Fair (10) □ Low (10) □ Worn							
(307) □ 1 1/2 Story (30) ★ Average (20) □ Average (20) □ Badly	Worn						
(308) ☐ Split Level (40) ☐ Good (30) ☐ Above Average (30) ☐ Avera	ge						
(309) 🗆 2 1/2 Story (50) 🗖 Very Good (40) 🗀 High (40) 🗀 Good							
(304) ☐ One Story Duplex (60) ☐ Excellent (50) ☐ Very	Good						
(305) 🗆 Two Story Duplex (60) 🗀 Excell	ent						
Assessor's Adjustment to Sale Price (+ or -):							
Assessor Comments and Reason for Adjustment:							
QCD; TRANSFER BETWEEN PARENT & CHILD							
Comments from Comments:							
000141800							
(Cont	inue on back)						



## NEBRASKA

Real Estate Transfer Statement

**FORM** 521

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

Good Life. Great Service • To be filed with the Register of Deeds. • Read instructions on reverse side. • If additional space is needed, add an attachment and identify the applicable item number. DEPARTMENT OF REVENUE The deed will not be recorded unless this statement is signed and items 1-27 are accurately completed. 1 County Name County Number 3 Date of Sale/Transfer 4 Date of Deed <sub>Day</sub> <u>3</u>0 Mo. 7 \_ <sub>Day</sub> <u>3</u>0 Yr. 2025 Webster - 91 5 Grantor's Name, Address, and Telephone (Please Print) 6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Grantor's Name (Seller) Sandra Turner and John Turner Sandra Turner, Lindsey G. McGee and John D. McGee Street or Other Mailing Address Street or Other Mailing Address 541 N Jefferson St 541 N Jefferson St State Zip Code City Zip Code Red Cloud Red Cloud 68970 Phone Number (970) 308-3522 Phone Number (970) 308-3522 Is the grantee a 501(c)(3) organization? V No Yes If Yes, is the grantee a 509(a) foundation? Yes Email Address Email Address 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. (A) Status (B) Property Type (C) ✓ Improved Single Family Industrial Mineral Interests-Nonproducing State Assessed Mobile Home Unimproved Agricultural Multi-Family Mineral Interests-Producing Exempt IOLL Commercial Recreational Partition Distribution 8 Type of Deed Land Contract/Memo Sheriff Conservator Other Bill of Sale Easement Corrective Lease Personal Rep. Trust/Trustee Cemetery Death Certificate - Transfer on Death Executor Mineral ✓ Quit Claim Warranty Was transfer part of IRS like-10 Type of Transfer Irrevocable Trust Revocable Trust Transfer on Death Distribution Foreclosure kind exchange (I.R.C. § 1031 Auction Easement Gift Life Estate Sale Trustee to Beneficiary Exchange) by buyer or seller? Other (Explain) add dau 8 Seller V No Court Decree Satisfaction of Contract Buyer Exchange Grantor Trust Partition 11 Was ownership transferred in full? (If No, explain the division.) 12 Was real estate purchased for same use? (If No, state the intended use.) ✓ Yes No 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) ✓ Yes Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC Self Other Brothers and Sisters Grandparents and Grandchild Spouse Parents and Child Step-parent and Step-child Ex-spouse 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) 14 What is the current market value of the real property? 90,190.00 16 Does this conveyance divide a current parcel of land? Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) Yes V No 18 Address of Property 19 Name and Address of Person to Whom the Tax Statement Should be Sent 805 N Walnut St Grantee Red Cloud, NE 68970 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 0,00 22 Total purchase price, including any liabilities assumed. . . . . . . 22 \$ 23 Was non-real property included in the purchase? No (If Yes, enter dollar amount and attach itemized list.) (see instructions) . . 23 0.0024 \$ 25 If this transfer is exempt from the documentary stamp tax, list the exemption number \_ 26 Is an affidavit as described in Neb. Rev. Stat. § 76-2,141 required because the property is located within a county or other geographic area with an active air force ballistic missile field? (See Instructions) 27 If yes, is the required affidavit attached to this filing? Yes No Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement. (402) 746-2774 Don Theobald Print or Type Name of Grantee or Authorized Representative Phone Number Attorney 7/30/2024 Signature of Grantee or Authorized Representative Date Register of Deed's Use Only For Dept. Use Only 29 Value of Stamp or Exempt Number 28 Date Deed Recorded

Nebraska Department of Revenue

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

\$

30 Recording Data

State of Nebraska Ss.
County of Webster Ss.

Entered on the numerical index and filed for record in the Clerk's office of said county this 30 day of July A.D., 20 5, at 3:33 o'clock A.M. Recorded in Book 00 5.

on Page Sp. County Clerk 10 Deputy Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date
SExempt Sa By CD

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

John Turner

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

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

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

Notary Public

## Residential & Commercial Sales Worksheet

Cnty No.	Bo	ok	Page			Sale Date	7.94.94	100			Sc	hool Dis	trict Co	le		Wales (1)			
91	20	25	1629		7/	31/2025	Base:	91-	007	4	Affil	liated:		τ	Unified:				
Location	$\mathbf{D}^{\circ}$	Sale	Number	Us	eabil	ity & Code#	VIEW.		(e)			Parcel I	Number	arth R	, wh				
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	) D	ate of S	ale Assessed	d Value			4133	35-20-03	7.4550 Cal.	(1) <b>=</b> (1)	00	Y 1244 (2008) 200893	20035	S. 11 (6.75	AAYAn	002	0000		
Land		Imp	orovements			Total			Date	e of S	ale	Property	Classifi	cati	17.00 km (# . C.				
3	,570		145,200	)		148,770	Status		Proper	ty Ty	pe	Zoning	Locati	on.	City	y Size	Parcel Size		
Assessor Lo	cation:	BLUE	HILL (B	BH)			A) 1	ı	B)	01		c) 1	D) 1		E)	6	F) 2		
y Control		ASSESSED OF		11.	粉粉	Residentia	janis	400			2.0		Comme	rcia	l di	To Over	AND AND		
	Mul	tiple Im	provements:	Multi	ple. Im	provements. :			Mu	ltiple.	Impro	vements.:			.,				
		Charles and a different from	Santa Company of the Section of				84			struct									
3. 3. 4. April 19.	12.00	SLYSSEA	Floor:	Floor	Sq. Ft	1,4	10		Flo	or Sq.	Ft.:								
	3.8	Buildin	Constitution of the Consti	Cost		176,1	.25		Cos										
Single Family	Style:	101		Resi	denti	l Condition: 3	o 😘 🦠	N/P	Co	mme	rcial	Occupan	cy Code:		10				
(100) □ Mo	bile Hon	ne		(10)		Worn Out				mary:			ther1:			Other2:	·		
(101) 🗷 One	Story			(20)		Badly Worn			Co	mme	rcial	Construc	tion Clas	s: .		使数据 使数据	5 3 7 W E		
(102) 🗆 Two	o Story			(30)	<b>*</b>	Average			(1	) 🛮	Fire	eproof Str	uctural St	eel Fr	ame				
(103) 🗆 Spli	it Level			(40) □ Good						) 🗆	R.ei	inforced C	oncrete F	rame					
(104) 🗆 1 1/	2 Story			(50) U Very Good						) 🗆	Ma	sonry Bea	ring Wall	\$					
(111) 🗆 Bi-I	Level			(60)	(60)   Excellent						Wo	od or Ste	el Framed	Ext.	Wal	ls			
(106) 🗆 Oth	er		3	Age (1)	egy sky Vityperity		ria Ligarda (h. 15) Maria de Maria (h. 15)		(5	) 🛘	Me	tal Frame	and Walls	3					
Townhouse or	Duplex	Style:		Resi	dentia	l Quality: 40		12 A	(6	) 🗆	Pol	le Frame							
(301) 🗆 One	Story			(10)		Low			Co	st Ra	nk:	1.4.45		Con	ditic	n;	Septem 5		
(302) 🗆 Two	Story			(20)		Fair			(10	)) 🗆	Lo	W		(10)		Worn	Out		
(307) 🗆 1 1/	2 Story			(30)		Average			(20	)) 🗆	Av	erage		(20)		Badly	Worn		
(308) 🗆 Spli	t Level			(40)	₩	Good			(30	)) 🗆	Ab	ove Avera	ige	(30)		Avera	ge		
(309) 🗆 21/	2 Story			(50)		Very Good			(40	) 🗆	Hig	gh		(40)		Good			
(304) 🗆 One	Story L	Ouplex		(60)		Excellent			100	(18)			1979-97	(50)		Very (	Good		
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### NEBRASKA

god Life. Great Service.

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

**FORM** 

The deed will not be recorded unless this statement is signed and items 1-27 are accurately completed. 4 Date of Deed 1 County Name 2 County Number 3 Date of Sale/Transfer Webster Mo. 07 Day 28 Yr. 2025 91 Mo. \_\_07\_ Day \_\_ 31 Yr. 2025 5 Grantor's Name, Address, and Telephone (Please Print) 6 Grantee's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Grantee's Name (Buyer) Kayden S Ferguson and Elizabeth A Cox John C. Johnston and Aldena F. Yllescas-Johnston Street or Other Mailing Address Street or Other Mailing Address 206 W Nemaha Street 230 Jefferson Street Zip Code City Zip Code City State Blue Hill, NE 68930 Aurora ΝE 68818 ⊠ No ⊠ No Phone Number Phone Number Is the grantee a 501(c)(3) organization? Yes 402-984-441 (402) 640-8983 If Yes, is the grantee a 509(a) foundation? **Email Address Email Address** Kayolen ferguson 444@ sschutte@charter-title.net -sschutte@charter-title.net-7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home (B) Property Type (C) (A) Status Mobile Home Single Family Mineral Interests-Nonproducing Industrial State Assessed Improved Agricultural Mineral Interests-Producing Multi-Family Exempt Unimproved Commercial Recreational IOLL Other 8 Type of Deed Conservator Distribution Land Contract/Memo Partition Sherriff Bill of Sale Corrective Easement Lease Personal Rep. Trust/Trustee Warranty Cemetery Death Certificate - Transfer on Death Executor Mineral Quit Claim ☐ Irrevocable Trust ☐ Revocable Trust Transfer on Death 9 Was transfer part of IRS like-kind 10 Type of Transfer Distribution Foreclosure exchange? (I.R.C. § 1031 Life Estate X Sale ☐ Trustee to Beneficiary Gift Auction Easement Exchange) by buyer or seller? ☐ Grantor Trust ☐ Partition Other (Explain) Court Decree Satisfaction of Contract Exchange Buyer Seller No 11 Was ownership transferred in full? (If No, explain the division.) 12 Was real estate purchased for same use? (If No, state the intended use.) Yes No X Yes 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) ☐ Yes **⋈** No Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC Self Other **Brothers and Sisters** Grandparents and Grandchild Spouse Ex-spouse Step-parent and Step-child Parents and 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.) \$165,000.00 No. Yes 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 Mach1 Realty-Lindsey No 16 Does this conveyance divide a current parcel of land?
Yes No ☐ Yes of the agent or title company contact.) 19 Name and Address of Person to Whom Tax Statement Should be Sent Kayden S Ferguson and Elizabeth A Cox 296-W. Nemaha St. Po Box 164
Blue Hill, NE 68930 18 Address of Property 206 W. Nemaha St Blue Hill, NE 68930 18a No address assigned 18b Vacant Land 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 165,000 00 23 Was non-real property included in the purchase? Tyes X No (If Yes, enter dollar amount and attach itemized list.) 23 \$ 165.000 00 24 Adjusted purchase price paid for real estate (line 22 minus line 23) 25 If this transfer is exempt from the documentary stamp tax, list the exemption number 26 Is an affidavit as described in Neb. Rev. Stat. § 76-2.141 required because the property is located within a county or other geographic area with an active air force ballistic missile field? Yes X 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 <del>402-984-4414</del> Phone Number Kayden S Ferguson and Elizabeth A Cox Print or Type Name of Grantee or Authorized Representative July 31 Date Grantee or Authorized Representative here Kayden Ferguson Register of Deeds' Use Only For Dept. Use Only 28 Date Deed Recorded 29 Value of Stamp or Exempt Number Day 25 Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327 (2)

BOOK 2025 PAGE 162 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 - Le ang AD 20 35 at 3: 2M. Recorded in Book 202 or Page 1629 abbey thing

\_Deputy

SURVIVORSHIP WARRANTY DEED

STAMP TAX

Assessor \_\_ Carded \_\_ 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:

Charter Title & Escrow Services, NEBRASKA DOCUMENTARY

Date

AFTER RECORDING RETURN TO:

747 North Burlington Avenue

Suite G208

402-463-6788

Hastings, NE 68901

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 heits 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 day of July, 2025.

John C. Johnston

STATE OF NUBRUSKU COUNTY OF HAMMIHOM

The foregoing instrument was acknowledged before me this 25th day of July, 2025 by John C. Johnston and Aldena F. Yllescas-Johnston, husband and wife.

Notary Public

Rush A. Goertzen

GENERAL NOTARY - State of Nebraska **RUTH A GOERTZEN** My Comm. Exp. August 15, 2027

## Residential & Commercial Sales Worksheet

Cnty No.	Bo	ok .	Page	(数) (数)	S	ale Date			(4)-796 (43)-101		omes Note		Scl	nool Dis	stri	ct Code	W.	10 70 7 10 7 1		garan Kesan	
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(302) 🗆 Tw	o Story			(20)		Fair					(10)		Lov	₹		(	(10)	□ W	orn (	Out	
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Real Estate Transfer Statement
•To be filed with the Register of Deeds. •Read instructions on reverse side.

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Good	Life.	Gre	at Se	ervio	e.

<ul> <li>If additional space is needed</li> </ul>	I, add an attachment and identify	y the applicable item number.
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	t is signed and items 1-27 are accurately completed.	
1 County Name	3 Date of Sale/Transfer   4 Date of Deed   Mo. 12 Day 13 Yr. 2023   Mo. 12 Day	13 <sub>Yr.</sub> 2023
5 Grantor's Name, Address, and Telephone (Please Print)	6 Grantee's Name, Address, and Telephone (Please Print)	
Grantor's Name (Seller) Kenneth Bergman	Grantee's Name (Buyer) Damian Carter	
Street or Other Mailing Address 4 S Montgomery	Street or Other Mailing Address 3927 Hwy 136	
City         State         Zip Code           Nelson         NE         68961	City State Nelson NE	Zip Code 68961
Phone Number (269) 953-3499 Email Address	Phone Number   Is the grantee a 501(c)(3) organiza   If Yes, is the grantee a 509(a) found   Email Address	
n/a	n/a	
7 Property Classification Number. Check one box in categories A and B. Check C if	property is also a mobile home.	
	Property Type	(C)
Improved     ✓ Single Family     Industrial       ✓ Unimproved     Multi-Family     Agricultural       IOLL     Commercial     Recreational	Mineral Interests-Producing  State Assessed  Mineral Interests-Producing  Exempt	Mobile Home
8 Type of Deed Conservator Distribution Lar Bill of Sale Corrective Easement Lea		ther
	eral Quit Claim Warranty	
9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller?	Life Estate Sale Tru:	nsfer on Death stee to Beneficiary er (Explain)
11 Was ownership transferred in full? (If No, explain the division.)  Yes No	12 Was real estate purchased for same use? (If No	o, state the intended use.)
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives.	tives? (If Yes, check the appropriate box.)	-
Yes ✓No Aunt or Uncle to Niece or Nephew Family Corp., F  Brothers and Sisters Grandparents and Ch  Ex-spouse Parents and Ch		<u> </u>
14 What is the current market value of the real property?	15 Was the mortgage assumed? (If Yes, state the amount and in	terest rate \
400.00	Yes V No \$	%
16 Does this conveyance divide a current parcel of land?  ☐ Yes	17 Was transfer through a real estate agent or a title company? of the agent or title company contact.) Yes	(If Yes, include the name
18 Address of Property	19 Name and Address of Person to Whom the Tax Statement Sh	
Cowles Main Street Cowles, NE	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		500,00
23 Was non-real property included in the purchase?  Yes No (If Yes, enter dollar amount and attach itemized list.) (see instru		0,00
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	•	500,00
27 If yes, is the required affidavit attached to this filing? Yes No		
Under penalties of law, I declare that I have examined this statement and the	hat it is, to the best of my knowledge and belief, true, complete, ar	nd 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   Fill of lippe Name of Graffiee of Authorized Representative	Attorney	8/7/2025
here Signature of Grantee or Authorized Representative	Title	Date
Register of Deed's Use Or		For Dept. Use Only
28 Date Deed Recorded 29 Value of Stamp or Exempt Number	30 Recording Data	
Mo. Day Tyr. AS \$ 2.25	BK2025 Fg 1645	ev Stat §§ 76-214 77-1327(2)

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

NEBRASKA DOCUMENTARY
STAMP TAX
Date 8 7-25
\$ 2-25 By 65

#### 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

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

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

Notary Public

Comm, expires

A. . 24 .

GENERAL NOTARY - State of Nebraska KORY MCCRACKEN My Comm. Exp. August 27, 2026

Prepared by Garwood & McCracken, Lawyers 401 North Webster Street, Red Cloud, NE 68970

Phone/Fax: (402) 746-3613 KORY:C:\wp\800\CAR\_BERG.QCD 12/12/23 Page 1 of 1 Pages

## Agricultural Land Sales Worksheet

Cnty No. E	e Date	School District Code													
91 2	025	025 1648 8/7/2025				Base: 91-0002 Affiliated: Unified:									
Location ID	Sal	Number	Useability	& Code#	Parcel Number										
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	Date of S	ale Assessed V	Value	and the second	4369	2	12	1	0	1	00000	) 1	000	0	000
Land	Im	provements	T	otal			Date of	Sak	e Pr	operty	Classif	ication	Code		
40,455		43,635		84,090	Status	Pi	operty T	ype	Z	oning	Locati	on C	ty Slze	Par	cel Size
	Irriga	tion Type:	-		A) 1	В)	05	segge out a	C)	5	D) 3	E)	0	F)	9
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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**

•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 stateme	nt is signed and items 1-27 are accurately completed.
1 County Name 2 County Number	3 Date of Sale/Transfer 4 Date of Deed
Webster - 91	Mo. 08 Day 07 Yr. 2025 Mo. 08 Day 07 Yr. 2025
5 Grantor's Name, Address, and Telephone (Please Print)	6 Grantee's Name, Address, and Telephone (Please Print)
Grantor's Name (Seller) See Aftached	Grantee's Name (Buyer) Greg W. Richardson and Sheryl Richardson, husband and wife
Street or Other Mailing Address PO Box 24	Street or Other Mailing Address 1163 Road 500
City State Zip Code Lawrence NE 68957	City State Zip Code Inavale NE 66952
Phone Number (402) 756-7842	Phone Number Is the grantee a 601(c)(3) organization? Yes V No (402) 469-9695 If Yes, is the grantee a 509(a) foundation? Yes No
Email Address brendatheer@hotmail.com	Email Address
7 Property Classification Number. Check one box in categories A and B. Check C	srichardson3@gpcom.net
	3) Property Type (C)
✓ Improved ✓ Single Family Industrial	Mineral Interests-Nonproducing State Assessed Mobile Home
Unimproved Multi-Family Agricultural	Mineral Interests-Producing Exempt
OLL Commercial Recreational	<u> </u>
8 Type of Deed Conservator Distribution L.	and Contract/Memo Partition Sheriff Other
	ease Personal Rep. Trust/Trustee
	ineral Quit Claim ✓ Warranty
kind exchange (I.R.C. § 1031	closure Irrevocable Trust Revocable Trust Transfer on Death
	Life Estate Sale Trustee to Beneficiary
Buyer Seller ✓ No Court Decree Exchange Gran  11 Was ownership transferred in full? (If No, explain the division.)	tor Trust Partition Sallsfaction of Contract Other (Explain)  12 Was real estate purchased for same use? (If No, state the Intended use,)
✓ Yes No	Y Yes No
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary rel	atives? (If Yes, check the appropriate box.)
Yes No Aunt or Uncle to Niece or Nephew Family Corp.,	Partnership, or LLC Self Other
<u> </u>	and Grandchild Spouse
Ex-spouse Parents and C	
14 What is the current market value of the real property?	45 Mary the residence of anything and Miles an
	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)
95,689.00	☐ Yes
95,689.00  16 Does this conveyance divide a current perce! of land?	Yes Y No \$%  17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the great or title company contect.)
95,689.00  16 Does this conveyance divide a current parce! of land?    Yes   No	Yes Y No \$
95,689.00  16 Does this conveyance divide a current perce! of land?	Yes
95,689.00  16 Does this conveyance divide a current parcel of land?  Yes No  18 Address of Property	Yes Y No \$
95,689.00  16 Does this conveyance divide a current parcel of land?  Ves No  18 Address of Property  1163 Road 500	Yes
95,689.00  16 Does this conveyance divide a current parcel of land?  Yes No  18 Address of Property  1163 Road 500  Inavale, NE 68952	Yes V 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  19 Name and Address of Person to Whom the Tax Statement Should be Sent  Greg W. Richardson and Sheryl Richardson  1163 Road 500
95,689.00  16 Does this conveyance divide a current parcel of land?  Yes No  18 Address of Property 1163 Road 500 Inavale, NE 68952  18a No address assigned 18b Vacant land	Yes V 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  19 Name and Address of Person to Whom the Tax Statement Should be Sent  Greg W. Richardson and Sheryl Richardson  1163 Road 500
95,689.00  16 Does this conveyance divide a current percel of land?  Yes No  18 Address of Property 1163 Road 500 Inavale, NE 68952  18a No address assigned 18b Vacant land  20 Legal Description (Attach additional pages, if needed.)  See Attached	Yes V 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  19 Name and Address of Person to Whom the Tax Statement Should be Sent  Greg W. Richardson and Sheryl Richardson  1163 Road 500
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95,689.00  16 Does this conveyance divide a current parcel of land?  Yes No  18 Address of Property 1163 Road 500 Inavale, NE 68952  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 3.31  22 Total purchase price, including any liabilities assumed.  23 Was non-real property included in the purchase?	Yes  No \$
95,689.00  16 Does this conveyance divide a current parcel of land?  Yes No  18 Address of Property  1163 Road 500  Inavale, NE 68952  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 3.31  22 Total purchase price, including any liabilities assumed.  23 Was non-real property included in the purchase?  Yes No (iffes, enter dollar amount and attach itemized list.) (see Inst.)	Yes
95,689.00  16 Does this conveyance divide a current percel of land?  Yes No  18 Address of Property 1163 Road 500 Inavale, NE 68952  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 3.31  22 Total purchase price, including any liabilities assumed.  23 Was non-real property included in the purchase?  Yes No (If Yes, enter dollar amount and attach Itemized list.) (see Inst. 24 Adjusted purchase price pald for real estate (line 22 minus line 23)	Yes   Y 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   Yes   No   19 Name and Address of Person to Whom the Tax Statement Should be Sent   Greg W. Richardson and Sheryl Richardson   1163 Road 500   1163 Road 500   1163 Road 500   1164 Road 500   1165 Road 500   1
95,689.00  16 Does this conveyance divide a current percel of land?  Yes No  18 Address of Property  1163 Road 500  Inavale, NE 68952  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 3.31  22 Total purchase price, including any liabilities assumed.  23 Was non-real property included in the purchase?  Yes No (if Yes, enter dollar amount and attach itemized list.) (see inst. 24 Adjusted purchase price paid for real estate (line 22 minus line 23)	Yes   Y 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  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    22 \$ Q\00000000000000000000000000000000000
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95,689.00  16 Does this conveyance divide a current parcel of land?  Yes No  18 Address of Property  1163 Road 500 Inavale, NE 68952  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 3.31  22 Total purchase price, including any liabilities assumed.  23 Was non-real property included in the purchase?  Yes No (if Yes, enter dollar amount and attach itemized list.) (see inst. 24 Adjusted purchase price pald for real estate (line 22 minus line 23)  25 If this transfer is exempt from the documentary stamp tax, list the exemption number 26 is an afficavit as described in Neb. Rev. Stat. § 76-2.141 required because the property is located Yes. No  27 If yes, is the required affidavit attached to this filling? Yes No  Under penalties of law, I declare that I have examined this statement and and that I am duly authorized to sign this statement.  Henry C. Schenker	Yes   Yes   No \$   %   %   %     %     17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.)   Yes   Yes   No   No   19 Name and Address of Person to Whom the Tax Statement Should be Sent   Greg W. Richardson and Sheryl Richardson   1163 Road 500   1163 Road 500   1164 Road 500   1165 Ro
95,689.00  16 Does this conveyance divide a current parcel of land?    Yes	Yes   Y No \$
95,689.00  16 Does this conveyance divide a current percel of land?  Yes	Yes   Y No \$
95,689.00  16 Does this conveyance divide a current percel of land?  Yes No  18 Address of Property  1163 Road 500  Inavale, NE 68952  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 3.31  22 Total purchase price, including any liabilities assumed	Yes   Y No \$
95,689.00  16 Does this conveyance divide a current percel of land?    Yes	Yes   Y No
95,689.00  16 Does this conveyance divide a current percel of land?    Yes	Yes   Y No
95,689.00  16 Does this conveyance divide a current percel of land?    Yes	Yes   Y No

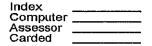
#### Attachment to Nebraska Form 521

#### 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 toapoint; 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.



NEBRASKA DOCUMENTARY STAMP TAX Date: 08/08/25

By AS

\$ 216.00

Bk 2025, Pg 1648

State of Nebraska County of Webster

Entered on the numerical index and filed for record in the Clerk's office of said county this 08 day of August A.D., 2025, at 03:36 o'clock PM. Recorded in Book 2025 on Pages 1648-1649

Brightmach County Clerk Fee: \$16.00 By: AS Deputy

Electronically Recorded

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

Executed:	August 7	, 2025.

Greg W. Richardson.

Brenda Theer.

Sheryl Richardson.

I her

Angela Richardson.

# Residential & Commercial Sales Worksheet

Cnty No.	Bo	ok	Page		S	ale Date	apolitica Aventos			<b>多</b> 侧	Sch	ool Dis	trict Co	de	V-144				
91	20	25	1652		8/:	11/2025	Base:	91-	007	4	Affili	ated:		τ	Unified:				
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(101) □ One						Badly Worn			- P.	and an area	15755 Taylor		tion Clas	s:		San			
(102) 🗆 Two	·····			(30)		Average			(1			2.00 200, 200 20	uctural St		arne				
(103) 🗆 Split				(40)		Good			(2	•			Concrete F						
(104) 🖼 11/2				(50)		Very Good			(3		Mase	onry Bea	aring Wall	s					
(111) 🗆 Bi-L	evel			(60)	) 🗆	Excellent			(4	) [	Woo	d or Ste	el Framed	Ext.	Wal	s			
(106) □ Oth	er					return de la companya		100 day	(5	) [	Meta	l Frame	and Wall	<u> </u>					
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(301) 🗆 One	Story			(10)	) 🗆	Low			«Co	st Ra	nk:	Section 4	- BAN	Con	ditic	n:	爱的各级		
(302) 🗆 Two	Story			(20)	) 🗆	Fair			(1)	0) 🗆	Low			(10)		Worn	Out		
(307) 🗆 1 1/2	2 Story			(30)	) 🗆	Average	,		(2	0) 🗆	Aver	age		(20)		Badly	Worn		
(308) 🗆 Split	t Level			(40)	) <b>E</b>	Good			(3	0) 🗆	Abo	ve Avera	ige	(30)		Avera	ge		
(309) 🗆 2 1/2	2 Story			(50)	) 🗆	Very Good			(4	0) 🗆	Hìgh			(40)		Good			
(304) 🗆 One	Story D	uplex		(60)		Excellent			15.00	经装	5 <b>6</b> 1			(50)		Very (	Good		
(305) 🛘 Two	Story I	Ouplex		er en Anna		til skriver og det en er Det til skriver og det en er	ativity (Proj Station	V Alichiy			No. 1 Carl 1			(60)		Excell	ent		
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0003131																			
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## NEBRASKA Good Life. Great Service.

**Real Estate Transfer Statement** 

145

FORM **521** 

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

The deed will not be recorded unless this statement		
1 County Name 2 County Number	3 Date of Sale/Transfer 4 Date of Deed	14 2025
Webster - 91	Mo. No. Day 11 Yr. 2025 Mo. 7 Day	14 <sub>Yr.</sub> 2025
5 Grantor's Name, Address, and Telephone (Please Print)	6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer)	
Grantor's Name (Seller) Catherine A. Valdez, PR of Est of Lyndell A. Morlang	Canyen Jon Jameson and Madison Leigh Kort	
Street or Other Mailing Address 598 Dome Mountain Ave	Street or Other Mailing Address 109 N Pine St	
City         State         Zip Code           Libby         MT         59923	City State Blue Hill NE	Zip Code 68930
Phone Number (208) 255-6212	Phone Number Is the grantee a 501(c)(3) organiza (402) 705-6259 If Yes, is the grantee a 509(a) foun	
Email Address n/a	Email Address n/a	
7 Property Classification Number. Check one box in categories A and B. Check C if		(0)
	Property Type	(C)
✓ Improved     ✓ Single Family     Industrial       Unimproved     Multi-Family     Agricultural	Mineral Interests-Nonproducing State Assessed  Mineral Interests-Producing Exempt	Mobile Home
Olimproved Malariamly Agricultural  IOLL Commercial Recreational	Willeta interests - roddering	
		ther
Bill of Sale Corrective Easement Lea  Cemetery Death Certificate – Transfer on Death Executor Min		
9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller?	Life Estate Sale Tru	nsfer on Death stee to Beneficiary
Buyer Seller No Court Decree Exchange Granto  11 Was ownership transferred in full? (If No, explain the division.)	r Trust Partition Satisfaction of Contract Otl  12 Was real estate purchased for same use? (If N	ner (Explain) o. state the intended use.)
Yes No	Yes No	o, otato trio intoriada adoi,
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary rela		
Yes No Aunt or Uncle to Niece or Nephew Family Corp., P	artnership, or LLC Self Othe	r
Brothers and Sisters Grandparents a	2005 1 1 1 1 2 1 1 1 1 1 1 1 1 1 1 1 1 1 1	
Ex-spouse Parents and Ch		
14 What is the current market value of the real property?	15 Was the mortgage assumed? (If Yes, state the amount and i	nterest rate.) %
100,100.00  16 Does this conveyance divide a current parcel of land?	Yes V No \$ 17 Was transfer through a real estate agent or a title company?	(If Yes, include the name
Yes V No	of the agent or title company contact.)   Yes Ruhter A	uction No
18 Address of Property	19 Name and Address of Person to Whom the Tax Statement S	hould be Sent
109 N Pine St	Grantee	
Blue Hill, NE 68930		
18a No address assigned 18b Vacant land		
20 Legal Description (Attach additional pages, if needed.) The North Eighty-Five (N 85) feet of Lots Five (5) and Six (6) Webster County, Nebraska, according to the recorded plat th	, Block Four (4), Rohrer's Addition to the Cit ereof	y of Blue Hill,
21 If agricultural, list total number of acres transferred in this transaction	·	
22 Total purchase price, including any liabilities assumed		100,100¦.00
23 Was non-real property included in the purchase?  Yes  You No (If Yes, enter dollar amount and attach itemized list.) (see instru	uctions) 23 \$	I I
24 Adjusted purchase price paid for real estate (line 22 minus line 23)  25 If this transfer is exempt from the documentary stamp tax, list the exemption number _  26 Is an affidavit as described in Neb. Rev. Stat. § 76-2,141 required because the property is located in Neb. Rev. Stat. § 76-2,141 required because the property is located in Neb. Rev. Stat. § 76-2,141 required because the property is located in Neb. Rev. Stat. § 76-2,141 required because the property is located in Neb. Rev. Stat. § 76-2,141 required because the property is located in Neb. Rev. Stat. § 76-2,141 required because the property is located in Neb. Rev. Stat. § 76-2,141 required because the property is located in Neb. Rev. Stat. § 76-2,141 required because the property is located in Neb. Rev. Stat. § 76-2,141 required because the property is located in Neb. Rev. Stat. § 76-2,141 required because the property is located in Neb. Rev. Stat. § 76-2,141 required because the property is located in Neb. Rev. Stat. § 76-2,141 required because the property is located in Neb. Rev. Stat. § 76-2,141 required because the property is located in Neb. Rev. Stat. § 76-2,141 required because the property is located in Neb. Rev. Stat. § 76-2,141 required because the property is located in Neb. Rev. Stat. § 76-2,141 required because the property is located in Neb. Rev. Stat. § 76-2,141 required because the property is located in Neb. Rev. Stat. § 76-2,141 required because the property is located in Neb. Rev. Stat. § 76-2,141 required because the property is located in Neb. Rev. Stat. § 76-2,141 required because the property is located in Neb. Rev. Stat. § 76-2,141 required because the property is located in Neb. Rev. Stat. § 76-2,141 required because the Neb. Rev. Stat. § 76-2,141 required because the Neb. § 76-2,141 required because the N	24 \$	100,100,00
Yes No	within a county of other geographic area with an active air lorde ballione.	notice field. (Good field additions)
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 t and that I am duly authorized to sign this statement.	hat it is, to the best of my knowledge and belief, true, complete, a	nd correct,
Canyen Jon Jameson		(402) 705-6259
Print or Type Name of Grantee or Authorized Representative	Crantas	Phone Number
angly y gurier	Grantee	_ <u>8 - / / - 0/ 5</u> Date
liele -		•
Register of Deed's Use Or	· ·	For Dept. Use Only
28 Date Deed Recorded  29 Value of Stamp or Exempt Number  Solution    29 Value of Stamp or Exempt Number    \$\text{\$\frac{1}{29}\$ Value of \$\frac{1}{29}\$ Value of \$\frac{1}{	8K2025 P. 1652	
Mo. Day 11 Yr. OS P da 1. OS	0,100	lev Stat. §§ 76-214, 77-1327(2)

State of Nebraska Ss.

County of Webster Ss.

Entered on the numerical index and filed for record in the Clerk's office of said county this 11 day of Cua A.D., 20 5, at 11:04 o'clock M. Recorded in Book 2025 on Page 1652 County Clerk 10.00 Assessor Carded

NEBRASKA DOCUMENTARY STAMP TAX Date\_\_\_\_\_8-11-25 \$\_227.25\_By\_ひ

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, Canyen 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 /4, 2025

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

STATE OF Monton (\*)
)ss.
COUNTY OF )

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

SEAL STORMONE

PENNY C GRAVATT NOTARY PUBLIC for the State of Montana Residing at Libby, Montana My Commission Expires January 12, 2027

Notary Public

# Residential & Commercial Sales Worksheet

Cnty No.	Book		P	Page		Sale Date				School District Code										
91	2025		16	573		8/12/2025		Base:	002	_	Affilia	ffiliated:			Unified:					
Location ID Sale Number				er	Useability & Code #						Parcel Number									
000705100 146					1		GeoCde	Twi	Rı	ig :	Sect	Qrt	Subdiv	A	геа	Blk	Pai	cel		
Date of Sale Assesse			essed	l Value			4369	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,			00	0	6000	5	4.4.111	800	00	00		
Land Improvements			ents	Total:			742.75 No. 24 (1)	Date of Sale Property Clas				Classi	ification Code							
1,180 2,46			, 465	5 3,645			Status	Status Property T		Тур	pe Zoning Locatio			ion	City Size Parcel Size			i Size		
			(INA	A)			A) 1	В)	01		(C)	5	D) 3	}	E)	9	F)	3		
i, grayer		V PASS	188			分別数	Residential			2078 S.S.		149909	i Bangaya siy	Comm	ercia	17	N. H. S.	12.74.7	Control	
Multiple Improvements:				ents:	Multiple. Improvements. :				er a purcusar:	Multiple. Improvements. :										
A STATE OF THE STA	Construction Date:									Construction Date :										
Floor:										Floor Sq. Ft. :										
Building Cost New:					Cost:					1	Cost :									
Single Family Style:					Residential Condition:					Commercial Occupancy Code:										
(100) □ Mobile Home					(10) Worn Out					Prim										
(101) □ One Story					(20) □ Badly Worn					Commercial Construction Class:										
(102) □ Two Story					(30) □ Average					(1)		☐ Fireproof Structural Steel Frame								
(103) □ Split Level					(40) □ Good					(2)		Reinforced Concrete Frame								
(104) □ 1 1/2 Story					(50) □ Very Good					(3)	☐ Masonry Bearing Walls									
(111) □ Bi-Level					(60)   Excellent					(4)	☐ Wood or Steel Framed Ext. Walls									
(106) □ Other				Ŷ.						(5)		☐ Metal Frame and Walls								
Townhouse or Duplex Style:					Residential Quality:						(6) 🗆 Pole Frame									
(301) ☐ One Story				(10)					Cost	Cost Rank: Condition:										
(302) □ Two Story				(20) 🗆 Fair				(10)		Low (10) 🗆 Worn Ou					Out					
(307) 🗆 1 1/2 Story				(30)  Average				(20) [			l Average			(20)		Badly	Worn			
(308)   Split Level				(40)	<b>-</b>	Good			(30)		Abov	e Avera	ıge	(30)		Averag	ge			
(309) 🗆 2 1/2 Story				(50)		Very Good			(40)		High			(40)		Good				
(304) 🗆 One Story Duplex				(60) 🗆 Excellent										(50)	(50) 🗆 Very			Good		
(305) ☐ Two Story Duplex						XX 4 5 6 5	以表達的	(5.15) (5.15)	4					(60)		Excell	ent			
Assessor's Adjustment to Sale Price (+ or -):																				
Assessor Comments and Reason for Adjustment:																				
JTWD																				
	·																			
Comments from Comments:																				
000103100 000101100																				
										•		•	•			-				
		·····															(Conti	inue on	back)	

## NEBRASKA

Good Life. Great Service. DEPARTMENT OF REVENUE

### **Real Estate Transfer Statement**

**FORM** 521

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

	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. 25025  4 Date of Deed  Mo. 08  Day 12  Yr. 2025								
5 Grantor's Name, Address, and Telephone (Please Print)	6 Grantee's Name, Address, and Telephone (Please Print)								
Grantor's Name (Seller) Luka Dominguez	Grantee's Name (Buyer) Lesly Barrios and Felix Rodriguez								
Street or Other Mailing Address 210 S Morlan Ave	Street or Other Mailing Address 119 Sherman Ave								
City State Zip Code Holyoke CO 80734	City State Zip Code Grand Island NE 68803								
Phone Number (720) 435-7709	Phone Number Is the grantee a 501(c)(3) organization? Yes Volume No								
Email Address	Email Address n/a								
7 Property Classification Number. Check one box in categories A and B. Check C if	500-72								
	Property Type (C)								
✓ Improved ✓ Single Family ☐ Industrial	Mineral Interests-Nonproducing State Assessed Mobile Home								
Unimproved Multi-Family Agricultural Mineral Interests-Producing Exempt    IOLL   Commercial Recreational									
8 Type of Deed Conservator Distribution Land Contract/Memo Partition Sheriff Other									
Bill of Sale Corrective Easement Lea	se Personal Rep. Trust/Trustee								
Cemetery Death Certificate – Transfer on Death Executor Min									
9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031   Auction   Easement   Gift   Life Estate   Revocable Trust   Revocable Trust   Transfer on Death   Trustee to Beneficiary									
Exchange) by buyer or seller?   Auction   Easement   Gift   Life Estate   Sale   Trustee to Beneficiary   Buyer   Seller   No   Court Decree   Exchange   Grantor Trust   Partition   Satisfaction of Contract   Other (Explain)									
11 Was ownership transferred in full? (If No, explain the division.)  12 Was real estate purchased for same use? (If No, state the intended use.)									
✓ Yes         No             ✓ Yes         No									
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.)  Yes No Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC Self									
Ex-spouse Parents and Child Step-parent and Step-child									
14 What is the current market value of the real property?									
46 Dana this annual and divide a surrent and a file of 0	Yes V No \$ %  17 Was transfer through a real estate agent or a title company? (If Yes, include the name								
16 Does this conveyance divide a current parcel of land?  Yes V No	of the agent or title company contact.)  Yes   No								
18 Address of Property	19 Name and Address of Person to Whom the Tax Statement Should be Sent								
315 Main Ave, and 302 Blaine St	(Same as Grantee)								
Inavale, NE 68952									
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.									
23 Was non-real property included in the purchase?  Yes Vo (If Yes, enter dollar amount and attach itemized list.) (see instructions)  23 \$ 50000									
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 n/a									
Yes V No									
27 If yes, is the required affidavit attached to this filing?									
Under penalties of law, I declare that I have examined this statement and the and that I am duly authorized to sign this statement.	at it is, to the best of my knowledge and belief, true, complete, and correct,								
David B. Garwood	(402) 746-3613								
Sign Print or Type Name of Grantee of Authorized Representative	Phone Number								
The grant of	Attorney 8-/2-33								
TICIC	pressor								
Register of Deed's Use On 28 Date Deed Recorded 29 Value of Stamp or Exempt Number	y For Dept. Use Only 30 Recording Data								
Mo. 8 Day 12 yr, 25 \$ 13.50	BK 2025 Pc 1673								
lebraska Department of Revenue	Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2)								

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 13 day of 10.0 A.D., 20.3 at 3.5 o'clock 10.0 A.B., 20.3 at 3.5 o'clock 10.0 A.B., 20.3 County Clerk 10.00 Deputy Ind Comp. Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date B-12-35
\$ 13.50 By ab

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 \_\_\_\_\_\_\_, 2025.

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

Luka Dominguez

STATE OF NEBRASKA, COUNTY OF WEBSTER ) ss.

The foregoing instrument was acknowledged before me on August /2, 2025 by Luka Dominguez, wife of Jorge Luis Dominguez-Ogaz, both residents of the State of Colorado.

Comm. expires <u>12-2-26</u>

Notary Public