

# Agricultural Land Sales Worksheet

City No.	Book	Page	Sale Date	School District Code										
91	2025	1674	7/2/2025	Base: 91-0074		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
001609800		147		4    05		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4243	3	10	26	2	00000	1	000	0000		
Land		Improvements		Total		Date of Sale Property Classification Code								
898,765		30,450		929,215		Status	Property Type		Zoning	Location	City Size	Parcel Size		
Irrigation Type:				A) 2	B) 05	C) 5	D) 3	E) 0	F) 10					
LCG		ACRES:		VALUE:		LCG		ACRES:		VALUE:				
IRRIGATED 1A1						GRASSLAND 1G1		121.390		202,115				
1A						1G		9.730		16,205				
2A1						2G1		91.000		137,420				
2A						2G								
3A1						3G1								
3A						3G		2.210		3,990				
4A1						4G1								
4A						4G		0.540		950				
DRYLAND 1D1						Shelterbelt/Timber								
1D		64.500		213,175		Accretion								
2D1						Waste		3.090		1,545				
2D		65.870		206,505		Other								
3D1						AG LAND TOTAL		393.550		884,925				
3D						Roads		3.990						
4D1						Farm Sites		1.000		13,840				
4D		35.220		103,020		Home Sites								
						Recreation								
Dwellings						Other								
Outbuildings				30,450		Non-AG TOTAL		4.990		13,840				

<b>Assessor's Adjustment to Sale Price (+ or -):</b>		<b>Total Recapture Value:</b>	
<b>Assessor Comments and Reason for Adjustment:</b>			
QCD; TRANSFER WITH FAMILY CORP			
<b>Comments from</b>		<b>Comments:</b>	
001609800 001610100 001611001 001611300 001613000			

(Continue on back)

NEBRASKA

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DEPARTMENT OF REVENUE

## Real Estate Transfer Statement

147

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 item.

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	
		WEBSTER - 91		Mo. 7 Day 2 Yr. 2025		Mo. 7 Day 2 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)			
Van LLC				VIE CO			
Street or Other Mailing Address				Street or Other Mailing Address			
2404 W. 48th St Place				2404 W. 48th St Place			
City		State		City		State	
Kearney		Ne		Kearney		Ne	
Zip Code		68845		Zip Code		68845	
Phone Number				Phone Number			
308-380-2133				Is the grantee a 501(c)(3) organization? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>			
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)
<input type="checkbox"/> Improved	<input type="checkbox"/> Single Family	<input type="checkbox"/> Mobile Home
<input checked="" type="checkbox"/> Unimproved	<input type="checkbox"/> Multi-Family	<input type="checkbox"/> Mineral Interests-Nonproducing
<input type="checkbox"/> IOLL	<input checked="" type="checkbox"/> Agricultural	<input type="checkbox"/> Mineral Interests-Producing
	<input type="checkbox"/> Commercial	<input type="checkbox"/> State Assessed
	<input type="checkbox"/> Recreational	<input type="checkbox"/> Exempt

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

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

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

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

14 What is the current market value of the real property?	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)
\$869,000.00	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No \$ _____ %

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

18 Address of Property	19 Name and Address of Person to Whom the Tax Statement Should be Sent
18a <input type="checkbox"/> No address assigned 18b <input checked="" type="checkbox"/> Vacant land	VIE CO 2404 West 48th St Place Kearney, NE 68845

20 Legal Description
NW 1/4 Sec 26-3-10 plus NE 1/4 Sec 27-3-10 plus Irregular tract east of railroad in SE 1/4 Sec 28-3-10 plus SE 1/4 NE 1/4 Sec 28-3-10 plus NE 1/4 NE 1/4 Sec 33-3-10 Webster County

21 If agricultural, list total number of acres
400

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

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

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

sign  
here

Print or Type Name of Grantee or Authorized Representative

Signature of Grantee or Authorized Representative

Resident VIE CO

Title

308-380-2133

Phone Number

8/14/2025

Date

## Register of Deed's Use Only

For Dept. Use Only

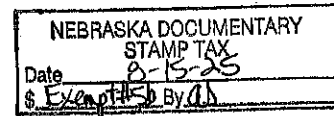
26 Date Deed Recorded	27 Value of Stamp or Exempt Number	28 Recording Data
Mo. 8 Day 15 Yr. 25	\$ Exempt #5b	BK2025, Pg 1674

Nebraska Department of Revenue

Form No. 96-269-2008 9-2017 Rev. Supersedes 96-269-2008 Rev. 2-2016

Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327;

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

State of Nebraska } ss.  
County of Webster }Entered on the  
numerical index and filed for record in the  
Clerk's office of said county this 15 day  
of Aug A.D., 20 25 at 10:44  
o'clock PM, Recorded in Book 2025  
on Page 1674  
Anthony Porter County Clerk  
10.00 Deputy  
Ind Comp Assessor Carded

## QUITCLAIM DEED

WITNESSETH, that Anthony Porter, of Van LLC, a Nebraska corporation whose tax mailing address is 1204 Allen Dr, Grand Island, NE 68803, USA, (the "Grantor"), in consideration of \$1.00, the receipt and sufficiency of which is hereby acknowledged, remises, conveys, and releases, as well as quitclaims, unto vis co, a Nebraska corporation, whose tax mailing address is 2404 west 48th st place, Kearney NE 68845, (the "Grantee"), the following described real estate (as defined in Neb. Rev. Stat. Sec. 76-201) in Webster County, Nebraska:

- NW1/4 Sec.26-3-10 plus NE1/4Sec.27-3-10 plus Irregular tract east of railroad in SE1/4 Sec.28-3-10 plus SE1/4SE1/4 Sec. 28-3-10 plus NE1/4NE1/4 Sec.33-3-10

The Grantor covenants jointly and severally with the Grantee that the Grantor:

- (1) is lawfully seized of such real estate; and
- (2) has legal power and authority to convey the same.

Executed this 2 day of July, 2025.

IN WITNESS WHEREOF the Grantor has signed and sealed this Quitclaim Deed the day and year first above written.

\_\_\_\_\_  
Witness signature

\_\_\_\_\_  
Witness name

Van LLC

Per: Anthony Porter  
Anthony Porter

Signed in the presence of:

## Grantor Acknowledgement

STATE OF NEBRASKA

COUNTY OF Hall

In the State of Nebraska, County of Hall, on this 2nd day of July, 2025  
before me, Anthony Porter, a Notary Public in and for the said County in the State of Nebraska, personally appeared Anthony Porter on behalf of and with the authority of Van LLC, a Nebraska corporation, known to me, or whose identity has been proven on the basis of satisfactory evidence, to be the person described in and who executed this Quitclaim Deed, and acknowledged execution of this instrument as a free act and deed.

Kari A Rogers  
Notary Public for the State of Nebraska

County of Hall

My Commission Expires: July 24, 2028



# Residential & Commercial Sales Worksheet

[illegible]



38210  
NEBRASKA

Good Life. Great Service.

DEPARTMENT OF REVENUE

## Real Estate Transfer Statement

FORM

521

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

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

1 County Name <b>Webster - 91</b>	2 County Number	3 Date of Sale/Transfer Mo. <u>8</u> Day <u>15</u> Yr. <u>2025</u>	4 Date of Deed Mo. <u>8</u> Day <u>15</u> Yr. <u>2025</u>
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) <b>Kevin Aufdenkamp and Darla K. Aufdenkamp</b> Street or Other Mailing Address <b>2323 BELLWOOD DR, LOT 32</b> City <b>Grand Island</b> State <b>NE</b> Zip Code <b>68801</b> Phone Number <b>(308) 640-0605</b> Email Address <b>n/a</b>		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) <b>Russell Manweiler and Lori Manweiler</b> Street or Other Mailing Address <b>37 N Seward St</b> City <b>Red Cloud</b> State <b>NE</b> Zip Code <b>68970</b> Phone Number <b>(308) 737-5814</b> Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address <b>n/a</b>	

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

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

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

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

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

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

14 What is the current market value of the real property? <b>45,390.00</b>	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No \$ _____ %
---	--

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

18 Address of Property <b>37 N Seward St</b> <b>Red Cloud, NE 68970</b>	19 Name and Address of Person to Whom the Tax Statement Should be Sent <b>Same as Grantee</b>
---	--

18a ☐ No address assigned 18b ☐ Vacant land

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

See attached

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

22 Total purchase price, including any liabilities assumed. ....	22 \$ <b>55,000.00</b>
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions) .....	23 \$ <b>0.00</b>
24 Adjusted purchase price paid for real estate (line 22 minus line 23) .....	24 \$ <b>55,000.00</b>

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

26 Is an affidavit as described in Neb. Rev. Stat. § 76-2,141 required because the property is located within a county or other geographic area with an active air force ballistic missile field? (See Instructions)  
☐ Yes ☒ No27 If yes, is the required affidavit attached to this filing? ☐ Yes ☐ No

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

Kory McCracken

Print or Type Name of Grantee or Authorized Representative

Signature of Grantee or Authorized Representative

Attorney

Title

(402) 746-3613

Phone Number

8/13/25

Date

## Register of Deed's Use Only

## For Dept. Use Only

28 Date Deed Recorded Mo. <u>8</u> Day <u>15</u> Yr. <u>25</u>	29 Value of Stamp or Exempt Number <b>\$ 123.75</b>	30 Recording Data <b>BK2025, Pg 1675</b>
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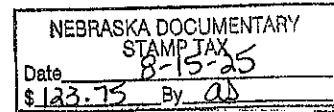
Nebraska Department of Revenue

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

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

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

Lots Six (6), Seven (7) and Eight (8), Block Five (5), Garber's Addition to the City of Red Cloud,  
Webster County, Nebraska.

State of Nebraska } ss.  
County of Webster }Entered on the  
numerical index and filed for record in the  
Clerk's office of said county this 15 day  
of Aug A.D., 2025, at 11:23  
o'clock AM. Recorded in Book 2025  
Page 1675  
Abbey Hing County Clerk  
AD Deputy  
Ind    Comp    Assessor    Carded   **JOINT TENANCY WARRANTY DEED**

Kevin Aufdenkamp and Darla Aufdenkamp, husband and wife, GRANTOR, in consideration of ONE AND NO/100 DOLLARS (\$1.00) receipt of which is hereby acknowledged, conveys to Russell Manweiler and Lori Manweiler, husband and wife, as joint tenants, GRANTEES, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Lots Six (6), Seven (7) and Eight (8), 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 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 13, 2025.

Kevin Aufdenkamp  
Kevin Aufdenkamp

Darla Aufdenkamp  
Darla Aufdenkamp

STATE OF NEBRASKA, COUNTY OF WEBSTER ) ss.

The foregoing instrument was acknowledged before me on August 13, 2025, by Kevin Aufdenkamp and Darla Aufdenkamp, husband and wife.

Comm. expires



Kory McCracken  
Notary Public

# Residential & Commercial Sales Worksheet

<b>Cnty No.</b>	<b>Book</b>	<b>Page</b>	<b>Sale Date</b>	<b>School District Code</b>									
91	2025	1680	8/15/2025	Base: 91-0002		Affiliated:		Unified:					
<b>Location ID</b>		<b>Sale Number</b>	<b>Useability &amp; Code #</b>		<b>Parcel Number</b>								
000157900		149	4	05	GeoCde	Twn	Rng	Sect	Qrt	Subdlv	Area	Blk	Parcel
<b>Date of Sale Assessed Value</b>					4491			00	0	10070		003	0000
<b>Land</b>		<b>Improvements</b>	<b>Total</b>		<b>Date of Sale Property Classification Code</b>								
4,595		149,025	153,620		Status	Property Type		Zoning	Location	City Size	Parcel Size		
<b>Assessor Location: RED CLOUD (RC)</b>					A) 1	B) 01		C) 1	D) 1	E) 6	F) 2		
			<b>Residential</b>				<b>Commercial</b>						
<b>Multiple Improvements:</b>			Multiple. Improvements. :				Multiple. Improvements. :						
<b>Construction Date:</b>			Construction Date : 1900				Construction Date :						
<b>Floor:</b>			Floor Sq. Ft. : 1,428				Floor Sq. Ft. :						
<b>Building Cost New:</b>			Cost : 138,705				Cost :						
<b>Single Family Style: 101</b>			<b>Residential Condition: 20</b>				<b>Commercial Occupancy Code:</b>						
(100) <input type="checkbox"/> Mobile Home			(10) <input type="checkbox"/> Worn Out				Primary: Other1: Other2:						
(101) <input checked="" type="checkbox"/> One Story			(20) <input checked="" type="checkbox"/> Badly Worn				<b>Commercial Construction Class:</b>						
(102) <input type="checkbox"/> Two Story			(30) <input type="checkbox"/> Average				(1) <input type="checkbox"/> Fireproof Structural Steel Frame						
(103) <input type="checkbox"/> Split Level			(40) <input type="checkbox"/> Good				(2) <input type="checkbox"/> Reinforced Concrete Frame						
(104) <input type="checkbox"/> 1 1/2 Story			(50) <input type="checkbox"/> Very Good				(3) <input type="checkbox"/> Masonry Bearing Walls						
(111) <input type="checkbox"/> Bi-Level			(60) <input type="checkbox"/> Excellent				(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls						
(106) <input type="checkbox"/> Other							(5) <input type="checkbox"/> Metal Frame and Walls						
<b>Townhouse or Duplex Style:</b>			<b>Residential Quality: 30</b>				(6) <input type="checkbox"/> Pole Frame						
(301) <input type="checkbox"/> One Story			(10) <input type="checkbox"/> Low				<b>Cost Rank:</b>		<b>Condition:</b>				
(302) <input type="checkbox"/> Two Story			(20) <input type="checkbox"/> Fair				(10) <input type="checkbox"/> Low		(10) <input type="checkbox"/> Worn Out				
(307) <input type="checkbox"/> 1 1/2 Story			(30) <input checked="" type="checkbox"/> Average				(20) <input type="checkbox"/> Average		(20) <input type="checkbox"/> Badly Worn				
(308) <input type="checkbox"/> Split Level			(40) <input type="checkbox"/> Good				(30) <input type="checkbox"/> Above Average		(30) <input type="checkbox"/> Average				
(309) <input type="checkbox"/> 2 1/2 Story			(50) <input type="checkbox"/> Very Good				(40) <input type="checkbox"/> High		(40) <input type="checkbox"/> Good				
(304) <input type="checkbox"/> One Story Duplex			(60) <input type="checkbox"/> Excellent						(50) <input type="checkbox"/> Very Good				
(305) <input type="checkbox"/> Two Story Duplex									(60) <input type="checkbox"/> Excellent				
<b>Assessor's Adjustment to Sale Price (+ or -):</b>													
<b>Assessor Comments and Reason for Adjustment:</b>													
DEED OF DISTRIBUTION BY PR; TRANSFER FROM PARENT TO CHILD													
<b>Comments from</b>							<b>Comments:</b>						
000157900 000164800													

(Continue on back)



## Real Estate Transfer Statement

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FORM  
521

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

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

1 County Name <b>Webster - 91</b>	2 County Number	3 Date of Sale/Transfer Mo. <u>08</u> Day <u>15</u> Yr. <u>2025</u>	4 Date of Deed Mo. <u>08</u> Day <u>15</u> Yr. <u>2025</u>
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) <b>Leslee L. Deisley, PR</b> Street or Other Mailing Address <b>2555 N Osage Ave</b> City <b>Juniata</b> State <b>NE</b> Zip Code <b>68955</b> Phone Number <b>(402) 984-6927</b> Email Address <b>n/a</b>		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) <b>Leslee L. Deisley, William B. Deisley and Samuel S. Deisley</b> Street or Other Mailing Address <b>2555 N Osage Ave</b> City <b>Juniata</b> State <b>NE</b> Zip Code <b>68955</b> Phone Number <b>(402) 984-6927</b> Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address <b>n/a</b>	

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

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

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

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

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

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

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

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

14 What is the current market value of the real property?  
**156,050.00**

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

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

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

18 Address of Property  
**326 N Franklin St & 32 N Seward St**  
**Red Cloud, NE 68970**

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

18a ☐ No address assigned 18b ☐ Vacant land

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

See attached

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

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

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

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

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

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

Kory McCracken

Print or Type Name of Grantee or Authorized Representative

(402) 746-3613

Phone Number

sign  
here

Signature of Grantee or Authorized Representative

Attorney

Title

8/15/25

Date

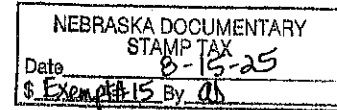
## Register of Deed's Use Only

## For Dept. Use Only

28 Date Deed Recorded Mo. <u>08</u> Day <u>15</u> Yr. <u>25</u>	29 Value of Stamp or Exempt Number \$ <b>Exempt # 15</b>	30 Recording Data <b>BK2025, Pg 1680</b>
--	---	---

Lots Seventeen (17), Eighteen (18), Nineteen (19) and Twenty (20), Block Two (2), Platt's First Addition to the City of Red Cloud, Webster County, Nebraska; and

Lots Forty-five (45), Forty-six (46) and Forty-seven (47), Block Three (3), Garber's Second Addition to Red Cloud, Webster County, Nebraska.

State of Nebraska } ss.  
County of Webster }Entered on the  
numerical index and filed for record in the  
Clerk's office of said county this 15 day  
of Aug A.D., 20 25, at 11:29  
o'clock AM. Recorded in Book 2025  
on Page 1680  
Abbey Harris County Clerk  
10.00 Deputy  
Ind. Comp. Assessor Carded

**DEED OF DISTRIBUTION  
BY  
PERSONAL REPRESENTATIVE**

Leslee L. Deisley, Personal Representative of the Estate of Leah Lynne Deisley, Deceased, pursuant to appointment by the County Court of Webster County, Nebraska, Case No. PR 23-12, GRANTOR, conveys and releases to William B. Deisley, a single person, an undivided one-third interest, Samuel S. Deisley, a single person, an undivided one-third interest, and Leslee L. Deisley, a single person, an undivided one-third interest, GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Lots Seventeen (17), Eighteen (18), Nineteen (19) and Twenty (20), Block Two (2), Platt's First Addition to the City of Red Cloud, Webster County, Nebraska; and

Lots Forty-five (45), Forty-six (46) and Forty-seven (47), Block Three (3), Garber's Second Addition to Red Cloud, Webster County, Nebraska,

subject to easements and restrictions of record.

GRANTOR has determined that the GRANTEE is the person 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 August 15, 2025.

ESTATE OF LEAH LYNNE DEISLEY, DECEASED.

BY: Leslee L. Deisley  
Leslee L. Deisley, Personal Representative

STATE OF NEBRASKA, COUNTY OF WEBSTER ) ss.

The foregoing instrument was acknowledged before me on August 15, 2025, by Leslee L. Deisley, Personal Representative of the Estate of Leah Lynne Deisley, Deceased.

Comm. expires:



Kory McCracken  
Notary Public



# Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2025	1681	8/15/2025	Base: 91-0074		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
000304100		150		1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value						4133			00	0	20005		009	0000
Land		Improvements		Total		Date of Sale Property Classification Code								
6,315		59,975		66,290		Status	Property Type		Zoning	Location	City Size	Parcel Size		
Assessor Location: BLUE HILL (BH)						A) 1	B) 03		C) 3	D) 1	E) 6	F) 2		

		Residential	Commercial
<b>Multiple Improvements:</b>		Multiple Improvements. :	Multiple Improvements. : 4
<b>Construction Date:</b>		Construction Date :	Construction Date : 1900
<b>Floor:</b>		Floor Sq. Ft. :	Floor Sq. Ft. : 1,470
<b>Building Cost New:</b>		Cost :	Cost : 372,130
<b>Single Family Style:</b>		<b>Residential Condition:</b>	<b>Commercial Occupancy Code:</b>
(100) <input type="checkbox"/> Mobile Home		(10) <input type="checkbox"/> Worn Out	Primary: 344 Other1: 528 Other2:
(101) <input type="checkbox"/> One Story		(20) <input type="checkbox"/> Badly Worn	<b>Commercial Construction Class: 3</b>
(102) <input type="checkbox"/> Two Story		(30) <input type="checkbox"/> Average	(1) <input type="checkbox"/> Fireproof Structural Steel Frame
(103) <input type="checkbox"/> Split Level		(40) <input type="checkbox"/> Good	(2) <input type="checkbox"/> Reinforced Concrete Frame
(104) <input type="checkbox"/> 1 1/2 Story		(50) <input type="checkbox"/> Very Good	(3) <input checked="" type="checkbox"/> Masonry Bearing Walls
(111) <input type="checkbox"/> Bi-Level		(60) <input type="checkbox"/> Excellent	(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls
(106) <input type="checkbox"/> Other			(5) <input type="checkbox"/> Metal Frame and Walls
<b>Townhouse or Duplex Style:</b>		<b>Residential Quality:</b>	(6) <input type="checkbox"/> Pole Frame
(301) <input type="checkbox"/> One Story		(10) <input type="checkbox"/> Low	<b>Cost Rank: 20 Condition: 40</b>
(302) <input type="checkbox"/> Two Story		(20) <input type="checkbox"/> Fair	(10) <input type="checkbox"/> Low (10) <input type="checkbox"/> Worn Out
(307) <input type="checkbox"/> 1 1/2 Story		(30) <input type="checkbox"/> Average	(20) <input checked="" type="checkbox"/> Average (20) <input type="checkbox"/> Badly Worn
(308) <input type="checkbox"/> Split Level		(40) <input type="checkbox"/> Good	(30) <input type="checkbox"/> Above Average (30) <input type="checkbox"/> Average
(309) <input type="checkbox"/> 2 1/2 Story		(50) <input type="checkbox"/> Very Good	(40) <input type="checkbox"/> High (40) <input checked="" type="checkbox"/> Good
(304) <input type="checkbox"/> One Story Duplex		(60) <input type="checkbox"/> Excellent	(50) <input type="checkbox"/> Very Good
(305) <input type="checkbox"/> Two Story Duplex			(60) <input type="checkbox"/> Excellent

<b>Assessor's Adjustment to Sale Price (+ or -):</b>	
<b>Assessor Comments and Reason for Adjustment:</b>	
CORP WD	
<b>Comments from</b>	<b>Comments:</b>
000304100	
(Continue on back)	



6310

NEBRASKA

Good Life. Great Service.

DEPARTMENT OF REVENUE

# Real Estate Transfer Statement

FORM  
521

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

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

1 County Name <b>Webster - 91</b>		2 County Number	3 Date of Sale/Transfer Mo. <b>8</b> Day <b>15</b> Yr. <b>2025</b>	4 Date of Deed Mo. <b>8</b> Day <b>14</b> Yr. <b>2025</b>
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) <b>Glenwood Telephone Membership Corporation</b> Street or Other Mailing Address <b>PO Box 357</b> City <b>Blue Hill</b> State <b>NE</b> Zip Code <b>68930</b> Phone Number <b>402-463-1383</b> Email Address <b>stanr@glenwoodtelco.net</b>			6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) <b>The Chicago Lumber Company of Omaha</b> Street or Other Mailing Address <b>PO Box 3487</b> City <b>Omaha</b> State <b>NE</b> Zip Code <b>68103</b> Phone Number <b>402-342-0840</b> Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address <b>NONE</b>	

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

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

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

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

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

14 What is the current market value of the real property? <b>66,290.00</b>	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No \$ _____ %
---	--

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

18 Address of Property <b>510 W Gage Street, Blue Hill, NE 68930</b>	19 Name and Address of Person to Whom the Tax Statement Should be Sent <b>The Chicago Lumber Company of Omaha PO Box 3487, Omaha, NE 68103</b>
---	---

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

20 Legal Description (Attach additional pages, if needed.) <b>Lots Thirty-Four (34), Thirty-Five (35), Thirty-Six (36), Thirty-Seven (37), Thirty-Eight (38), and Thirty-Nine (39), Block Nine (9), Original Town of Blue Hill, Webster County, Nebraska.</b>
--

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

22 Total purchase price, including any liabilities assumed. ....	22 \$ <b>261,000.00</b>
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions) .....	23 \$ _____
24 Adjusted purchase price paid for real estate (line 22 minus line 23) .....	24 \$ <b>261,000.00</b>

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. § 76-2.14 required because the property is located within a county or other geographic area with an active air force ballistic missile field? (See Instructions) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
--

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

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

sign here	<b>Rick T. Hullinger</b>	<b>402-342-0840</b>
	Print or Type Name of Grantee or Authorized Representative	Phone Number
	<b>Rick T. Hullinger</b>	<b>8/14/25</b>
	Signature of Grantee or Authorized Representative	Date
	<b>President</b>	
	Title	

## Register of Deed's Use Only

## For Dept. Use Only

28 Date Deed Recorded Mo. <b>8</b> Day <b>15</b> Yr. <b>25</b>	29 Value of Stamp or Exempt Number <b>\$ 587.25</b>	30 Recording Data <b>BK 2025, Pg 1681</b>
---	--	--

Index \_\_\_\_\_  
Computer \_\_\_\_\_  
Assessor \_\_\_\_\_  
Carded \_\_\_\_\_

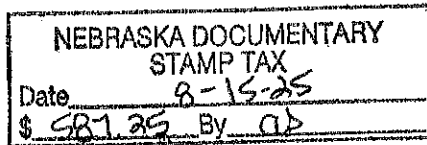
Bk 2025, Pg 1681

State of Nebraska } ss.  
County of Webster }

Entered on the  
numerical index and filed for record in the  
Clerk's office of said county this 15 day  
of August A.D., 2025, at 11:49  
o'clock AM. Recorded in Book 2025  
on Page 1681

*Attorney General* County Clerk

Fee: \$10.00 By: AS Deputy  
Electronically Recorded



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

Section 23-1510.1 Information: Return Address:

Bixby Law Office, P.O. Box 347, Geneva, NE 68361-0347 (Telephone: 402-759-4404)

## Corporation Warranty Deed

State of Nebraska - County of Webster

The Glenwood Telephone Membership Corporation, ----- a Corporation organized and  
existing under the laws of the state of Nebraska ----- GRANTOR, in consideration of  
One Dollar (\$1.00) and other good and valuable consideration ----- received from GRANTEE,  
The Chicago Lumber Company of Omaha, conveys to GRANTEE, the ----- following  
described real estate ----- (as defined in Neb. Rev. Stat. Section 76-201):

Lots Thirty-Four (34), Thirty-Five (35), Thirty-Six (36), Thirty-Seven (37), Thirty-Eight (38), and Thirty-  
Nine (39), Block Nine (9), Original Town of Blue Hill, Webster County, Nebraska.

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

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

Executed this 14<sup>th</sup> day of August, 2025.

Glenwood Telephone Membership Corporation, GRANTOR

By *Stanley Rouse*  
Stanley Rouse, Director C.E.O./G.M. & R.

ACKNOWLEDGMENT: State of Nebraska - County of Adams

The foregoing instrument was acknowledged before me on this 14<sup>th</sup> day of August, 2025 by  
Stanley Rouse, Director of Glenwood Telephone Membership Corporation, GRANTOR.

- SEAL -



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

Page #1 of 1 pages.

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



# Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2025	1682	8/14/2025	Base: 91-0002			Affiliated:		Unified:					
Location ID		Sale Number		Useability & Code #		Parcel Number								
000109800		151		4	05	GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value						4371			00	0	10005		017	0000
Land		Improvements		Total		Date of Sale Property Classification Code								
985		62,510		63,495		Status	Property Type		Zoning	Location	City Size	Parcel Size		
Assessor Location: RED CLOUD (RC)						A) 1	B) 01		C) 1	D) 1	E) 6	F) 1		

	Residential	Commercial
Multiple Improvements:	Multiple Improvements :	Multiple Improvements :
Construction Date:	Construction Date : 1963	Construction Date :
Floor:	Floor Sq. Ft. : 1,008	Floor Sq. Ft. :
Building Cost New:	Cost : 134,210	Cost :
Single Family Style: 101	Residential Condition: 30	Commercial Occupancy Code:
(100) <input type="checkbox"/> Mobile Home	(10) <input type="checkbox"/> Worn Out	Primary: Other1: Other2:
(101) <input checked="" type="checkbox"/> One Story	(20) <input type="checkbox"/> Badly Worn	Commercial Construction Class:
(102) <input type="checkbox"/> Two Story	(30) <input checked="" type="checkbox"/> Average	(1) <input type="checkbox"/> Fireproof Structural Steel Frame
(103) <input type="checkbox"/> Split Level	(40) <input type="checkbox"/> Good	(2) <input type="checkbox"/> Reinforced Concrete Frame
(104) <input type="checkbox"/> 1 1/2 Story	(50) <input type="checkbox"/> Very Good	(3) <input type="checkbox"/> Masonry Bearing Walls
(111) <input type="checkbox"/> Bi-Level	(60) <input type="checkbox"/> Excellent	(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls
(106) <input type="checkbox"/> Other		(5) <input type="checkbox"/> Metal Frame and Walls
Townhouse or Duplex Style:	Residential Quality: 30	(6) <input type="checkbox"/> Pole Frame
(301) <input type="checkbox"/> One Story	(10) <input type="checkbox"/> Low	Cost Rank: Condition:
(302) <input type="checkbox"/> Two Story	(20) <input type="checkbox"/> Fair	(10) <input type="checkbox"/> Low (10) <input type="checkbox"/> Worn Out
(307) <input type="checkbox"/> 1 1/2 Story	(30) <input checked="" type="checkbox"/> Average	(20) <input type="checkbox"/> Average (20) <input type="checkbox"/> Badly Worn
(308) <input type="checkbox"/> Split Level	(40) <input type="checkbox"/> Good	(30) <input type="checkbox"/> Above Average (30) <input type="checkbox"/> Average
(309) <input type="checkbox"/> 2 1/2 Story	(50) <input type="checkbox"/> Very Good	(40) <input type="checkbox"/> High (40) <input type="checkbox"/> Good
(304) <input type="checkbox"/> One Story Duplex	(60) <input type="checkbox"/> Excellent	(50) <input type="checkbox"/> Very Good
(305) <input type="checkbox"/> Two Story Duplex		(60) <input type="checkbox"/> Excellent

Assessor's Adjustment to Sale Price (+ or -):	
Assessor Comments and Reason for Adjustment:	
WD	
Comments from	Comments:
000109800	

(Continue on back)

31000

151

# Real Estate Transfer Statement

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

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

1 County Name <b>Webster - 91</b>		2 County Number	3 Date of Sale/Transfer Mo. <b>08</b> Day <b>14</b> Yr. <b>2025</b>	4 Date of Deed Mo. <b>08</b> Day <b>14</b> Yr. <b>2025</b>
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) <b>Sharon K Frey</b> Street or Other Mailing Address <b>325 West 6th Ave</b> City <b>Red Cloud</b> State <b>NE</b> Zip Code <b>68970</b> Phone Number <b>(785) 820-2864</b> Email Address <b>n/a</b>			6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) <b>Sharon K Frey</b> Street or Other Mailing Address <b>325 West 6th Ave</b> City <b>Red Cloud</b> State <b>NE</b> Zip Code <b>68970</b> Phone Number <b>(785) 820-2864</b> Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation? Yes <input checked="" type="checkbox"/> No <input checked="" type="checkbox"/> Email Address <b>n/a</b>	

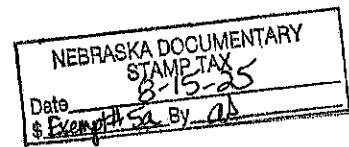
7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home.					
(A) Status		(B) Property Type			(C)
<input checked="" type="checkbox"/> Improved	<input checked="" type="checkbox"/> Single Family	<input type="checkbox"/> Industrial	<input type="checkbox"/> Mineral Interests-Nonproducing	<input type="checkbox"/> State Assessed	<input type="checkbox"/> Mobile Home
<input type="checkbox"/> Unimproved	<input type="checkbox"/> Multi-Family	<input type="checkbox"/> Agricultural	<input type="checkbox"/> Mineral Interests-Producing	<input type="checkbox"/> Exempt	
<input type="checkbox"/> IOLL	<input type="checkbox"/> Commercial	<input type="checkbox"/> Recreational			
8 Type of Deed <input type="checkbox"/> Conservator <input type="checkbox"/> Distribution <input type="checkbox"/> Land Contract/Memo <input type="checkbox"/> Partition <input type="checkbox"/> Sheriff <input type="checkbox"/> Other _____ <input type="checkbox"/> Bill of Sale <input type="checkbox"/> Corrective <input type="checkbox"/> Easement <input type="checkbox"/> Lease <input type="checkbox"/> Personal Rep. <input type="checkbox"/> Trust/Trustee _____ <input type="checkbox"/> Cemetery <input type="checkbox"/> Death Certificate - Transfer on Death <input type="checkbox"/> Executor <input type="checkbox"/> Mineral <input type="checkbox"/> Quit Claim <input checked="" type="checkbox"/> Warranty					
9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? <input type="checkbox"/> Buyer <input type="checkbox"/> Seller <input checked="" type="checkbox"/> No		10 Type of Transfer <input type="checkbox"/> Distribution <input type="checkbox"/> Foreclosure <input type="checkbox"/> Irrevocable Trust <input type="checkbox"/> Revocable Trust <input type="checkbox"/> Transfer on Death <input type="checkbox"/> Auction <input type="checkbox"/> Easement <input type="checkbox"/> Gift <input checked="" type="checkbox"/> Life Estate <input type="checkbox"/> Sale <input type="checkbox"/> Trustee to Beneficiary <input type="checkbox"/> Court Decree <input type="checkbox"/> Exchange <input type="checkbox"/> Grantor Trust <input type="checkbox"/> Partition <input type="checkbox"/> Satisfaction of Contract <input type="checkbox"/> Other (Explain) _____			
11 Was ownership transferred in full? (If No, explain the division.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Life estate is retained			12 Was real estate purchased for same use? (If No, state the intended use.) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Aunt or Uncle to Niece or Nephew <input type="checkbox"/> Family Corp., Partnership, or LLC <input type="checkbox"/> Self <input type="checkbox"/> Other _____ <input type="checkbox"/> Brothers and Sisters <input type="checkbox"/> Grandparents and Grandchild <input type="checkbox"/> Spouse _____ <input type="checkbox"/> Ex-spouse <input checked="" type="checkbox"/> Parents and Child <input type="checkbox"/> Step-parent and Step-child _____					
14 What is the current market value of the real property? <b>83,000.00</b>			15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No \$ _____ %		
16 Does this conveyance divide a current parcel of land? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
18 Address of Property <b>325 West 6th Ave</b> <b>Red Cloud, NE68970</b>			19 Name and Address of Person to Whom the Tax Statement Should be Sent (Same as grantee)		
18a <input type="checkbox"/> No address assigned 18b <input type="checkbox"/> Vacant land					

20 Legal Description (Attach additional pages, if needed.) <b>The East Half (E½) of Lots Thirteen (13), Fourteen (14) and Fifteen (15), Block Seventeen (17), Original Town of Red Cloud, Webster County, Nebraska.</b>	
21 If agricultural, list total number of acres transferred in this transaction _____	
22 Total purchase price, including any liabilities assumed. ....	22 \$ <b>0.00</b>
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see Instructions) .....	23 \$ <b>0.00</b>
24 Adjusted purchase price paid for real estate (line 22 minus line 23) .....	24 \$ <b>0.00</b>
25 If this transfer is exempt from the documentary stamp tax, list the exemption number <b>5a</b>	
26 Is an affidavit as described in Neb. Rev. Stat. § 76-2,141 required because the property is located within a county or other geographic area with an active air force ballistic missile field? (See Instructions) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
27 If yes, is the required affidavit attached to this filing? <input type="checkbox"/> Yes <input type="checkbox"/> No	

Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement.	
sign here Print of Type Name of Grantee or Authorized Representative <b>David B. Garwood</b> Signature of Grantee or Authorized Representative	Attorney Title <b>(402) 746-3613</b> Phone Number <b>8-15-25</b> Date

Register of Deed's Use Only		For Dept. Use Only
28 Date Deed Recorded Mo. <b>8</b> Day <b>15</b> Yr. <b>25</b>	29 Value of Stamp or Exempt Number \$ <b>Exempt #5a</b>	30 Recording Data <b>BK2025, Pg 1682</b>



State of Nebraska } ss.  
County of Webster }Entered on the  
numerical index and filed for record in the  
Clerk's office of said county this 15 day  
of Aug, A.D., 2025, at 2:49  
o'clock PM. Recorded in Book 2025  
on Page 1682  
Deputy Clerk County Clerk  
10.200 Deputy  
Ind Comp Assessor Carded

## WARRANTY DEED

Sharon K. Frey, a single person, GRANTOR, in consideration of ONE AND NO/100 DOLLARS (\$1.00) and other valuable consideration, receipt of which is hereby acknowledged, conveys to Angela Kay Montgomery and Kelly Joe Frey, grantor's children as tenants in common, GRANTEES, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

The East Half (E½) of Lots Thirteen (13), Fourteen (14) and Fifteen (15), Block Seventeen (17), Original Town of Red Cloud, Webster County, Nebraska.

## GRANTOR HEREBY RESERVES A LIFE ESTATE IN SAID REAL ESTATE.

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

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

Executed August 14, 2025.

Sharon K. Frey  
Sharon K. Frey

STATE OF NEBRASKA, COUNTY OF WEBSTER ) ss.

The foregoing instrument was acknowledged before me on August 14, 2025, by Sharon K. Frey, a single person.



Comm. expires 12-2-2026

David B. Garwood  
Notary Public

# Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2025	1683	8/15/2025	Base: 01-0123			Affiliated:			Unified:				
Location ID		Sale Number		Useability & Code #		Parcel Number								
000512700		152		1		GeoCde	Tw	Rng	Sect	Qrt	Subdlv	Area	Blk	Parcel
Date of Sale Assessed Value				4131					00	0	30010		005	0880
Land		Improvements		Total		Date of Sale Property Classification Code								
2,735		154,195		156,930		Status	Property Type		Zoning	Location	City Size	Parcel Size		
Assessor Location: BLADEN (BLA)				A) 1		B) 01		C) 1		D) 1		E) 7		F) 3
				Residential					Commercial					
Multiple Improvements:				Multiple Improvements. :					Multiple Improvements. :					
Construction Date:				Construction Date : 1975					Construction Date :					
Floor:				Floor Sq. Ft. : 1,998					Floor Sq. Ft. :					
Building Cost New:				Cost : 175,910					Cost :					
Single Family Style: 101				Residential Condition: 35					Commercial Occupancy Code:					
(100) <input type="checkbox"/> Mobile Home				(10) <input type="checkbox"/> Worn Out					Primary: Other1: Other2:					
(101) <input checked="" type="checkbox"/> One Story				(20) <input type="checkbox"/> Badly Worn					Commercial Construction Class:					
(102) <input type="checkbox"/> Two Story				(30) <input checked="" type="checkbox"/> Average					(1) <input type="checkbox"/> Fireproof Structural Steel Frame					
(103) <input type="checkbox"/> Split Level				(40) <input checked="" type="checkbox"/> Good					(2) <input type="checkbox"/> Reinforced Concrete Frame					
(104) <input type="checkbox"/> 1 1/2 Story				(50) <input type="checkbox"/> Very Good					(3) <input type="checkbox"/> Masonry Bearing Walls					
(111) <input type="checkbox"/> Bi-Level				(60) <input type="checkbox"/> Excellent					(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls					
(106) <input type="checkbox"/> Other									(5) <input type="checkbox"/> Metal Frame and Walls					
Townhouse or Duplex Style:				Residential Quality: 20					(6) <input type="checkbox"/> Pole Frame					
(301) <input type="checkbox"/> One Story				(10) <input type="checkbox"/> Low					Cost Rank:			Condition:		
(302) <input type="checkbox"/> Two Story				(20) <input checked="" type="checkbox"/> Fair					(10) <input type="checkbox"/> Low			(10) <input type="checkbox"/> Worn Out		
(307) <input type="checkbox"/> 1 1/2 Story				(30) <input type="checkbox"/> Average					(20) <input type="checkbox"/> Average			(20) <input type="checkbox"/> Badly Worn		
(308) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good					(30) <input type="checkbox"/> Above Average			(30) <input type="checkbox"/> Average		
(309) <input type="checkbox"/> 2 1/2 Story				(50) <input type="checkbox"/> Very Good					(40) <input type="checkbox"/> High			(40) <input type="checkbox"/> Good		
(304) <input type="checkbox"/> One Story Duplex				(60) <input type="checkbox"/> Excellent								(50) <input type="checkbox"/> Very Good		
(305) <input type="checkbox"/> Two Story Duplex												(60) <input type="checkbox"/> Excellent		
Assessor's Adjustment to Sale Price (+ or -):														
Assessor Comments and Reason for Adjustment:														
WD														
Comments from							Comments:							
000512700														

(Continue on back)

# Real Estate Transfer Statement

FORM  
521

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

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

1 County Name <b>Webster - 91</b>	2 County Number	3 Date of Sale/Transfer Mo. <u>08</u> Day <u>15</u> Yr. <u>2025</u>	4 Date of Deed Mo. <u>08</u> Day <u>05</u> Yr. <u>2025</u>
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) <b>Summer Hoard &amp; Bradley I. Hoard</b> Street or Other Mailing Address <b>See Attached Exhibit "A"</b> City <b>See Attached Exhibit "A"</b> State Zip Code Phone Number Email Address <b>See Attached Exhibit "A"</b>		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) <b>Beau J. W. Lewis</b> Street or Other Mailing Address <b>219 North Railroad Street</b> City <b>Bladen</b> State <b>Nebraska</b> Zip Code <b>68928</b> Phone Number <b>(402) 519-0754</b> Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address <b>cowboybeau338@gmail.com</b>	

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

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

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

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

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

14 What is the current market value of the real property? <b>115,000.00</b>	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No \$ _____ %
--	--

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

18 Address of Property <b>219 North Railroad Street Bladen, Nebraska 68928</b>	19 Name and Address of Person to Whom the Tax Statement Should be Sent <b>same as #6</b>
---	---

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

20 Legal Description (Attach additional pages, if needed.) <b>Lots Five (5), Six (6), Seven (7) and Eight (8), Block Five (5), First Addition to Bladen, Webster County, Nebraska.</b>
---

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

22 Total purchase price, including any liabilities assumed. ....	22 \$ <b>115,000.00</b>
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions) .....	23 \$ <b>0.00</b>
24 Adjusted purchase price paid for real estate (line 22 minus line 23) .....	24 \$ <b>115,000.00</b>

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

26 Is an affidavit as described in Neb. Rev. Stat. § 76-2.141 required because the property is located within a county or other geographic area with an active air force ballistic missile field? (See Instructions) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
---

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

Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement.	
<b>Beau J. W. Lewis</b> Print or Type Name of Grantee or Authorized Representative	(402) 519-0754 Phone Number
<i>Beau Lewis</i> Signature of Grantee or Authorized Representative	<b>8/15/2025</b> Date
<b>Grantee</b> Title	

Register of Deed's Use Only		For Dept. Use Only
28 Date Deed Recorded Mo. <u>8</u> Day <u>15</u> Yr. <u>25</u>	29 Value of Stamp or Exempt Number \$ <b>258.75</b>	30 Recording Data <b>BK2025, Pg. 1683</b>

## **Exhibit "A"**

**Grantor's Name: Summer Hoard**

- **Address:** 142 East 4<sup>th</sup> Street, Hastings, Nebraska 68901
- **Phone Number:** (308) 466-9419
- **Email:** mummerjean@gmail.com

**Grantor's Name: Bradley I. Hoard**

- **Address:** PO Box 236 Merna, Nebraska 68856
- **Phone Number:** (308) 870-6497
- **Email:** bradleyisaachoard@gmail.com



Index \_\_\_\_\_  
Computer \_\_\_\_\_  
Assessor \_\_\_\_\_  
Carded \_\_\_\_\_

NEBRASKA DOCUMENTARY  
STAMP TAX  
Date: 08/15/25  
\$ 258.75 By AS

Bk 2025, Pg 1683

State of Nebraska } ss.  
County of Webster }

Entered on the  
numerical index and filed for record in the  
Clerk's office of said county this 15 day  
of August A.D., 2025, at 03:14  
o'clock PM. Recorded in Book 2025  
on Pages 1683-1684

*Attest*

County Clerk

Fee: \$16.00 By: AS Deputy  
Electronically Recorded

Return to:  
Consumer Title and Escrow LLC  
301 S. 70<sup>th</sup> St. Ste. 130-A  
Lincoln, NE 68510

06-25-1928

## WARRANTY DEED

Summer Hoard and Bradley I. Hoard, a married couple ("GRANTOR"), in consideration of \$1.00 and other valuable consideration received from Beau J. W. Lewis, a single person ("GRANTEE"), conveys to GRANTEE, the following described real estate, (as defined in Neb. Rev. Stat. § 76-201):

Lots Five (5), Six (6), Seven (7) and Eight (8), Block Five (5), First Addition to Bladen, Webster County, Nebraska.

GRANTOR covenants with GRANTEE that GRANTOR

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

Executed on this 5 day of August, 2025.

*Summer Hoard*  
Summer Hoard

*Bradley I. Hoard*  
Bradley I. Hoard

STATE OF NEBRASKA )

COUNTY OF Adams ) ss.

The foregoing Warranty Deed was acknowledged before me on 5<sup>th</sup> day of August, 2025 by Summer Hoard, a married person.

*Jerri Knapple*  
Notary Public



STATE OF NEBRASKA           )  
  ) ss.  
COUNTY OF Buffalo        )

The foregoing Warranty Deed was acknowledged before me on 8<sup>th</sup> day of August, 2025 by Bradley I. Hoad, a married person.

  
Notary Public

ELISA ROMERO-PABLO  
General Notary - State of Nebraska  
My Commission Expires Sep 19, 2028

# Residential & Commercial Sales Worksheet

<b>Cnty No.</b>	<b>Book</b>	<b>Page</b>	<b>Sale Date</b>	<b>School District Code</b>									
91	2025	1695	8/15/2025	Base: 91-0002		Affiliated:		Unified:					
<b>Location ID</b>	<b>Sale Number</b>	<b>Useability &amp; Code #</b>		<b>Parcel Number</b>									
000162500	153	1		GeoCde	TwN	Rng	Sect	Qrt	Subdlv	Area	Blk	Parcel	
<b>Date of Sale Assessed Value</b>				4371			00	0	10090		000	0000	
<b>Land</b>	<b>Improvements</b>	<b>Total</b>		<b>Date of Sale Property Classification Code</b>									
2,625	64,390	67,015		Status	Property Type	Zoning	Location	City Size	Parcel Size				
<b>Assessor Location: RED CLOUD (RC)</b>				A) 1	B) 01	C) 1	D) 1	E) 6	F) 2				
				<b>Residential</b>				<b>Commercial</b>					
<b>Multiple Improvements:</b>				Multiple Improvements :				Multiple Improvements :					
<b>Construction Date:</b>				Construction Date : 1908				Construction Date :					
<b>Floor:</b>				Floor Sq. Ft. : 1,425				Floor Sq. Ft. :					
<b>Building Cost New:</b>				Cost : 134,535				Cost :					
<b>Single Family Style: 101</b>				<b>Residential Condition: 30</b>				<b>Commercial Occupancy Code:</b>					
(100) <input type="checkbox"/> Mobile Home				(10) <input type="checkbox"/> Worn Out				Primary: Other1: Other2:					
(101) <input checked="" type="checkbox"/> One Story				(20) <input type="checkbox"/> Badly Worn				<b>Commercial Construction Class:</b>					
(102) <input type="checkbox"/> Two Story				(30) <input checked="" type="checkbox"/> Average				(1) <input type="checkbox"/> Fireproof Structural Steel Frame					
(103) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(2) <input type="checkbox"/> Reinforced Concrete Frame					
(104) <input type="checkbox"/> 1 1/2 Story				(50) <input type="checkbox"/> Very Good				(3) <input type="checkbox"/> Masonry Bearing Walls					
(111) <input type="checkbox"/> Bi-Level				(60) <input type="checkbox"/> Excellent				(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls					
(106) <input type="checkbox"/> Other								(5) <input type="checkbox"/> Metal Frame and Walls					
<b>Townhouse or Duplex Style:</b>				<b>Residential Quality: 30</b>				(6) <input type="checkbox"/> Pole Frame					
(301) <input type="checkbox"/> One Story				(10) <input type="checkbox"/> Low				<b>Cost Rank:</b>		<b>Condition:</b>			
(302) <input type="checkbox"/> Two Story				(20) <input type="checkbox"/> Fair				(10) <input type="checkbox"/> Low		(10) <input type="checkbox"/> Worn Out			
(307) <input type="checkbox"/> 1 1/2 Story				(30) <input checked="" type="checkbox"/> Average				(20) <input type="checkbox"/> Average		(20) <input type="checkbox"/> Badly Worn			
(308) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(30) <input type="checkbox"/> Above Average		(30) <input type="checkbox"/> Average			
(309) <input type="checkbox"/> 2 1/2 Story				(50) <input type="checkbox"/> Very Good				(40) <input type="checkbox"/> High		(40) <input type="checkbox"/> Good			
(304) <input type="checkbox"/> One Story Duplex				(60) <input type="checkbox"/> Excellent						(50) <input type="checkbox"/> Very Good			
(305) <input type="checkbox"/> Two Story Duplex										(60) <input type="checkbox"/> Excellent			
<b>Assessor's Adjustment to Sale Price (+ or -):</b>													
<b>Assessor Comments and Reason for Adjustment:</b>													
WD													
<b>Comments from</b>						<b>Comments:</b>							
000162500													

(Continue on back)

# Real Estate Transfer Statement

FORM  
**521**

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

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

1 County Name <b>Webster - 91</b>		2 County Number <input checked="" type="checkbox"/>		3 Date of Sale/Transfer Mo. <b>8</b> Day <b>15</b> Yr. <b>2025</b>		4 Date of Deed Mo. <b>8</b> Day <b>14</b> Yr. <b>2025</b>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) <b>Michelle Smith</b> Street or Other Mailing Address <b>909 Brentwood Ave</b> City <b>Hastings</b> State <b>NE</b> Zip Code <b>68901</b> Phone Number <b>(402) 519-3264</b> Email Address <b>n/a</b>				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) <b>Morgan Manley and Taylor Manchonthasouk</b> Street or Other Mailing Address <b>59 N Walnut St</b> City <b>Red Cloud</b> State <b>NE</b> Zip Code <b>68970</b> Phone Number <b>(308) 999-7694</b> Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address <b>n/a</b>			

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

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

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

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

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

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

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

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

14 What is the current market value of the real property?  
**82,000**

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

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

17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) ☒ Yes **Nebraska Realty** ☐ No

18 Address of Property  
**59 N Walnut St**  
**Red Cloud, NE 68970**

19 Name and Address of Person to Whom the Tax Statement Should be Sent  
**Grantees**

18a ☐ No address assigned 18b ☐ Vacant land

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

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

22 Total purchase price, including any liabilities assumed.	22 \$ <b>82,000.00</b>
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	23 \$ _____
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24 \$ <b>82,000.00</b>

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

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

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

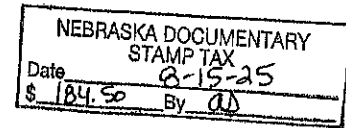
Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement.

**sign here** **Morgan Manley** (308) 999-7694  
Print or Type Name of Grantee or Authorized Representative Phone Number  
**Morgan Manley** Grantee **8-15-25**  
Signature of Grantee or Authorized Representative Title Date

Register of Deed's Use Only		For Dept. Use Only
28 Date Deed Recorded Mo. <b>8</b> Day <b>15</b> Yr. <b>25</b>	29 Value of Stamp or Exempt Number \$ <b>184.50</b>	30 Recording Data <b>BK2025, Pg 1695</b>

To find the point of beginning, measure from the Southeast corner of Block One (1) of LeDuc's Addition to Red Cloud, Webster County, Nebraska, according to the recorded plat thereof, South in an extension of the East line of said Block a distance of one thousand two hundred and twenty feet (1220') to a point which is the Northeast corner of the Tract to be described; thence running West at right angles one hundred and forty-two feet (142'), thence South at right angle one hundred feet (100'), thence East at right angles one hundred and forty-two feet (142'), thence North at right angles one hundred feet (100') to the point of beginning, being a parcel 100'x142' in the Northeast corner of Annex Lot Thirteen(13) to the City of Red Cloud.



State of Nebraska } ss.  
County of Webster }Entered on the  
numerical index and filed for record in the  
Clerk's office of said county this 15 day  
of Aug, A.D., 2025, at 3:26  
o'clock P.M. Recorded in Book 2025  
on Page 1695  
Abbey Thig County Clerk  
10.00 Deputy  
Ind.      Comp.      Assessor      Carded     Return to:  
Southern Title, LLC  
P O Box 221  
Red Cloud, NE 68970

## WARRANTY DEED

Michelle Smith, a single person, Grantor, in consideration of ONE DOLLAR (\$1.00) and other valuable consideration received from Grantees, Morgan Manley and Taylor Manchanthasouk, conveys to Grantees, as tenants in common, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

To find the point of beginning, measure from the Southeast corner of Block One (1) of LeDuc's Addition to Red Cloud, Webster County, Nebraska, according to the recorded plat thereof, South in an extension of the East line of said Block a distance of one thousand two hundred and twenty feet (1220') to a point which is the Northeast corner of the Tract to be described; thence running West at right angles one hundred and forty-two feet (142'), thence South at right angle one hundred feet (100'), thence East at right angles one hundred and forty-two feet (142'), thence North at right angles one hundred feet (100') to the point of beginning, being a parcel 100'x142' in the Northeast corner of Annex Lot Thirteen(13) to the City of Red Cloud.

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

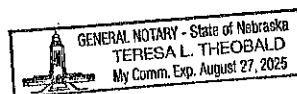
- (1) Is lawfully seised of such real estate and that it is free from encumbrances;
- (2) has legal power and lawful authority to convey the same;
- (3) warrants and will defend title to the real estate against the lawful claims of all persons.

Executed August 14, 2025.

Michelle Smith  
Michelle Smith

STATE OF NEBRASKA )  
 ) ss.  
COUNTY OF Adams )

The foregoing instrument was acknowledged before me on August 14, 2025 by Michelle Smith, a single person



Teresa L. Theobald  
Notary Public

# Residential & Commercial Sales Worksheet

[illegible]

39040

**NEBRASKA**  
Good Life. Great Service.  
DEPARTMENT OF REVENUE

# Real Estate Transfer Statement

FORM  
**521**

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

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

1 County Name <b>Webster - 91</b>	2 County Number <input checked="" type="checkbox"/>	3 Date of Sale/Transfer Mo. <b>8</b> Day <b>19</b> Yr. <b>2025</b>	4 Date of Deed Mo. <b>8</b> Day <b>19</b> Yr. <b>2025</b>
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) <b>Ronald T. Strobl and Lara J. Strobl</b> Street or Other Mailing Address <b>835 N Walnut St</b> City <b>Red Cloud</b> State <b>NE</b> Zip Code <b>68970</b> Phone Number <b>402-984-3518</b> Email Address <b>n/a</b>		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) <b>Mark Davis and Shelby Davis</b> Street or Other Mailing Address <b>428 N Chestnut Street</b> City <b>Red Cloud</b> State <b>NE</b> Zip Code <b>68970</b> Phone Number <b>308-520-3717</b> Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address <b>n/a</b>	

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

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

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

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

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

14 What is the current market value of the real property? <b>43,000.00</b>	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No \$ _____ %
---	--

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

18 Address of Property <b>105 S Walnut Street</b> <b>Red Cloud, NE 68970</b> 18a <input type="checkbox"/> No address assigned 18b <input type="checkbox"/> Vacant land	19 Name and Address of Person to Whom the Tax Statement Should be Sent <b>Grantees</b>
---	---

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

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

22 Total purchase price, including any liabilities assumed. ....	22 \$ <b>43,000.00</b>
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions) .....	23 \$ _____
24 Adjusted purchase price paid for real estate (line 22 minus line 23) .....	24 \$ <b>43,000.00</b>

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

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

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

**Mark Davis**

Print or Type Name of Grantee or Authorized Representative

sign  
here

*Mark Davis*  
Signature of Grantee or Authorized Representative

**Grantee**

Title

**308-520-3717**  
Phone Number

**8/19/2025**

Date

Register of Deed's Use Only			For Dept. Use Only
28 Date Deed Recorded Mo. <b>8</b> Day <b>19</b> Yr. <b>25</b>	29 Value of Stamp or Exempt Number \$ <b>96.75</b>	30 Recording Data <b>BK2025, Pg 1712</b>	

Nebraska Department of Revenue

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

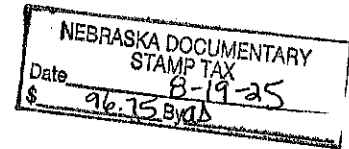
Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2)

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

State of Nebraska } ss.  
County of Webster }

BOOK 2025 PAGE 1712

Entered on the  
numerical index and filed for in the  
Clerk's office of s. this 19 day  
of Aug A.D., 2025, at 10:25  
o'clock AM. Recorded in Book 2025  
on Page 1712  
Abbey Houg County Clerk  
10.00 Deputy  
Ind Comp Assessor Carded



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

### JOINT TENANCY WARRANTY DEED

Ronald T. Strobl and Lara J. Strobl, husband and wife, Grantors, in consideration of ONE DOLLAR (\$1.00) and other valuable consideration received from Grantees, Mark Davis and Shelby Davis, husband and wife, convey to Grantees, as joint tenants and not as tenants in common, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

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

Grantors covenant, jointly and severally, if more than one, with Grantees that Grantors:

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

Executed August 19, 2025.

Ronald T. Strobl  
Ronald T. Strobl

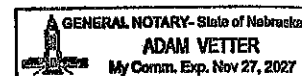
Lara J. Strobl  
Lara J. Strobl

STATE OF NEBRASKA )  
 ) ss.  
COUNTY OF WEBSTER )

The foregoing instrument was acknowledged before me on August 19, 2025 by Ronald T. Strobl and Lara J. Strobl, husband and wife.

Adam Vetter  
Notary Public

My commission expires: 11-27-2027



# Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2025	1732	8/20/2025	Base: 01-0123			Affiliated:		Unified:					
Location ID		Sale Number		Useability & Code #		Parcel Number								
000508200		155		1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value						4131			00	0	30015		002	0000
Land		Improvements		Total		Date of Sale Property Classification Code								
2,015		104,090		106,105		Status	Property Type		Zoning	Location	City Size	Parcel Size		
Assessor Location: BLADEN (BLA)						A) 1	B) 01		C) 1	D) 1	E) 7	F) 2		

		Residential	Commercial
<b>Multiple Improvements:</b>		Multiple Improvements. :	Multiple Improvements. :
<b>Construction Date:</b>		Construction Date : 1906	Construction Date :
<b>Floor:</b>		Floor Sq. Ft. : 1,362	Floor Sq. Ft. :
<b>Building Cost New:</b>		Cost : 193,900	Cost :
<b>Single Family Style: 104</b>		<b>Residential Condition: 30</b>	<b>Commercial Occupancy Code:</b>
(100) <input type="checkbox"/> Mobile Home	(10) <input type="checkbox"/> Worn Out	Primary: Other1: Other2:	
(101) <input type="checkbox"/> One Story	(20) <input type="checkbox"/> Badly Worn	<b>Commercial Construction Class:</b>	
(102) <input type="checkbox"/> Two Story	(30) <input checked="" type="checkbox"/> Average	(1) <input type="checkbox"/> Fireproof Structural Steel Frame	
(103) <input type="checkbox"/> Split Level	(40) <input type="checkbox"/> Good	(2) <input type="checkbox"/> Reinforced Concrete Frame	
(104) <input checked="" type="checkbox"/> 1 1/2 Story	(50) <input type="checkbox"/> Very Good	(3) <input type="checkbox"/> Masonry Bearing Walls	
(111) <input type="checkbox"/> Bi-Level	(60) <input type="checkbox"/> Excellent	(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls	
(106) <input type="checkbox"/> Other		(5) <input type="checkbox"/> Metal Frame and Walls	
<b>Townhouse or Duplex Style:</b>	<b>Residential Quality: 40</b>	(6) <input type="checkbox"/> Pole Frame	
(301) <input type="checkbox"/> One Story	(10) <input type="checkbox"/> Low	<b>Cost Rank:</b>	<b>Condition:</b>
(302) <input type="checkbox"/> Two Story	(20) <input type="checkbox"/> Fair	(10) <input type="checkbox"/> Low	(10) <input type="checkbox"/> Worn Out
(307) <input type="checkbox"/> 1 1/2 Story	(30) <input type="checkbox"/> Average	(20) <input type="checkbox"/> Average	(20) <input type="checkbox"/> Badly Worn
(308) <input type="checkbox"/> Split Level	(40) <input checked="" type="checkbox"/> Good	(30) <input type="checkbox"/> Above Average	(30) <input type="checkbox"/> Average
(309) <input type="checkbox"/> 2 1/2 Story	(50) <input type="checkbox"/> Very Good	(40) <input type="checkbox"/> High	(40) <input type="checkbox"/> Good
(304) <input type="checkbox"/> One Story Duplex	(60) <input type="checkbox"/> Excellent		(50) <input type="checkbox"/> Very Good
(305) <input type="checkbox"/> Two Story Duplex			(60) <input type="checkbox"/> Excellent

<b>Assessor's Adjustment to Sale Price (+ or -):</b>	
<b>Assessor Comments and Reason for Adjustment:</b>	
JTWD	
<b>Comments from</b>	<b>Comments:</b>
000508200	
(Continue on back)	



1030

# Real Estate Transfer Statement

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

FORM  
521

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

1 County Name <b>Webster - 91</b>		2 County Number	3 Date of Sale/Transfer Mo. <b>08</b> Day <b>20</b> Yr. <b>2025</b>	4 Date of Deed Mo. <b>07</b> Day <b>17</b> Yr. <b>2025</b>								
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) <b>Delma Carr by Alyce Rae Willey, Attorney-in-Fact</b> Street or Other Mailing Address <b>1116 Sycamore Avenue Room #17</b> City <b>Hastings</b> State <b>Nebraska</b> Zip Code <b>68901</b> Phone Number <b>(402) 610-2809</b> Email Address <b>alyceraewilley@gmail.com</b>			6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) <b>Anna C. Thacker &amp; Jaime Gomez Vargas</b> Street or Other Mailing Address <b>303 West Mariel Street</b> City <b>Bladen</b> State <b>Nebraska</b> Zip Code <b>68928</b> Phone Number <b>(402) 902-2379</b> Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation? <table border="0"><tr><td>Yes</td><td>No</td></tr><tr><td><input type="checkbox"/></td><td><input checked="" type="checkbox"/></td></tr><tr><td>Yes</td><td>No</td></tr><tr><td><input type="checkbox"/></td><td><input checked="" type="checkbox"/></td></tr></table> Email Address <b>NA</b>		Yes	No	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Yes	No	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Yes	No											
<input type="checkbox"/>	<input checked="" type="checkbox"/>											
Yes	No											
<input type="checkbox"/>	<input checked="" type="checkbox"/>											

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

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

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

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

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

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

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

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

14 What is the current market value of the real property?  
**147,500.00**

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

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

17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) ☒ Yes **KW Heartland** ☐ No

18 Address of Property  
**303 West Mariel Street Bladen, Nebraska 68928**

19 Name and Address of Person to Whom the Tax Statement Should be Sent  
**same as #6**

18a ☐ No address assigned 18b ☐ Vacant land

20 Legal Description (Attach additional pages, if needed.)  
**Lots Seventeen (17) and Eighteen (18), Block Two (2), Spence's Addition to Bladen, Webster County, Nebraska.**

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

22 Total purchase price, including any liabilities assumed.	22 \$ <b>147,500.00</b>
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	23 \$ <b>0.00</b>
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24 \$ <b>147,500.00</b>

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

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

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

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

**Anna C. Thacker & Jaime Gomez Vargas** (402) 902-2379  
Print or Type Name of Grantee or Authorized Representative Phone Number

*Anna C. Thacker* Grantee  
Signature of Grantee or Authorized Representative Title  
8/20/2025  
Date

Register of Deed's Use Only		For Dept. Use Only
28 Date Deed Recorded Mo. <b>08</b> Day <b>22</b> Yr. <b>25</b>	29 Value of Stamp or Exempt Number <b>\$ 333.00</b>	30 Recording Data <b>BK2025, Pg 1732</b>



# Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2025	1759	8/25/2025	Base: 91-0002			Affiliated:		Unified:					
Location ID		Sale Number		Useability & Code #		Parcel Number								
000164500		156		1		GeoCde	Twn	Rng	Sect	Qrt	Subdly	Area	Blk	Parcel
Date of Sale Assessed Value				4491			00	0	10105		002	0000		
Land		Improvements		Total		Date of Sale Property Classification Code								
2,625		6,365		8,990		Status	Property Type		Zoning	Location	City Size	Parcel Size		
Assessor Location: RED CLOUD (RC)				A) 1	B) 01	C) 1	D) 1	E) 6	F) 2					
				Residential				Commercial						
Multiple Improvements:				Multiple Improvements. :				Multiple Improvements. :						
Construction Date:				Construction Date : 1902				Construction Date :						
Floor:				Floor Sq. Ft. : 1,530				Floor Sq. Ft. :						
Building Cost New:				Cost : 155,440				Cost :						
Single Family Style: 104				Residential Condition: 10				Commercial Occupancy Code:						
(100) <input type="checkbox"/> Mobile Home				(10) <input checked="" type="checkbox"/> Worn Out				Primary: Other1: Other2:						
(101) <input type="checkbox"/> One Story				(20) <input type="checkbox"/> Badly Worn				Commercial Construction Class:						
(102) <input type="checkbox"/> Two Story				(30) <input type="checkbox"/> Average				(1) <input type="checkbox"/> Fireproof Structural Steel Frame						
(103) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(2) <input type="checkbox"/> Reinforced Concrete Frame						
(104) <input checked="" type="checkbox"/> 1 1/2 Story				(50) <input type="checkbox"/> Very Good				(3) <input type="checkbox"/> Masonry Bearing Walls						
(111) <input type="checkbox"/> Bi-Level				(60) <input type="checkbox"/> Excellent				(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls						
(106) <input type="checkbox"/> Other								(5) <input type="checkbox"/> Metal Frame and Walls						
Townhouse or Duplex Style:				Residential Quality: 30				(6) <input type="checkbox"/> Pole Frame						
(301) <input type="checkbox"/> One Story				(10) <input type="checkbox"/> Low				Cost Rank:		Condition:				
(302) <input type="checkbox"/> Two Story				(20) <input type="checkbox"/> Fair				(10) <input type="checkbox"/> Low		(10) <input type="checkbox"/> Worn Out				
(307) <input type="checkbox"/> 1 1/2 Story				(30) <input checked="" type="checkbox"/> Average				(20) <input type="checkbox"/> Average		(20) <input type="checkbox"/> Badly Worn				
(308) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(30) <input type="checkbox"/> Above Average		(30) <input type="checkbox"/> Average				
(309) <input type="checkbox"/> 2 1/2 Story				(50) <input type="checkbox"/> Very Good				(40) <input type="checkbox"/> High		(40) <input type="checkbox"/> Good				
(304) <input type="checkbox"/> One Story Duplex				(60) <input type="checkbox"/> Excellent						(50) <input type="checkbox"/> Very Good				
(305) <input type="checkbox"/> Two Story Duplex										(60) <input type="checkbox"/> Excellent				
Assessor's Adjustment to Sale Price (+ or -):														
Assessor Comments and Reason for Adjustment:														
JTWD														
Comments from							Comments:							
000164500														
(Continue on back)														

40330

NEBRASKA

Good Life. Great Service.

DEPARTMENT OF REVENUE

# Real Estate Transfer Statement

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

FORM  
521

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

1 County Name <b>Webster - 91</b>	2 County Number <input checked="" type="checkbox"/>	3 Date of Sale/Transfer Mo. <u>8</u> Day <u>25</u> Yr. <u>2025</u>	4 Date of Deed Mo. <u>8</u> Day <u>25</u> Yr. <u>2025</u>
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) <b>Bruce Sundling</b> Street or Other Mailing Address <b>642 N Elm Street</b> City <b>Red Cloud</b> State <b>NE</b> Zip Code <b>68970</b> Phone Number <b>(402) 746-0318</b> Email Address <b>n/a</b>		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) <b>Arlis R. Bergman and Sarah L. Coblentz</b> Street or Other Mailing Address <b>605 N Locust St</b> City <b>Red Cloud</b> State <b>NE</b> Zip Code <b>68970</b> Phone Number <b>(531) 533-9019</b> Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address <b>n/a</b>	

7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home.					
(A) Status		(B) Property Type			(C)
<input checked="" type="checkbox"/> Improved	<input checked="" type="checkbox"/> Single Family	<input type="checkbox"/> Industrial	<input type="checkbox"/> Mineral Interests-Nonproducing	<input type="checkbox"/> State Assessed	<input type="checkbox"/> Mobile Home
<input type="checkbox"/> Unimproved	<input type="checkbox"/> Multi-Family	<input type="checkbox"/> Agricultural	<input type="checkbox"/> Mineral Interests-Producing	<input type="checkbox"/> Exempt	
<input type="checkbox"/> IOLL	<input type="checkbox"/> Commercial	<input type="checkbox"/> Recreational			
8 Type of Deed <input type="checkbox"/> Conservator <input type="checkbox"/> Distribution <input type="checkbox"/> Land Contract/Memo <input type="checkbox"/> Partition <input type="checkbox"/> Sheriff <input type="checkbox"/> Other _____ <input type="checkbox"/> Bill of Sale <input type="checkbox"/> Corrective <input type="checkbox"/> Easement <input type="checkbox"/> Lease <input type="checkbox"/> Personal Rep. <input type="checkbox"/> Trust/Trustee _____ <input type="checkbox"/> Cemetery <input type="checkbox"/> Death Certificate - Transfer on Death <input type="checkbox"/> Executor <input type="checkbox"/> Mineral <input type="checkbox"/> Quit Claim <input checked="" type="checkbox"/> Warranty					
9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? <input type="checkbox"/> Buyer <input type="checkbox"/> Seller <input checked="" type="checkbox"/> No		10 Type of Transfer <input type="checkbox"/> Distribution <input type="checkbox"/> Foreclosure <input type="checkbox"/> Irrevocable Trust <input type="checkbox"/> Revocable Trust <input type="checkbox"/> Transfer on Death <input type="checkbox"/> Auction <input type="checkbox"/> Easement <input type="checkbox"/> Gift <input type="checkbox"/> Life Estate <input checked="" type="checkbox"/> Sale <input type="checkbox"/> Trustee to Beneficiary <input type="checkbox"/> Court Decree <input type="checkbox"/> Exchange <input type="checkbox"/> Grantor Trust <input type="checkbox"/> Partition <input type="checkbox"/> Satisfaction of Contract <input type="checkbox"/> Other (Explain) _____			
11 Was ownership transferred in full? (If No, explain the division.) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No _____			12 Was real estate purchased for same use? (If No, state the intended use.) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No _____		
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Aunt or Uncle to Niece or Nephew <input type="checkbox"/> Family Corp., Partnership, or LLC <input type="checkbox"/> Self <input type="checkbox"/> Other _____ <input type="checkbox"/> Brothers and Sisters <input type="checkbox"/> Grandparents and Grandchild <input type="checkbox"/> Spouse _____ <input type="checkbox"/> Ex-spouse <input type="checkbox"/> Parents and Child <input type="checkbox"/> Step-parent and Step-child _____					

14 What is the current market value of the real property? <b>20,000.00</b>	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No \$ _____ %
16 Does this conveyance divide a current parcel of land? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) <input checked="" type="checkbox"/> Yes <b>Southern Title, LLC</b> <input type="checkbox"/> No
18 Address of Property <b>325 N Cherry St</b> <b>Red Cloud, NE 68970</b>	19 Name and Address of Person to Whom the Tax Statement Should be Sent <b>Grantee</b>
18a <input type="checkbox"/> No address assigned	18b <input type="checkbox"/> Vacant land

20 Legal Description (Attach additional pages, if needed.) <b>Lots Five (5), Six (6), Seven (7) and Eight (8), Block Two (2), Platt's First Addition to the City of Red Cloud, Webster County, Nebraska</b>	
21 If agricultural, list total number of acres transferred in this transaction _____	
22 Total purchase price, including any liabilities assumed. ....	22 \$ <b>20,000.00</b>
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions) .....	23 \$ _____
24 Adjusted purchase price paid for real estate (line 22 minus line 23) .....	24 \$ <b>20,000.00</b>
25 If this transfer is exempt from the documentary stamp tax, list the exemption number _____	
26 Is an affidavit as described in Neb. Rev. Stat. § 76-2,141 required because the property is located within a county or other geographic area with an active air force ballistic missile field? (See Instructions) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
27 If yes, is the required affidavit attached to this filing? <input type="checkbox"/> Yes <input type="checkbox"/> No	

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

**Arlis R. Bergman**

Print or Type Name of Grantee or Authorized Representative

*Arlis R. Bergman*  
Signature of Grantee or Authorized Representative

**Grantee**

Title

**(531) 533-9019**

Phone Number

**8/20/2025**

Date

sign  
here

## Register of Deed's Use Only

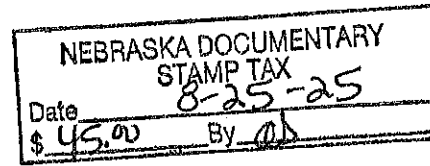
## For Dept. Use Only

28 Date Deed Recorded Mo. <u>8</u> Day <u>25</u> Yr. <u>25</u>	29 Value of Stamp or Exempt Number \$ <u>45.00</u>	30 Recording Data <b>BK2025, Pg 1759</b>
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State of Nebraska } ss.  
County of Webster }

BOOK 2025 PAGE 1759

Entered on the  
numerical index and filed for record in the  
Clerk's office of said county, this 25 day  
of Aug, A.D., 2025 at 11:38  
o'clock A.M. Recorded in Book 2025  
on Page 1759  
Abbey Havig County Clerk  
10.00 Deputy  
Ind Comp Assessor Carded



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

### JOINT TENANCY WARRANTY DEED

Bruce Sundling, a single person, Grantor, in consideration of ONE DOLLAR (\$1.00) and other valuable consideration received from Grantees, Arlis R. Bergman and Sarah L. Coblenz, conveys to Grantees, as joint tenants and not as tenants in common, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Lots Five (5), Six (6), Seven (7) and Eight (8), Block Two (2), Platt's First Addition to the City of Red Cloud, Webster County, Nebraska

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

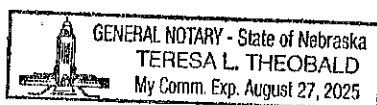
- (1) is lawfully seised of such real estate and that it is free from encumbrances;
- (2) has legal power and lawful authority to convey the same;
- (3) warrants and will defend title to the real estate against the lawful claims of all persons.

Executed August 25, 2025.

Bruce Sundling  
Bruce Sundling

STATE OF NEBRASKA )  
COUNTY OF WEBSTER ) ss.

The foregoing instrument was acknowledged before me on August 25, 2025 by Bruce Sundling, a single person.



Teresa L. Theobald  
Notary Public



# Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2025	1775	8/26/2025	Base: 91-0002			Affiliated:			Unified:				
Location ID		Sale Number		Useability & Code #		Parcel Number								
000106900		157		1		GeoCde	Twn	Rng	Sect	Qrt	Subdlv	Area	Blk	Parcel
Date of Sale Assessed Value						4371			00	0	10005		013	0000
Land		Improvements		Total		Date of Sale Property Classification Code								
985		1,670		2,655		Status	Property Type		Zoning	Location	City Size	Parcel Size		
Assessor Location: RED CLOUD (RC)						A) 1	B) 01		C) 1	D) 1	E) 6	F) 1		

	Residential	Commercial
Multiple Improvements:	Multiple Improvements. :	Multiple Improvements. :
Construction Date:	Construction Date : 1873	Construction Date :
Floor:	Floor Sq. Ft. : 1,254	Floor Sq. Ft. :
Building Cost New:	Cost : 134,645	Cost :
Single Family Style: 104	Residential Condition: 10	Commercial Occupancy Code:
(100) <input type="checkbox"/> Mobile Home	(10) <input checked="" type="checkbox"/> Worn Out	Primary: Other1: Other2:
(101) <input type="checkbox"/> One Story	(20) <input type="checkbox"/> Badly Worn	Commercial Construction Class:
(102) <input type="checkbox"/> Two Story	(30) <input type="checkbox"/> Average	(1) <input type="checkbox"/> Fireproof Structural Steel Frame
(103) <input type="checkbox"/> Split Level	(40) <input type="checkbox"/> Good	(2) <input type="checkbox"/> Reinforced Concrete Frame
(104) <input checked="" type="checkbox"/> 1 1/2 Story	(50) <input type="checkbox"/> Very Good	(3) <input type="checkbox"/> Masonry Bearing Walls
(111) <input type="checkbox"/> Bi-Level	(60) <input type="checkbox"/> Excellent	(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls
(106) <input type="checkbox"/> Other		(5) <input type="checkbox"/> Metal Frame and Walls
Townhouse or Duplex Style:	Residential Quality: 30	(6) <input type="checkbox"/> Pole Frame
(301) <input type="checkbox"/> One Story	(10) <input type="checkbox"/> Low	Cost Rank: Condition:
(302) <input type="checkbox"/> Two Story	(20) <input type="checkbox"/> Fair	(10) <input type="checkbox"/> Low (10) <input type="checkbox"/> Worn Out
(307) <input type="checkbox"/> 1 1/2 Story	(30) <input checked="" type="checkbox"/> Average	(20) <input type="checkbox"/> Average (20) <input type="checkbox"/> Badly Worn
(308) <input type="checkbox"/> Split Level	(40) <input type="checkbox"/> Good	(30) <input type="checkbox"/> Above Average (30) <input type="checkbox"/> Average
(309) <input type="checkbox"/> 2 1/2 Story	(50) <input type="checkbox"/> Very Good	(40) <input type="checkbox"/> High (40) <input type="checkbox"/> Good
(304) <input type="checkbox"/> One Story Duplex	(60) <input type="checkbox"/> Excellent	(50) <input type="checkbox"/> Very Good
(305) <input type="checkbox"/> Two Story Duplex		(60) <input type="checkbox"/> Excellent

Assessor's Adjustment to Sale Price (+ or -):	
Assessor Comments and Reason for Adjustment:	
QCD	
Comments from	Comments:
000106900	

(Continue on back)

## Real Estate Transfer Statement

FORM  
521

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

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

1 County Name <b>Webster</b>	2 County Number <b>91</b>	3 Date of Sale/Transfer Mo. <b>8</b> Day <b>26</b> Yr. <b>25</b>	4 Date of Deed Mo. <b>8</b> Day <b>26</b> Yr. <b>25</b>
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) <b>Devon Cox</b> Street or Other Mailing Address <b>505 N. Jefferson NE 68970</b> City <b>Red Cloud</b> State <b>NE</b> Zip Code <b>68970</b> Phone Number <b>402-831-9001</b> Email Address <b>DCox86@gmail.com</b>		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) <b>Gloria Whitahurst</b> Street or Other Mailing Address <b>225 W 5th AVE</b> City <b>Red Cloud</b> State <b>NE</b> Zip Code <b>68970</b> Phone Number <b>206 851 9086</b> Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address <b>gloria.whitahurst70@gmail.com</b>	

7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home.	
(A) Status <input checked="" type="checkbox"/> Improved <input type="checkbox"/> Unimproved <input type="checkbox"/> IOLL	(B) Property Type <input checked="" type="checkbox"/> Single Family <input type="checkbox"/> Multi-Family <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Agricultural <input type="checkbox"/> Recreational <input type="checkbox"/> Mineral Interests-Nonproducing <input type="checkbox"/> Mineral Interests-Producing <input type="checkbox"/> State Assessed <input type="checkbox"/> Exempt <input type="checkbox"/> Mobile Home
8 Type of Deed <input type="checkbox"/> Bill of Sale <input type="checkbox"/> Cemetery <input type="checkbox"/> Conservator <input type="checkbox"/> Corrective <input type="checkbox"/> Death Certificate - Transfer on Death <input type="checkbox"/> Distribution <input type="checkbox"/> Easement <input type="checkbox"/> Executor <input type="checkbox"/> Land Contract/Memo <input type="checkbox"/> Lease <input type="checkbox"/> Mineral <input type="checkbox"/> Partition <input type="checkbox"/> Personal Rep. <input checked="" type="checkbox"/> Quit Claim <input type="checkbox"/> Sheriff <input type="checkbox"/> Trust/Trustee <input type="checkbox"/> Warranty <input type="checkbox"/> Other _____	
9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? <input type="checkbox"/> Buyer <input type="checkbox"/> Seller <input checked="" type="checkbox"/> No	
10 Type of Transfer <input type="checkbox"/> Auction <input type="checkbox"/> Court Decree <input type="checkbox"/> Exchange <input type="checkbox"/> Distribution <input type="checkbox"/> Foreclosure <input type="checkbox"/> Grantor Trust <input type="checkbox"/> Irrevocable Trust <input type="checkbox"/> Life Estate <input checked="" type="checkbox"/> Sale <input type="checkbox"/> Revocable Trust <input type="checkbox"/> Satisfaction of Contract <input type="checkbox"/> Transfer on Death <input type="checkbox"/> Trustee to Beneficiary <input type="checkbox"/> Other (Explain) _____	
11 Was ownership transferred in full? (If No, explain the division.) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
12 Was real estate purchased for same use? (If No, state the intended use.) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Aunt or Uncle to Niece or Nephew <input type="checkbox"/> Brothers and Sisters <input type="checkbox"/> Ex-spouse <input type="checkbox"/> Family Corp., Partnership, or LLC <input type="checkbox"/> Grandparents and Grandchild <input type="checkbox"/> Parents and Child <input type="checkbox"/> Self <input type="checkbox"/> Spouse <input type="checkbox"/> Step-parent and Step-child <input type="checkbox"/> Other _____	
14 What is the current market value of the real property? <b>506 N. Seward Red Cloud NE 68970</b>	
15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No \$ _____ %	
16 Does this conveyance divide a current parcel of land? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
18 Address of Property <b>506 N. Seward Red Cloud NE 68970</b>	
19 Name and Address of Person to Whom the Tax Statement Should be Sent <b>^</b>	
18a <input type="checkbox"/> No address assigned 18b <input type="checkbox"/> Vacant land	

20 Legal Description (Attach additional pages, if needed.)  
**The west half (W1/2) of lots Thirteen (13), Fourteen (14) and Fifteen (15), Block Thirteen (13), Original Town of Red Cloud, Webster County, Nebraska.**

21 If agricultural, list total number of acres transferred in this transaction _____	22 Total purchase price, including any liabilities assumed. ....	22 \$ <b>15000.00</b>
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions) .....	23 \$ _____	23 \$ _____
24 Adjusted purchase price paid for real estate (line 22 minus line 23) .....	24 \$ _____	24 \$ _____
25 If this transfer is exempt from the documentary stamp tax, list the exemption number _____		
26 Is an affidavit as described in Neb. Rev. Stat. § 76-2,141 required because the property is located within a county or other geographic area with an active air force ballistic missile field? (See Instructions) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
27 If yes, is the required affidavit attached to this filing? <input type="checkbox"/> Yes <input type="checkbox"/> No		

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

sign here  
Print or Type Name of Grantee or Authorized Representative  
**Gloria Whitahurst**  
Signature of Grantee or Authorized Representative  
**[Signature]**  
Title  
Phone Number  
**206-851-9086**  
Date  
**8-26-25**

## Register of Deed's Use Only

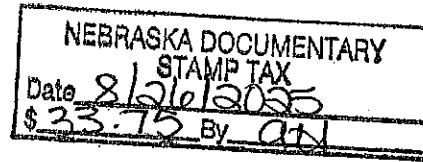
## For Dept. Use Only

28 Date Deed Recorded Mo. <b>8</b> Day <b>26</b> Yr. <b>25</b>	29 Value of Stamp or Exempt Number \$ <b>33.75</b>	30 Recording Data <b>BK 2025, Pg 1715</b>
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State of Nebraska } ss.  
County of Webster }

BOOK 2025 PAGE 1775

Entered on the  
numerical index and filed for record in the  
Clerk's office of said county this 28 day  
of Aug, A.D., 2025, at 2:15  
o'clock P. M. Recorded in Book 2025  
on Page 1775-1778  
Abbey Harg County Clerk.  
\$28.00 a Deputy  
Ind Comp Assessor Carded



This space is reserved for Recorder's use only.

## Nebraska Quitclaim Deed

State of Nebraska, County of WEBSTER

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of

Fifteen Thousand US Dollars (\$ 15,000 ) in hand, paid to  
DEVON COX

with an address of

505 N JEFFERSON ST RED CLOUD NE 68970  
(the "Grantor" or "Grantors"), does/do hereby remise, release, and forever quit claim to  
Gloria Whitahurst

with an address of

225 W 5<sup>th</sup> AVE RED CLOUD NE 68970  
(the "Grantee" or Grantees") all the rights, title, interest, and claim in or to the following  
described real estate, situated in WEBSTER County, Nebraska, to wit:

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

Tax Parcel ID Number 000 106 900

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

Until amended, tax information shall be sent to:

Name: Gloria Whitahurst

Address: 225 W 5<sup>th</sup> AVE RED CLOUD NE 68970

This instrument was prepared by:

Name: DEVON COX

Address: 505 N JEFFERSON ST RED CLOUD NE 68970

After recording, return to:

Name: Gloria Whitthurst

Address: 225 W 5<sup>th</sup> AVE RED CLOUD NE 68970

**TO HAVE AND TO HOLD**, all and singular the described property, together with the tenements, hereditaments, and appurtenances belonging, or in anywise appertaining thereto, unto the Grantee(s), and their heirs and assigns forever.

**IN WITNESS WHEREOF**, the Grantor(s) has/have duly executed this Quitclaim Deed as of the date hereinunder.

Grantor Signature: \_\_\_\_\_

Date: 8-26-25

Printed Name: \_\_\_\_\_

DEVON COX

Grantor Signature: \_\_\_\_\_

Date: \_\_\_\_\_

Printed Name: \_\_\_\_\_

## NOTARY ACKNOWLEDGMENT

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

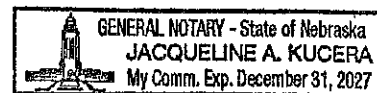
State of Nebraska )  
 County of Webster )

On 8/26/2025 before me, Devon Cox,  
 personally appeared in Red Cloud, NE at South Central State Bank,  
 who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are  
 subscribed to the within instrument and acknowledged to me that he/she/they executed the same in  
 his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the  
 person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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

WITNESS my hand and official seal.

Signature [Signature]  
 Printed Name Jacqueline Kucera  
 My Commission Expires 12/31/2027



(Seal)



**EXHIBIT A**

Legal description of the real property being conveyed by this instrument.

The west half ( $W\frac{1}{2}$ ) of Lots Thirteen (13),  
Fourteen (14) and Fifteen (15),  
Block Thirteen (13), Original Town of  
RED CLOUD, Webster County, Nebraska.

# Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code									
91	2025	1779	8/26/2025	Base: 01-0123		Affiliated:		Unified:					
Location ID		Sale Number	Useability & Code #		Parcel Number								
002000700		158	4	05	GeoCde	Twn	Rng	Sect	Qrt	Subdly	Area	Blk	Parcel
Date of Sale Assessed Value					4245	3	11	4	0	00000	1	000	9270
Land	Improvements	Total		Date of Sale Property Classification Code									
367,515		367,515		Status	Property Type		Zoning	Location	City Size		Parcel Size		
Irrigation Type:				A) 2	B) 05		C) 5	D) 3	E) 0		F) 9		
LCG	ACRES:	VALUE:		LCG	ACRES:	VALUE:							
IRRIGATED 1A1				GRASSLAND 1G1	28.000	46,620							
1A				1G	55.000	91,575							
2A1				2G1	6.000	9,060							
2A				2G									
3A1				3G1									
3A				3G									
4A1				4G1									
4A				4G									
DRYLAND 1D1	16.000	52,880		Shelterbelt/Timber									
1D	17.000	56,185		Accretion									
2D1				Waste									
2D	9.000	28,215		Other									
3D1	27.000	80,055		AG LAND TOTAL	159.000	367,515							
3D				Roads	1.000								
4D1				Farm Sites									
4D	1.000	2,925		Home Sites									
				Recreation									
Dwellings				Other									
Outbuildings				Non-AG TOTAL	1.000								

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
PERSONAL REP DEED; TRANSFER BETWEEN PARENT & CHILD	
Comments from	Comments:
002000700	

## Real Estate Transfer Statement

158

FORM  
521

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

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

1 County Name <b>Butler - 12</b>		2 County Number <input checked="" type="checkbox"/>		3 Date of Sale/Transfer Mo. <u>08</u> Day <u>26</u> Yr. <u>2025</u>		4 Date of Deed Mo. <u>08</u> Day <u>26</u> Yr. <u>2025</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) <b>Nelma Joyce Hawthorne Estate, Kendali Scott Hawthorne, P.R.</b> Street or Other Mailing Address <b>7600 NW 27th St.</b> City <b>Lincoln</b> State <b>NE</b> Zip Code <b>68524</b> Phone Number <b>(402) 326-0954</b> Email Address <b>Kendall.Hawthorne@molex.com</b>				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) <b>Amy J. Fiala - see additional Grantee on next page</b> Street or Other Mailing Address <b>7626 N. 281st Ave</b> City <b>Valley</b> State <b>NE</b> Zip Code <b>68064</b> Phone Number <b>(402) 720-3772</b> Email Address <b>jim11amy@msn.com</b>			
7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home.							
(A) Status		(B) Property Type				(C)	
<input type="checkbox"/> Improved <input checked="" type="checkbox"/> Unimproved <input type="checkbox"/> IOLL		<input type="checkbox"/> Single Family <input type="checkbox"/> Multi-Family <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Agricultural <input type="checkbox"/> Recreational <input type="checkbox"/> Mineral Interests-Nonproducing <input type="checkbox"/> Mineral Interests-Producing <input type="checkbox"/> State Assessed <input type="checkbox"/> Exempt				<input type="checkbox"/> Mobile Home	
8 Type of Deed <input type="checkbox"/> Conservator <input type="checkbox"/> Distribution <input type="checkbox"/> Land Contract/Memo <input type="checkbox"/> Partition <input type="checkbox"/> Sheriff <input type="checkbox"/> Other _____ <input type="checkbox"/> Bill of Sale <input type="checkbox"/> Corrective <input type="checkbox"/> Easement <input type="checkbox"/> Lease <input checked="" type="checkbox"/> Personal Rep. <input type="checkbox"/> Trust/Trustee <input type="checkbox"/> Cemetery <input type="checkbox"/> Death Certificate - Transfer on Death <input type="checkbox"/> Executor <input type="checkbox"/> Mineral <input type="checkbox"/> Quit Claim <input type="checkbox"/> Warranty							
9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? <input type="checkbox"/> Buyer <input type="checkbox"/> Seller <input checked="" type="checkbox"/> No		10 Type of Transfer <input checked="" type="checkbox"/> Distribution <input type="checkbox"/> Foreclosure <input type="checkbox"/> Irrevocable Trust <input type="checkbox"/> Revocable Trust <input type="checkbox"/> Transfer on Death <input type="checkbox"/> Auction <input type="checkbox"/> Easement <input type="checkbox"/> Gift <input type="checkbox"/> Life Estate <input type="checkbox"/> Sale <input type="checkbox"/> Trustee to Beneficiary <input type="checkbox"/> Court Decree <input type="checkbox"/> Exchange <input type="checkbox"/> Grantor Trust <input type="checkbox"/> Partition <input type="checkbox"/> Satisfaction of Contract <input type="checkbox"/> Other (Explain) _____					
11 Was ownership transferred in full? (If No, explain the division.) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No				12 Was real estate purchased for same use? (If No, state the intended use.) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Aunt or Uncle to Niece or Nephew <input type="checkbox"/> Family Corp., Partnership, or LLC <input type="checkbox"/> Self <input type="checkbox"/> Other _____ <input type="checkbox"/> Brothers and Sisters <input type="checkbox"/> Grandparents and Grandchild <input type="checkbox"/> Spouse <input type="checkbox"/> Ex-spouse <input checked="" type="checkbox"/> Parents and Child <input type="checkbox"/> Step-parent and Step-child							
14 What is the current market value of the real property? <b>496,000.00</b>				15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No \$ _____ %			
16 Does this conveyance divide a current parcel of land? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No				17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
18 Address of Property				19 Name and Address of Person to Whom the Tax Statement Should be Sent <b>Amy J. Fiala</b> <b>7626 N. 281st Ave., Valley, NE 68064</b>			
18a <input checked="" type="checkbox"/> No address assigned 18b <input type="checkbox"/> Vacant land							
20 Legal Description (Attach additional pages, if needed.) <b>N1/2 of S1/2 of Section 4, Township 3 North, Range 11 East of the 6th P.M., Webster County, Nebraska</b>							
21 If agricultural, list total number of acres transferred in this transaction <b>160</b>							
22 Total purchase price, including any liabilities assumed. ....						22 \$ <b>0.00</b>	
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions) .....						23 \$ <b>0.00</b>	
24 Adjusted purchase price paid for real estate (line 22 minus line 23) .....						24 \$ <b>0.00</b>	
25 If this transfer is exempt from the documentary stamp tax, list the exemption number <b>15</b>							
26 Is an affidavit as described in Neb. Rev. Stat. § 76-2,141 required because the property is located within a county or other geographic area with an active air force ballistic missile field? (See Instructions) <input type="checkbox"/> Yes <input type="checkbox"/> No							
27 If yes, is the required affidavit attached to this filing? <input type="checkbox"/> Yes <input type="checkbox"/> No							

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

Amy J. Fiala

(402) 720-3772

Print or Type Name of Grantee or Authorized Representative

Phone Number

sign  
here

Signature of Grantee or Authorized Representative

Self

8/27/2025

Title

Date

## Register of Deed's Use Only

## For Dept. Use Only

28 Date Deed Recorded Mo. <u>8</u> Day <u>27</u> Yr. <u>25</u>	29 Value of Stamp or Exempt Number \$ <b>Exempt</b> # <b>15</b>	30 Recording Data <b>BK 2025, Pg 1779</b>
---	--	--

Additional Grantee:

Kendall S. Hawthorne

7600 NW 27<sup>th</sup> St.

Lincoln, NE 68524

(402)326-0954

Not a 501(c)(3) Organization

[Kendall.Hawthorne@molex.com](mailto:Kendall.Hawthorne@molex.com)

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 27 day  
of Aug A.D., 2025, at 2:09  
o'clock P. M. Recorded in Book 2025  
on Page 1779  
Abbey Harg County Clerk.  
10.00 10 Deputy  
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY STAMP TAX	
Date <u>8-27-25</u>	\$ <u>Exempt</u> By <u>LO</u>

Return to:  
Saathoff Law Office PC  
PO Box 226, Malcolm, NE 68402-0226**PERSONAL REPRESENTATIVE'S DEED**

THIS DEED made by Kendall Scott Hawthorne as Personal Representative of the Estate of Nelma Joyce Hawthorne, deceased, also known as Nelma J. Hawthorne and N. Joyce Hawthorne, and Nelma Hawthorne, Grantor, to Amy J. Fiala, a married person, Grantee, whose legal address is 7626 N. 28<sup>th</sup> Ave., Valley, County of Douglas, State of Nebraska and to Kendall S. Hawthorne, a single person, Grantee, whose legal address is 7600 NW 27<sup>th</sup> St., Lincoln, County of Lancaster, State of Nebraska as tenants in common with an undivided one-half ownership each.

WHEREAS, the Last Will and Testament of the above-named decedent was made and executed in the lifetime of the decedent, and is dated November 13, 2019, which Will was duly admitted to informal probate on August 20, 2024, by the District Court in and for the County of Lancaster, and State of Nebraska, Probate No. PR 24-784; and

WHEREAS, Grantor was duly appointed Personal Representative of said Estate on August 20, 2024, and is now qualified and acting in said capacity;

NOW THEREFORE, pursuant to the powers conferred upon Grantor by the Nebraska Uniform Probate Code, Grantor does hereby sell, convey, assign, transfer and set over unto said Grantee as the person entitled to distribution of the property in the above captioned Will, the following described real property situate in Webster County, Nebraska:

N1/2 of S1/2 of Section 4, Township 3 North, Range 11 East of the 6<sup>th</sup> PM, Webster County, State of NE, containing 160 Acres more or less

With all its appurtenances, subject to covenants, easements and restrictions of record, and subject to general taxes for the year 2025.

As used herein, the singular includes the plural and the plural the singular.

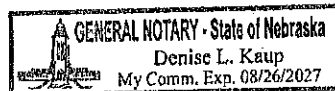
Executed this 27<sup>th</sup> day of August, 2025.

Kendall Scott Hawthorne PR  
Kendall Scott Hawthorne,  
Personal Representative of the Estate of  
Nelma Joyce Hawthorne, Deceased

STATE OF NEBRASKA )  
 ) ss.  
LANCASTER COUNTY )

The foregoing instrument was acknowledged before me this 27<sup>th</sup> day of August, 2025, by Kendall Scott Hawthorne as Personal Representative of the Estate of Nelma Joyce Hawthorne, Deceased.

Witness my hand and official seal.  
My commission expires: 08/26/2027



Denise L. Kaup  
Notary Public

# Agricultural Land Sales Worksheet

City No.	Book	Page	Sale Date	School District Code										
91	2025	1780	8/26/2025	Base: 01-0123			Affiliated:		Unified:					
Location ID		Sale Number		Useability & Code #		Parcel Number								
002001700		159		4 05		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value						4245	3	11	9	2	00000	1	000	9395
Land		Improvements		Total		Date of Sale Property Classification Code								
218,260				218,260		Status	Property Type		Zoning	Location	City Size	Parcel Size		
Irrigation Type:						A) 2	B) 05		C) 5	D) 3	E) 0	F) 9		
LCG		ACRES:		VALUE:		LCG		ACRES:		VALUE:				
IRRIGATED 1A1						GRASSLAND 1G1		0.860		1,430				
1A						1G		14.330		23,860				
2A1						2G1		1.070		1,615				
2A						2G								
3A1						3G1		0.480		695				
3A						3G								
4A1						4G1								
4A						4G								
DRYLAND 1D1		30.390		100,440		Shelterbelt/Timber								
1D		12.390		40,950		Accretion								
2D1						Waste								
2D		3.020		9,470		Other								
3D1		5.580		16,545		AG LAND TOTAL		76.070		218,260				
3D						Roads		2.960						
4D1						Farm Sites								
4D		7.950		23,255		Home Sites								
						Recreation								
Dwellings						Other								
Outbuildings						Non-AG TOTAL		2.960						

Assessor's Adjustment to Sale Price (+ or -):		Total Recapture Value:
Assessor Comments and Reason for Adjustment:		
PERSONAL REP DEED; TRANSFER BETWEEN PARENT & CHILD		
Comments from	Comments:	
002001700		
(Continue on back)		



## Real Estate Transfer Statement

159

FORM

521

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

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

1 County Name <b>Butler - 12</b>		2 County Number <input checked="" type="checkbox"/>		3 Date of Sale/Transfer Mo. <b>08</b> Day <b>26</b> Yr. <b>2025</b>		4 Date of Deed Mo. <b>08</b> Day <b>26</b> Yr. <b>2025</b>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) <b>Neima Joyce Hawthorne Estate, Kendall Scott Hawthorne, P.R.</b> Street or Other Mailing Address <b>7600 NW 27th St.</b> City <b>Lincoln</b> State <b>NE</b> Zip Code <b>68524</b> Phone Number <b>(402) 326-0954</b> Email Address <b>Kendall.Hawthorne@molex.com</b>				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) <b>Amy J. Fiala</b> Street or Other Mailing Address <b>7626 N. 281st Ave</b> City <b>Valley</b> State <b>NE</b> Zip Code <b>68064</b> Phone Number <b>(402) 720-3772</b> Email Address <b>jim11amy@msn.com</b> Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home.							
(A) Status		(B) Property Type				(C)	
<input type="checkbox"/> Improved <input checked="" type="checkbox"/> Unimproved <input type="checkbox"/> IOLL		<input type="checkbox"/> Single Family <input type="checkbox"/> Multi-Family <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Agricultural <input type="checkbox"/> Recreational <input type="checkbox"/> Mineral Interests-Nonproducing <input type="checkbox"/> Mineral Interests-Producing <input type="checkbox"/> State Assessed <input type="checkbox"/> Exempt				<input type="checkbox"/> Mobile Home	
8 Type of Deed <input type="checkbox"/> Conservator <input type="checkbox"/> Distribution <input type="checkbox"/> Land Contract/Memo <input type="checkbox"/> Partition <input type="checkbox"/> Sheriff <input type="checkbox"/> Other <input type="checkbox"/> Bill of Sale <input type="checkbox"/> Corrective <input type="checkbox"/> Easement <input type="checkbox"/> Lease <input checked="" type="checkbox"/> Personal Rep. <input type="checkbox"/> Trust/Trustee <input type="checkbox"/> Cemetery <input type="checkbox"/> Death Certificate - Transfer on Death <input type="checkbox"/> Executor <input type="checkbox"/> Mineral <input type="checkbox"/> Quit Claim <input type="checkbox"/> Warranty							
9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? <input type="checkbox"/> Buyer <input type="checkbox"/> Seller <input checked="" type="checkbox"/> No		10 Type of Transfer <input checked="" type="checkbox"/> Distribution <input type="checkbox"/> Foreclosure <input type="checkbox"/> Irrevocable Trust <input type="checkbox"/> Revocable Trust <input type="checkbox"/> Transfer on Death <input type="checkbox"/> Auction <input type="checkbox"/> Easement <input type="checkbox"/> Gift <input type="checkbox"/> Life Estate <input type="checkbox"/> Sale <input type="checkbox"/> Trustee to Beneficiary <input type="checkbox"/> Court Decree <input type="checkbox"/> Exchange <input type="checkbox"/> Grantor Trust <input type="checkbox"/> Partition <input type="checkbox"/> Satisfaction of Contract <input type="checkbox"/> Other (Explain)					
11 Was ownership transferred in full? (If No, explain the division.) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No				12 Was real estate purchased for same use? (If No, state the intended use.) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Aunt or Uncle to Niece or Nephew <input type="checkbox"/> Family Corp., Partnership, or LLC <input type="checkbox"/> Self <input type="checkbox"/> Brothers and Sisters <input type="checkbox"/> Grandparents and Grandchild <input type="checkbox"/> Spouse <input type="checkbox"/> Ex-spouse <input checked="" type="checkbox"/> Parents and Child <input type="checkbox"/> Step-parent and Step-child							
14 What is the current market value of the real property? <b>320,000.00</b>				15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No \$ _____ %			
16 Does this conveyance divide a current parcel of land? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No				17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
18 Address of Property				19 Name and Address of Person to Whom the Tax Statement Should be Sent <b>Amy J. Fiala</b> <b>7626 N. 281st Ave., Valley, NE 68064</b>			
18a <input checked="" type="checkbox"/> No address assigned 18b <input type="checkbox"/> Vacant land							
20 Legal Description (Attach additional pages, if needed.) <b>W1/2 of NW1/4 of Section 9, Township 3 North, Range 11 East of the 6th P.M., Webster County, Nebraska</b>							
21 If agricultural, list total number of acres transferred in this transaction <b>80</b>							
22 Total purchase price, including any liabilities assumed.						22	\$ 0.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions)						23	\$ 0.00
24 Adjusted purchase price paid for real estate (line 22 minus line 23)						24	\$ 0.00
25 If this transfer is exempt from the documentary stamp tax, list the exemption number <b>15</b>							
26 Is an affidavit as described in Neb. Rev. Stat. § 76-2,141 required because the property is located within a county or other geographic area with an active air force ballistic missile field? (See Instructions) <input type="checkbox"/> Yes <input type="checkbox"/> No							
27 If yes, is the required affidavit attached to this filing? <input type="checkbox"/> Yes <input type="checkbox"/> No							

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

Amy J. Fiala

Print or Type Name of Grantee or Authorized Representative

(402) 720-3772

Phone Number

8/27/2025

Date

Self

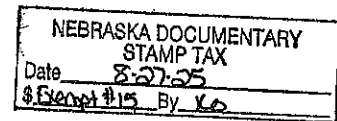
Title

sign  
here

## Register of Deed's Use Only

## For Dept. Use Only

28 Date Deed Recorded Mo. <b>8</b> Day <b>27</b> Yr. <b>25</b>		29 Value of Stamp or Exempt Number \$ <b>Exempt #15</b>		30 Recording Data <b>BK 2025 Pg 1780</b>	
---	--	--	--	---	--

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 27 day  
of Aug A.D., 2025, at 2:11  
o'clock P. M. Recorded in Book 2025  
on Page 1780  
Bobby Hargis County Clerk  
10.00 LO Deputy  
Ind Comp Assessor CardedReturn to:  
Seathoff Law Office PC  
PO Box 226, Malcolm, NE 68402-0226**PERSONAL REPRESENTATIVE'S DEED**

THIS DEED made by Kendall Scott Hawthorne as Personal Representative of the Estate of Nelma Joyce Hawthorne, deceased, also known as Nelma J. Hawthorne and N. Joyce Hawthorne, and Nelma Hawthorne, Grantor, to Amy J. Fiala, a married person, Grantee, whose legal address is 7626 N. 281<sup>st</sup> Ave., Valley, County of Douglas, State of Nebraska.

WHEREAS, the Last Will and Testament of the above-named decedent was made and executed in the lifetime of the decedent, and is dated November 13, 2019, which Will was duly admitted to informal probate on August 20, 2024, by the District Court in and for the County of Lancaster, and State of Nebraska, Probate No. PR 24-784; and

WHEREAS, Grantor was duly appointed Personal Representative of said Estate on August 20, 2024, and is now qualified and acting in said capacity;

NOW THEREFORE, pursuant to the powers conferred upon Grantor by the Nebraska Uniform Probate Code, Grantor does hereby sell, convey, assign, transfer and set over unto said Grantee as the person entitled to distribution of the property in the above captioned Will, the following described real property situate in Webster County, Nebraska:

W1/2 of NW1/4 of Section 9, Township 3 North, Range 11 East of the 6<sup>th</sup> PM, Webster County, State of NE, containing 80 Acres more or less

With all its appurtenances, subject to covenants, easements and restrictions of record, and subject to general taxes for the year 2025.

As used herein, the singular includes the plural and the plural the singular.

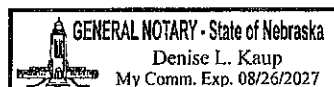
Executed this 26<sup>th</sup> day of August, 2025.

Kendall Scott Hawthorne RR  
Kendall Scott Hawthorne,  
Personal Representative of the Estate of  
Nelma Joyce Hawthorne, Deceased

STATE OF NEBRASKA )  
 ) ss.  
LANCASTER COUNTY )

The foregoing instrument was acknowledged before me this 26<sup>th</sup> day of August, 2025, by Kendall Scott Hawthorne as Personal Representative of the Estate of Nelma Joyce Hawthorne, Deceased.

Witness my hand and official seal.  
My commission expires: 08/26/2027.



Denise L. Kaup  
Notary Public

# Residential & Commercial Sales Worksheet

<b>Cnty No.</b>	<b>Book</b>	<b>Page</b>	<b>Sale Date</b>	<b>School District Code</b>									
91	2025	1781	8/28/2025	Base: 91-0002				Affiliated:		Unified:			
<b>Location ID</b>		<b>Sale Number</b>	<b>Useability &amp; Code #</b>		<b>Parcel Number</b>								
000121300		160	4	05	GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
<b>Date of Sale Assessed Value</b>				4371			00	0	10020		002	0000	
<b>Land</b>		<b>Improvements</b>	<b>Total</b>		<b>Date of Sale Property Classification Code</b>								
1,970		49,930	51,900		Status	Property Type		Zoning	Location	City Size	Parcel Size		
<b>Assessor Location: RED CLOUD (RC)</b>				A) 1	B) 01		C) 1	D) 1	E) 6	F) 2			

<b>Multiple Improvements:</b>		<b>Residential</b>				<b>Commercial</b>			
<b>Construction Date:</b>		Multiple Improvements. :				Multiple Improvements. :			
<b>Floor:</b>		Construction Date : 1880				Construction Date :			
<b>Building Cost New:</b>		Floor Sq. Ft. : 1,056				Floor Sq. Ft. :			
Single Family Style: 101		Cost : 111,750				Cost :			
<b>Residential Condition: 30</b>		<b>Commercial Occupancy Code:</b>							
(100) <input type="checkbox"/> Mobile Home		(10) <input type="checkbox"/> Worn Out				Primary: Other1: Other2:			
(101) <input checked="" type="checkbox"/> One Story		(20) <input type="checkbox"/> Badly Worn				<b>Commercial Construction Class:</b>			
(102) <input type="checkbox"/> Two Story		(30) <input checked="" type="checkbox"/> Average				(1) <input type="checkbox"/> Fireproof Structural Steel Frame			
(103) <input type="checkbox"/> Split Level		(40) <input type="checkbox"/> Good				(2) <input type="checkbox"/> Reinforced Concrete Frame			
(104) <input type="checkbox"/> 1 1/2 Story		(50) <input type="checkbox"/> Very Good				(3) <input type="checkbox"/> Masonry Bearing Walls			
(111) <input type="checkbox"/> Bi-Level		(60) <input type="checkbox"/> Excellent				(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls			
(106) <input type="checkbox"/> Other						(5) <input type="checkbox"/> Metal Frame and Walls			
<b>Townhouse or Duplex Style:</b>		<b>Residential Quality: 30</b>				(6) <input type="checkbox"/> Pole Frame			
(301) <input type="checkbox"/> One Story		(10) <input type="checkbox"/> Low				<b>Cost Rank:</b>		<b>Condition:</b>	
(302) <input type="checkbox"/> Two Story		(20) <input type="checkbox"/> Fair				(10) <input type="checkbox"/> Low		(10) <input type="checkbox"/> Worn Out	
(307) <input type="checkbox"/> 1 1/2 Story		(30) <input checked="" type="checkbox"/> Average				(20) <input type="checkbox"/> Average		(20) <input type="checkbox"/> Badly Worn	
(308) <input type="checkbox"/> Split Level		(40) <input type="checkbox"/> Good				(30) <input type="checkbox"/> Above Average		(30) <input type="checkbox"/> Average	
(309) <input type="checkbox"/> 2 1/2 Story		(50) <input type="checkbox"/> Very Good				(40) <input type="checkbox"/> High		(40) <input type="checkbox"/> Good	
(304) <input type="checkbox"/> One Story Duplex		(60) <input type="checkbox"/> Excellent						(50) <input type="checkbox"/> Very Good	
(305) <input type="checkbox"/> Two Story Duplex								(60) <input type="checkbox"/> Excellent	

<b>Assessor's Adjustment to Sale Price (+ or -):</b>	
<b>Assessor Comments and Reason for Adjustment:</b>	
WD; TRANSFER BETWEEN PARENT & CHILD	
<b>Comments from</b>	<b>Comments:</b>
000121300	
(Continue on back)	

35360

NEBRASKA

Good Life. Great Service.  
DEPARTMENT OF REVENUE

# Real Estate Transfer Statement

160

FORM  
521

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

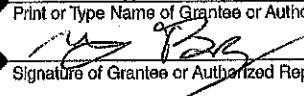
The deed will not be recorded unless this statement is signed and items 1-27 are accurately completed.

1 County Name <b>Webster - 91</b>		2 County Number <input checked="" type="checkbox"/>	3 Date of Sale/Transfer Mo. <b>8</b> Day <b>28</b> Yr. <b>2025</b>	4 Date of Deed Mo. <b>8</b> Day <b>28</b> Yr. <b>2025</b>								
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) <b>Donald Mullen, Tami Mullen, Arlis Bergman, Sarah Coblentz</b> Street or Other Mailing Address <b>541 N Walnut Street</b> City <b>Red Cloud</b> State <b>NE</b> Zip Code <b>68970</b> Phone Number <b>531-533-9019</b> Email Address <b>n/a</b>			6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) <b>Arlis Bergman and Sarah Coblentz</b> Street or Other Mailing Address <b>605 N Locust Street</b> City <b>Red Cloud</b> State <b>NE</b> Zip Code <b>68970</b> Phone Number <b>(531) 533-9019</b> Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation? <table border="0"><tr><td>Yes</td><td><input type="checkbox"/></td><td>No</td><td><input checked="" type="checkbox"/></td></tr><tr><td>Yes</td><td><input type="checkbox"/></td><td>Yes</td><td><input checked="" type="checkbox"/></td></tr></table> Email Address <b>n/a</b>		Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>
Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>									
Yes	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>									

7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home.				
(A) Status		(B) Property Type		(C)
<input checked="" type="checkbox"/> Improved	<input checked="" type="checkbox"/> Single Family	<input type="checkbox"/> Industrial	<input type="checkbox"/> Mineral Interests-Nonproducing	<input type="checkbox"/> Mobile Home
<input type="checkbox"/> Unimproved	<input type="checkbox"/> Multi-Family	<input type="checkbox"/> Agricultural	<input type="checkbox"/> Mineral Interests-Producing	
<input type="checkbox"/> IOLL	<input type="checkbox"/> Commercial	<input type="checkbox"/> Recreational	<input type="checkbox"/> State Assessed	
			<input type="checkbox"/> Exempt	
8 Type of Deed				
<input type="checkbox"/> Conservator	<input type="checkbox"/> Distribution	<input type="checkbox"/> Land Contract/Memo	<input type="checkbox"/> Partition	<input type="checkbox"/> Sheriff
<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Corrective	<input type="checkbox"/> Easement	<input type="checkbox"/> Lease	<input type="checkbox"/> Personal Rep.
<input type="checkbox"/> Cemetery	<input type="checkbox"/> Death Certificate - Transfer on Death	<input type="checkbox"/> Executor	<input type="checkbox"/> Mineral	<input type="checkbox"/> Quit Claim
				<input checked="" type="checkbox"/> Warranty
9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller?				
<input type="checkbox"/> Buyer	<input type="checkbox"/> Seller	<input checked="" type="checkbox"/> No		
10 Type of Transfer				
<input type="checkbox"/> Distribution	<input type="checkbox"/> Foreclosure	<input type="checkbox"/> Irrevocable Trust	<input type="checkbox"/> Revocable Trust	<input type="checkbox"/> Transfer on Death
<input type="checkbox"/> Auction	<input type="checkbox"/> Easement	<input checked="" type="checkbox"/> Gift	<input type="checkbox"/> Life Estate	<input type="checkbox"/> Sale
<input type="checkbox"/> Court Decree	<input type="checkbox"/> Exchange	<input type="checkbox"/> Grantor Trust	<input type="checkbox"/> Partition	<input type="checkbox"/> Satisfaction of Contract
				<input type="checkbox"/> Other (Explain)
11 Was ownership transferred in full? (If No, explain the division.)				
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No				
12 Was real estate purchased for same use? (If No, state the intended use.)				
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No				
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.)				
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No				
<input type="checkbox"/> Aunt or Uncle to Niece or Nephew				
<input type="checkbox"/> Family Corp., Partnership, or LLC				
<input type="checkbox"/> Self				
<input type="checkbox"/> Brothers and Sisters				
<input type="checkbox"/> Grandparents and Grandchild				
<input type="checkbox"/> Spouse				
<input type="checkbox"/> Ex-spouse				
<input checked="" type="checkbox"/> Parents and Child				
<input type="checkbox"/> Step-parent and Step-child				
14 What is the current market value of the real property?				
<b>53,565.00</b>				
15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)				
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No \$ _____ %				
16 Does this conveyance divide a current parcel of land?				
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No				
17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.)				
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No				
18 Address of Property				
<b>605 N Locust St</b> <b>Red Cloud, NE 68970</b>				
19 Name and Address of Person to Whom the Tax Statement Should be Sent				
<b>Grantees</b>				
18a <input type="checkbox"/> No address assigned 18b <input type="checkbox"/> Vacant land				

20 Legal Description (Attach additional pages, if needed.) <b>Lots Ten (10), Eleven (11) and Twelve (12), Block Two (2), Smith and Moore's Addition to Red Cloud, Webster County, Nebraska</b>	
21 If agricultural, list total number of acres transferred in this transaction _____.	
22 Total purchase price, including any liabilities assumed.	22 \$ <b>0.00</b>
23 Was non-real property included in the purchase?	23 \$ <b>0.00</b>
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	24 \$ <b>0.00</b>
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 <b>5a</b>	
26 Is an affidavit as described in Neb. Rev. Stat. § 76-2,141 required because the property is located within a county or other geographic area with an active air force ballistic missile field? (See instructions)	
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
27 If yes, is the required affidavit attached to this filing? <input type="checkbox"/> Yes <input type="checkbox"/> No	

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

**Arlis Bergman**  
Print or Type Name of Grantee or Authorized Representative  
  
Signature of Grantee or Authorized Representative

Grantee  
Title

(531) 533-9019  
Phone Number  
**08-28-2025**  
Date

sign  
here

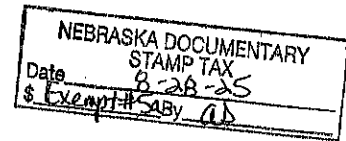
Register of Deed's Use Only			For Dept. Use Only
28 Date Deed Recorded Mo. <b>8</b> Day <b>28</b> Yr. <b>25</b>	29 Value of Stamp or Exempt Number \$ <b>Exempt # 5a</b>	30 Recording Data <b>BK2025, Pg 1781</b>	

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

State of Nebraska } ss.  
County of Webster }

BOOK 2025 PAGE 1781

Entered on the  
numerical index and filed for record in the  
Clerk's office of said county this 28 day  
of Aug A.D., 2025, at 2:23  
o'clock P M. Recorded in Book 2025  
on Page 1781  
Abbey Haig County Clerk  
16<sup>th</sup> Deputy  
Ind Comp Assessor Carded



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

### WARRANTY DEED

Arlis Bergman and Sarah Coblentz, each a single person, and Donald Mullen and Tami Mullen, husband and wife, Grantors, in consideration of ONE DOLLAR (\$1.00) and other valuable consideration received from Grantee, Arlis Bergman and Sarah Coblentz, convey to Grantee, as joint tenants and not as tenants in common, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Lots Ten (10), Eleven (11) and Twelve (12), Block Two (2), Smith and Moore's Addition to Red Cloud, Webster County, Nebraska

Grantors covenant, jointly and severally, with Grantees that Grantors:

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

Executed August 28, 2025.

Arlis Bergman  
Arlis Bergman

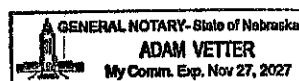
Sarah Coblentz  
Sarah Coblentz

Donald Mullen  
Donald Mullen

Tami L. Mullen  
Tami Mullen

STATE OF NEBRASKA )  
COUNTY OF WEBSTER ) ss.

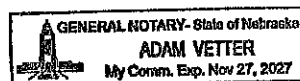
The foregoing instrument was acknowledged before me on August 28, 2025 by Arlis Bergman and Sarah Coblentz, each a single person.



Adam Vetter  
Notary Public

STATE OF NEBRASKA )  
COUNTY OF WEBSTER ) ss.

The foregoing instrument was acknowledged before me on August 28, 2025 by Donald Mullen and Tami Mullen, husband and wife.



Adam Vetter  
Notary Public

# Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2025	1797	8/29/2025	Base: 65-0011		Affiliated:		Unified:						
Location ID		Sale Number	Useability & Code #		Parcel Number									
001005600		161	4	05	GeoCde	Twn	Rng	Sect	Qrt	Subdly	Area	Blk	Parcel	
Date of Sale Assessed Value					4487	1	9	11	0	00000	1	000	0000	
Land		Improvements	Total		Date of Sale Property Classification Code									
1,076,800		308,005	1,384,805		Status	Property Type		Zoning	Location	City Size	Parcel Size			
		Irrigation Type:			A) 1	B) 05		C) 5	D) 3	E) 0	F) 10			
LCG		ACRES:		VALUE:	LCG		ACRES:		VALUE:					
IRRIGATED	1A1				GRASSLAND	1G1	29.180		48,585					
	1A	128.300		687,165		1G	10.800		8,210					
	2A1	26.240		140,235		2G1	4.730		7,140					
	2A	2.140		11,865		2G	19.650		9,825					
	3A1					3G1								
	3A					3G	0.520		260					
	4A1					4G1								
	4A	4.110		2,055		4G	7.870		3,935					
DRYLAND	1D1				Shelterbelt/Timber									
	1D	5.670		18,740	Accretion									
	2D1	13.930		43,670	Waste			14.890	7,445					
	2D	10.060		31,540	Other									
	3D1				AG LAND TOTAL		278.280	1,021,225						
	3D				Roads		5.880							
	4D1				Farm Sites		2.000	20,920						
	4D	0.190		555	Home Sites		2.000	34,655						
					Recreation									
	Dwellings			246,840	Other									
	Outbuildings			61,165	Non-AG TOTAL		9.880	55,575						

Assessor's Adjustment to Sale Price (+ or -):		Total Recapture Value:
Assessor Comments and Reason for Adjustment:		
WD; TRANSFER TO FAMILY LLC		
Comments from	Comments:	
001005600		
(Continue on back)		



162365

161

NEBRASKA

Good Life. Great Service.

DEPARTMENT OF REVENUE

## Real Estate Transfer Statement

FORM  
521

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

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

1 County Name <b>Webster - 91</b>	2 County Number <b>91</b>	3 Date of Sale/Transfer Mo. <b>8</b> Day <b>29</b> Yr. <b>2025</b>	4 Date of Deed Mo. <b>8</b> Day <b>18</b> Yr. <b>2025</b>
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) <b>see attached</b> Street or Other Mailing Address  City  State  Zip Code  Phone Number  Email Address <b>n/a</b>		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) <b>Triple B Hunter Farms, LLC c/o Sheila Ohmsted</b> Street or Other Mailing Address <b>2108 River Road</b> City <b>Guide Rock</b> State <b>NE</b> Zip Code <b>68942</b> Phone Number <b>402-257-2625</b> Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address <b>n/a</b>	

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	
<input checked="" type="checkbox"/> Improved	<input type="checkbox"/> Single Family	<input type="checkbox"/> Mineral Interests-Nonproducing	<input type="checkbox"/> State Assessed
<input checked="" type="checkbox"/> Unimproved	<input type="checkbox"/> Multi-Family	<input type="checkbox"/> Mineral Interests-Producing	<input type="checkbox"/> Exempt
<input type="checkbox"/> IOLL	<input type="checkbox"/> Commercial	<input type="checkbox"/> Agricultural	<input type="checkbox"/> Mobile Home
<input type="checkbox"/> Recreational			
8 Type of Deed			
<input type="checkbox"/> Conservator	<input type="checkbox"/> Distribution	<input type="checkbox"/> Land Contract/Memo	<input type="checkbox"/> Partition
<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Corrective	<input type="checkbox"/> Lease	<input type="checkbox"/> Personal Rep.
<input type="checkbox"/> Cemetery	<input type="checkbox"/> Death Certificate - Transfer on Death	<input type="checkbox"/> Executor	<input type="checkbox"/> Mineral
<input type="checkbox"/> Sheriff	<input type="checkbox"/> Trust/Trustee	<input type="checkbox"/> Quit Claim	<input checked="" type="checkbox"/> Warranty
9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller?			
<input type="checkbox"/> Buyer	<input type="checkbox"/> Seller	<input checked="" type="checkbox"/> No	
10 Type of Transfer			
<input type="checkbox"/> Distribution	<input type="checkbox"/> Foreclosure	<input type="checkbox"/> Irrevocable Trust	<input type="checkbox"/> Revocable Trust
<input type="checkbox"/> Auction	<input type="checkbox"/> Easement	<input type="checkbox"/> Gift	<input type="checkbox"/> Life Estate
<input type="checkbox"/> Court Decree	<input type="checkbox"/> Exchange	<input type="checkbox"/> Grantor Trust	<input type="checkbox"/> Partition
<input type="checkbox"/> Satisfaction of Contract	<input checked="" type="checkbox"/> Other (Explain) <b>Family LLC</b>		
11 Was ownership transferred in full? (If No, explain the division.)			
<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No		
12 Was real estate purchased for same use? (If No, state the intended use.)			
<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No		
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.)			
<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Aunt or Uncle to Niece or Nephew	<input checked="" type="checkbox"/> Family Corp., Partnership, or LLC
<input type="checkbox"/> Brothers and Sisters	<input type="checkbox"/> Grandparents and Grandchild	<input type="checkbox"/> Self	<input type="checkbox"/> Other
<input type="checkbox"/> Ex-spouse	<input type="checkbox"/> Parents and Child	<input type="checkbox"/> Spouse	<input type="checkbox"/> Step-parent and Step-child
14 What is the current market value of the real property?			
<b>\$1,346,545</b>			
15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)			
<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	\$ _____ %	
16 Does this conveyance divide a current parcel of land?			
<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No		
17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.)			
<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No		
18 Address of Property			
<b>Ag Land</b>			
19 Name and Address of Person to Whom the Tax Statement Should be Sent			
<b>Grantee</b>			
18a <input checked="" type="checkbox"/> No address assigned 18b <input checked="" type="checkbox"/> Vacant land			
20 Legal Description (Attach additional pages, if needed.)			
<b>See Attached</b>			

21 If agricultural, list total number of acres transferred in this transaction <b>288.16 +/-</b>	22 Total purchase price, including any liabilities assumed. ....	22 \$	<b>0.00</b>
23 Was non-real property included in the purchase?	23 \$		
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	24 \$		<b>0.00</b>
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 <b>5b</b>			
26 Is an affidavit as described in Neb. Rev. Stat. § 76-2.141 required because the property is located within a county or other geographic area with an active air force ballistic missile field? (See instructions)			
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
27 If yes, is the required affidavit attached to this filing? <input type="checkbox"/> Yes <input type="checkbox"/> No			

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

**Sheila A. Ohmsted** Member, Triple B Hunter, LLC

Print or Type Name of Grantee or Authorized Representative

sign  
here

**Sheila A. Ohmsted**  
Signature of Grantee or Authorized Representative

Grantee  
Title

**402-257-2625**  
Phone Number  
**08-29-2025**  
Date

Register of Deed's Use Only			For Dept. Use Only
28 Date Deed Recorded Mo. <b>8</b> Day <b>29</b> Yr. <b>25</b>	29 Value of Stamp or Exempt Number \$ <b>Exempt # 5b</b>	30 Recording Data <b>BK 2025 Pg 1797</b>	

The North Half (N½) of Section Eleven (11), Township One (1) North, Range Nine (9) West of the 6<sup>th</sup> P.M., Webster County, Nebraska, EXCEPT railroad right of way, and EXCEPT those portions to the United States of America recorded July 2, 1949 in Misc. Book N on Page 175 and recorded August 12, 1950 in Misc. Book N on Page 307, and SUBJECT to a Water Line Easement recorded April 16, 2012 in Book 2012 on Page 867.

Lisa Hunter Daily and Joel Thomas Daily  
2349 Road F  
Guide Rock, NE 68942  
402-257-3115

Lori L. Colburn and Kevin Lawrence Colburn  
35189 Morning Star Ct  
Windsor, CO 80550  
970-310-8034

Sheila A. Ohmstede and Charles D. Ohmstede  
2108 River Road  
Guide Rock, N 68942  
402-257-2625

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 29 day  
of Aug A.D., 2025 at 12:50  
o'clock P.M. Recorded in Book 2025  
on Page 1797-1798  
Abbey King County Clerk  
16.00 Deputy  
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY	
STAMP TAX	
Date	<u>8-29-25</u>
\$ <u>Exempt</u>	By <u>AD</u>

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

### WARRANTY DEED

Lisa Hunter Daily and Joel Thomas Daily, wife and husband; Lori L. Colburn, also known as Lori Hunter Colburn and Kevin Lawrence Colburn, wife and husband; and Sheila A. Ohmstede, formerly Sheila Hunter and Charles D. Ohmstede, wife and husband, Grantors, in consideration of ONE DOLLAR (\$1.00) and other valuable consideration, convey to Grantee, Triple B Hunter Farms, LLC, a Nebraska limited liability company, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

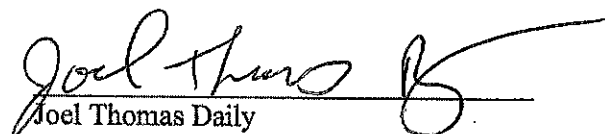
The North Half (N½) of Section Eleven (11), Township One (1) North, Range Nine (9) West of the 6<sup>th</sup> P.M., Webster County, Nebraska, EXCEPT railroad right of way, and EXCEPT those portions to the United States of America recorded July 2, 1949 in Misc. Book N on Page 175 and recorded August 12, 1950 in Misc. Book N on Page 307, and SUBJECT to a Water Line Easement recorded April 16, 2012 in Book 2012 on Page 867.

Grantors covenant, jointly and severally, if more than one, with Grantee that Grantors:

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

Executed August 18, 2025

  
Lisa Hunter Daily

  
Joel Thomas Daily

Lori L. Colburn  
Lori L. Colburn

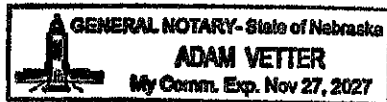
Kevin Lawrence Colburn  
Kevin Lawrence Colburn

Sheila A. Ohmstede  
Sheila A. Ohmstede

Charles D. Ohmstede  
Charles D. Ohmstede

STATE OF NEBRASKA )  
COUNTY OF Webster ) ss.

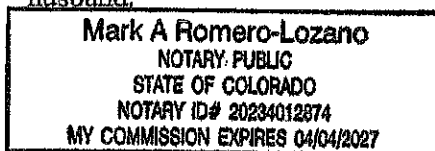
The foregoing instrument was acknowledged before me on August 29, 2025  
by Lisa Hunter Daily and Joel Thomas Daily, wife and husband.



Adam Vetter  
Notary Public

STATE OF COLORADO )  
COUNTY OF Larimer ) ss.

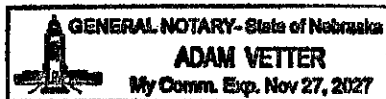
The foregoing instrument was acknowledged before me on August 20, 2025  
by Lori L. Colburn, also known as Lori Hunter Colburn and Kevin Lawrence Colburn, wife and husband.



Mark A Romero-Lozano  
Notary Public

STATE OF NEBRASKA )  
COUNTY OF Webster ) ss.

The foregoing instrument was acknowledged before me on August 29, 2025  
by Sheila A. Ohmstede, formerly Sheila Hunter, and Charles D. Ohmstede, wife and husband.



Adam Vetter  
Notary Public

# Residential & Commercial Sales Worksheet

<b>Cnty No.</b>	<b>Book</b>	<b>Page</b>	<b>Sale Date</b>	<b>School District Code</b>										
<b>91</b>	<b>2025</b>	<b>1818</b>	<b>8/25/2025</b>	<b>Base: 91-0074</b>			<b>Affiliated:</b>		<b>Unified:</b>					
<b>Location ID</b>		<b>Sale Number</b>		<b>Useability &amp; Code #</b>		<b>Parcel Number</b>								
<b>000305000</b>		<b>162</b>		<b>4      05</b>		<b>GeoCde</b>	<b>Twn</b>	<b>Rng</b>	<b>Sect</b>	<b>Qrt</b>	<b>Subdlv</b>	<b>Area</b>	<b>Blk</b>	<b>Parcel</b>
<b>Date of Sale Assessed Value</b>				<b>4133</b>			<b>00</b>	<b>0</b>	<b>20005</b>		<b>013</b>	<b>0000</b>		
<b>Land</b>		<b>Improvements</b>		<b>Total</b>		<b>Date of Sale Property Classification Code</b>								
<b>9,275</b>		<b>240,940</b>		<b>250,215</b>		<b>Status</b>	<b>Property Type</b>		<b>Zoning</b>	<b>Location</b>	<b>City Size</b>	<b>Parcel Size</b>		
<b>Assessor Location: BLUE HILL (BH)</b>				<b>A) 1</b>	<b>B) 01</b>	<b>C) 1</b>	<b>D) 1</b>	<b>E) 6</b>	<b>F) 2</b>					
				<b>Residential</b>				<b>Commercial</b>						
<b>Multiple Improvements:</b>				Multiple Improvements. :				Multiple Improvements. :						
<b>Construction Date:</b>				Construction Date : <b>1900</b>				Construction Date :						
<b>Floor:</b>				Floor Sq. Ft. : <b>1,638</b>				Floor Sq. Ft. :						
<b>Building Cost New:</b>				Cost : <b>318,900</b>				Cost :						
<b>Single Family Style: 101</b>				<b>Residential Condition: 35</b>				<b>Commercial Occupancy Code:</b>						
(100) <input type="checkbox"/> Mobile Home				(10) <input type="checkbox"/> Worn Out				Primary:                  Other1:                  Other2:						
(101) <input checked="" type="checkbox"/> One Story				(20) <input type="checkbox"/> Badly Worn				<b>Commercial Construction Class:</b>						
(102) <input type="checkbox"/> Two Story				(30) <input checked="" type="checkbox"/> Average				(1) <input type="checkbox"/> Fireproof Structural Steel Frame						
(103) <input type="checkbox"/> Split Level				(40) <input checked="" type="checkbox"/> Good				(2) <input type="checkbox"/> Reinforced Concrete Frame						
(104) <input type="checkbox"/> 1 1/2 Story				(50) <input type="checkbox"/> Very Good				(3) <input type="checkbox"/> Masonry Bearing Walls						
(111) <input type="checkbox"/> Bi-Level				(60) <input type="checkbox"/> Excellent				(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls						
(106) <input type="checkbox"/> Other								(5) <input type="checkbox"/> Metal Frame and Walls						
<b>Townhouse or Duplex Style:</b>				<b>Residential Quality: 30</b>				(6) <input type="checkbox"/> Pole Frame						
(301) <input type="checkbox"/> One Story				(10) <input type="checkbox"/> Low				<b>Cost Rank:</b>				<b>Condition:</b>		
(302) <input type="checkbox"/> Two Story				(20) <input type="checkbox"/> Fair				(10) <input type="checkbox"/> Low				(10) <input type="checkbox"/> Worn Out		
(307) <input type="checkbox"/> 1 1/2 Story				(30) <input checked="" type="checkbox"/> Average				(20) <input type="checkbox"/> Average				(20) <input type="checkbox"/> Badly Worn		
(308) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(30) <input type="checkbox"/> Above Average				(30) <input type="checkbox"/> Average		
(309) <input type="checkbox"/> 2 1/2 Story				(50) <input type="checkbox"/> Very Good				(40) <input type="checkbox"/> High				(40) <input type="checkbox"/> Good		
(304) <input type="checkbox"/> One Story Duplex				(60) <input type="checkbox"/> Excellent								(50) <input type="checkbox"/> Very Good		
(305) <input type="checkbox"/> Two Story Duplex												(60) <input type="checkbox"/> Excellent		
<b>Assessor's Adjustment to Sale Price (+ or -):</b>														
<b>Assessor Comments and Reason for Adjustment:</b>														
<b>QCD ; TRANSFER BETWEEN HUSBAND &amp; WIFE AS JOINT TENANTS</b>														
<b>Comments from</b>							<b>Comments:</b>							
<b>000305000 000305200</b>														

(Continue on back)

NEBRASKA

Good Life. Great Service.

DEPARTMENT OF REVENUE

## Real Estate Transfer Statement

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

FORM  
521

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

1 County Name <b>Webster - 91</b>		2 County Number		3 Date of Sale/Transfer Mo. <u>8</u> Day <u>25</u> Yr. <u>25</u>		4 Date of Deed Mo. <u>8</u> Day <u>25</u> Yr. <u>25</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) <b>Gilbert Eugene Magarin &amp; Loraine Sue Magarin f/k/a Loraine S. Thomas</b> Street or Other Mailing Address <b>706 W. Saline St</b> City <b>Blue Hill</b> State <b>NE</b> Zip Code <b>68930</b> Phone Number <b>(402) 469-2729</b> Email Address <b>n/a</b>				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) <b>Gilbert Eugene Magarin &amp; Loraine Sue Magarin</b> Street or Other Mailing Address <b>706 W Saline St</b> City <b>Blue Hill</b> State <b>NE</b> Zip Code <b>68930</b> Phone Number <b>(402) 469-2729</b> Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address <b>n/a</b>			
7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home.							
(A) Status		(B) Property Type				(C)	
<input checked="" type="checkbox"/> Improved <input type="checkbox"/> Unimproved <input type="checkbox"/> IOLL		<input checked="" type="checkbox"/> Single Family <input type="checkbox"/> Multi-Family <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Agricultural <input type="checkbox"/> Recreational <input type="checkbox"/> Mineral Interests-Nonproducing <input type="checkbox"/> Mineral Interests-Producing <input type="checkbox"/> State Assessed <input type="checkbox"/> Exempt				<input type="checkbox"/> Mobile Home	
8 Type of Deed <input type="checkbox"/> Conservator <input type="checkbox"/> Distribution <input type="checkbox"/> Land Contract/Memo <input type="checkbox"/> Partition <input type="checkbox"/> Sheriff <input type="checkbox"/> Other _____ <input type="checkbox"/> Bill of Sale <input type="checkbox"/> Corrective <input type="checkbox"/> Easement <input type="checkbox"/> Lease <input type="checkbox"/> Personal Rep. <input type="checkbox"/> Trust/Trustee <input type="checkbox"/> Cemetery <input type="checkbox"/> Death Certificate - Transfer on Death <input type="checkbox"/> Executor <input type="checkbox"/> Mineral <input checked="" type="checkbox"/> Quit Claim <input type="checkbox"/> Warranty							
9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? <input type="checkbox"/> Buyer <input type="checkbox"/> Seller <input checked="" type="checkbox"/> No							
10 Type of Transfer <input type="checkbox"/> Distribution <input type="checkbox"/> Foreclosure <input type="checkbox"/> Irrevocable Trust <input type="checkbox"/> Revocable Trust <input type="checkbox"/> Transfer on Death <input type="checkbox"/> Auction <input type="checkbox"/> Easement <input type="checkbox"/> Gift <input type="checkbox"/> Life Estate <input type="checkbox"/> Sale <input type="checkbox"/> Trustee to Beneficiary <input type="checkbox"/> Court Decree <input type="checkbox"/> Exchange <input type="checkbox"/> Grantor Trust <input type="checkbox"/> Partition <input type="checkbox"/> Satisfaction of Contract <input checked="" type="checkbox"/> Other (Explain) <b>it tenants</b>							
11 Was ownership transferred in full? (If No, explain the division.) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No				12 Was real estate purchased for same use? (If No, state the intended use.) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Aunt or Uncle to Niece or Nephew <input type="checkbox"/> Family Corp., Partnership, or LLC <input type="checkbox"/> Self <input type="checkbox"/> Other _____ <input type="checkbox"/> Brothers and Sisters <input type="checkbox"/> Grandparents and Grandchild <input checked="" type="checkbox"/> Spouse <input type="checkbox"/> Ex-spouse <input type="checkbox"/> Parents and Child <input type="checkbox"/> Step-parent and Step-child							
14 What is the current market value of the real property? <b>268,055.00</b>				15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No \$ _____ %			
16 Does this conveyance divide a current parcel of land? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No				17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
18 Address of Property <b>706 W Saline St, Blue Hill, NE</b>				19 Name and Address of Person to Whom the Tax Statement Should be Sent <b>Gilbert &amp; Lorine Magarin</b> <b>706 W Saline St</b> <b>Blue Hill, NE 68930</b>			
18a <input type="checkbox"/> No address assigned 18b <input type="checkbox"/> Vacant land							
20 Legal Description (Attach additional pages, if needed.) <b>Lots 4, 5, 6 &amp; 7, Block 13, Original Town of Blue Hill, Webster County, NE</b>							
21 If agricultural, list total number of acres transferred in this transaction _____							
22 Total purchase price, including any liabilities assumed. ....						22	\$ 0.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions) .....						23	\$ 0.00
24 Adjusted purchase price paid for real estate (line 22 minus line 23) .....						24	\$ 0.00
25 If this transfer is exempt from the documentary stamp tax, list the exemption number <b>SA</b>							
26 Is an affidavit as described in Neb. Rev. Stat. § 76-2,141 required because the property is located within a county or other geographic area with an active air force ballistic missile field? (See Instructions) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No							
27 If yes, is the required affidavit attached to this filing? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No							

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

Jennifer Fleischer

Print or Type Name of Grantee or Authorized Representative

(402) 762-3524

Phone Number

8/25/2025

Date

sign  
here

Signature of Grantee or Authorized Representative

Attorney

Title

## Register of Deed's Use Only

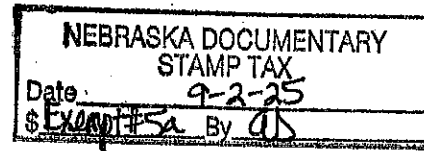
## For Dept. Use Only

28 Date Deed Recorded Mo. <u>9</u> Day <u>2</u> Yr. <u>25</u>	29 Value of Stamp or Exempt Number \$ <b>Exempt # SA</b>	30 Recording Data <b>BK2025, Pg 1818</b>
--	---	---



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 2 day  
of Sept A.D., 2025, at 11:49  
o'clock a.M. Recorded in Book 2025  
on Page 1818  
Abby Haig County Clerk.  
10.00 Deputy  
Ind. Comp Assessor Carded



### QUIT CLAIM DEED

Return to: Fleischer Law LLC, PO Box 121, Clay Center, NE 68933

**GILBERT EUGENE MAGARIN and LORAIN SUE MAGARIN** formerly known as **LORAIN S. THOMAS**, husband and wife herein called Grantor whether one or more, in consideration of one dollar and other valuable consideration, received from Grantee, does quitclaim, grant, bargain, sell, convey, and confirm unto **GILBERT EUGENE MAGARIN and LORAIN SUE MAGARIN**, husband and wife as joint tenants and not as tenants in common, herein called the Grantee whether one or more, the following described real estate property in Webster County, Nebraska:

ALL MY INTEREST IN AND TO:

ALL OF LOTS FOUR, FIVE, SIX AND SEVEN (4,5,6&7), BLOCK THIRTEEN (13), ORIGINAL TOWN OF BLUE HILL, WEBSTER COUNTY, NEBRASKA

To have and to hold the above described premises together with all tenements, hereditaments, and appurtenances thereto belonging unto the grantee and to grantee's heirs and assigns forever.

Dated this 5<sup>th</sup> day of August, 2025

Gilbert Eugene Magarin  
GILBERT EUGENE MAGARIN, Grantor

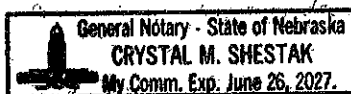
Loraine Sue Magarin  
LORAIN SUE MAGARIN, Grantor

STATE OF NEBRASKA )  
 ) ss.  
COUNTY OF CLAY )

Before me, a notary public qualified for said county, personally came GILBERT EUGENE MAGARIN and LORAIN SUE MAGARIN formerly known as LORAIN S. THOMAS, husband and wife, known to me to be the identical person or persons who signed the foregoing instrument and acknowledged the execution thereof to be his, her, or their voluntary act and deed.

Witness my hand and notarial seal on August 25, 2025

Crystal M. Shestak  
Notary Public



# Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2025	1841	8/29/2025	Base: 01-0123		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
000504600		163		1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4131			00	0	30005		010	0000		
Land		Improvements		Total		Date of Sale Property Classification Code								
53,345		3,467,925		3,521,270		Status	Property Type		Zoning	Location	City Size	Parcel Size		
Assessor Location: BLADEN (BLA)				A) 1	B) 03	C) 3	D) 1	E) 7	F) 1					
				Residential				Commercial						
Multiple Improvements:				Multiple Improvements. :				Multiple Improvements. :						
Construction Date:				Construction Date :				Construction Date : 1950						
Floor:				Floor Sq. Ft. :				Floor Sq. Ft. : 5,740						
Building Cost New:				Cost :				Cost : 90,405						
Single Family Style:				Residential Condition:				Commercial Occupancy Code:						
(100) <input type="checkbox"/> Mobile Home				(10) <input type="checkbox"/> Worn Out				Primary: 473 Other1: Other2:						
(101) <input type="checkbox"/> One Story				(20) <input type="checkbox"/> Badly Worn				Commercial Construction Class: 5						
(102) <input type="checkbox"/> Two Story				(30) <input type="checkbox"/> Average				(1) <input type="checkbox"/> Fireproof Structural Steel Frame						
(103) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(2) <input type="checkbox"/> Reinforced Concrete Frame						
(104) <input type="checkbox"/> 1 1/2 Story				(50) <input type="checkbox"/> Very Good				(3) <input type="checkbox"/> Masonry Bearing Walls						
(111) <input type="checkbox"/> Bi-Level				(60) <input type="checkbox"/> Excellent				(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls						
(106) <input type="checkbox"/> Other								(5) <input checked="" type="checkbox"/> Metal Frame and Walls						
Townhouse or Duplex Style:				Residential Quality:				(6) <input type="checkbox"/> Pole Frame						
(301) <input type="checkbox"/> One Story				(10) <input type="checkbox"/> Low				Cost Rank: 20				Condition: 10		
(302) <input type="checkbox"/> Two Story				(20) <input type="checkbox"/> Fair				(10) <input type="checkbox"/> Low				(10) <input checked="" type="checkbox"/> Worn Out		
(307) <input type="checkbox"/> 1 1/2 Story				(30) <input type="checkbox"/> Average				(20) <input checked="" type="checkbox"/> Average				(20) <input type="checkbox"/> Badly Worn		
(308) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(30) <input type="checkbox"/> Above Average				(30) <input type="checkbox"/> Average		
(309) <input type="checkbox"/> 2 1/2 Story				(50) <input type="checkbox"/> Very Good				(40) <input type="checkbox"/> High				(40) <input type="checkbox"/> Good		
(304) <input type="checkbox"/> One Story Duplex				(60) <input type="checkbox"/> Excellent								(50) <input type="checkbox"/> Very Good		
(305) <input type="checkbox"/> Two Story Duplex												(60) <input type="checkbox"/> Excellent		
Assessor's Adjustment to Sale Price (+ or -):														
Assessor Comments and Reason for Adjustment:														
SPECIAL WD														
Comments from														
Comments:														
000504600 000517700 000519102 002101300 002110701														

(Continue on back)

420  
1741  
8-11-170170  
70120

163

NEBRASKA  
Good Life. Great Service.  
DEPARTMENT OF REVENUE

# Real Estate Transfer Statement

FORM  
521

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

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

1 County Name <b>Webster - 91</b>	2 County Number <b>91</b>	3 Date of Sale/Transfer Mo. <b>08</b> Day <b>29</b> Yr. <b>2025</b>	4 Date of Deed Mo. <b>08</b> Day <b>29</b> Yr. <b>2025</b>
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) <b>CHS Inc.</b> Street or Other Mailing Address <b>5500 Cenex Drive</b> City <b>Inver Grove Heights</b> State <b>MN</b> Zip Code <b>55077</b> Phone Number <b>(651) 355-6000</b> Email Address <b>Legal.department@chsinc.com</b>		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) <b>Cooperative Producers, Inc.</b> Street or Other Mailing Address <b>265 N. Showboat Blvd.</b> City <b>Hastings</b> State <b>NE</b> Zip Code <b>68901</b> Phone Number <b>402.463.5148</b> Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address <b>gbrandt@cpicoop.com</b>	

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

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

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

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

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

14 What is the current market value of the real property? <b>3,530,045.00</b>	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No \$ _____ %
--	--

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

18 Address of Property	19 Name and Address of Person to Whom the Tax Statement Should be Sent <b>Cooperative Producers, Inc.</b> <b>265 N. Showboat Blvd.</b> <b>Hastings, NE 68901</b> Attn:
------------------------	--

18a ☒ No address assigned 18b ☐ Vacant land

20 Legal Description (Attach additional pages, if needed.)  
**See Exhibit "A" attached hereto.**

21 If agricultural, list total number of acres transferred in this transaction	22 Total purchase price, including any liabilities assumed.	22 \$ <b>6,774,576.00</b>
23 Was non-real property included in the purchase? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	23 \$ <b>3,244,531.00</b>	24 \$ <b>3,530,045.00</b>
24 Adjusted purchase price paid for real estate (line 22 minus line 23)		
25 If this transfer is exempt from the documentary stamp tax, list the exemption number		
26 Is an affidavit as described in Neb. Rev. Stat. § 76-2.141 required because the property is located within a county or other geographic area with an active air force ballistic missile field? (See instructions.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
27 If yes, is the required affidavit attached to this filing? <input type="checkbox"/> Yes <input type="checkbox"/> No		

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

sign here	Print or Type Name of Grantee or Authorized Representative <b>Alex R Brandt</b>	308 880 1391 Phone Number
	Signature of Grantee or Authorized Representative <i>[Signature]</i>	<b>8-29-25</b> Date
	Title <b>CEO</b>	

Register of Deed's Use Only		For Dept. Use Only
28 Date Deed Recorded Mo. <b>9</b> Day <b>2</b> Yr. <b>25</b>	29 Value of Stamp or Exempt Number \$ <b>7944.75</b>	30 Recording Data <b>BK2025 Pg 1841</b>

**SCHEDULE C**

**Personal Property**

**Bladen Property**

GRAIN BUNKER 140' X 600' (1,246,000 BU)

80x14 Rice Lake Truck Scale and scale heads

Pertens Moisture Tester

Grain Dockage Kicker #G&J 0809065M

Westfield 10x81 Swing Auger

Metal Storage Shed

40 x 118 Feed Quonset

40 x 95 Quonset

40 x 160 Flat Storage Whs (99,643 BU)

West Elevator (244,498 BU)

Scale Office Building (Remodeling)

60 x 120 Flat Storage Whs (140,531 BU)

East Elevator (1,207,054 BU)

Cimorrion CMHD 8ft Rotary Cutter

2012 Chevrolet Silverado

2002 International 4400

2005 International 9400i Yard Truck

Office Furniture

Grain Probe

Aeration tubes

1GC2KXEG6CZ237741

1HTMSADR72J042563

2HSCNSBRX5C031818

**EXHIBIT A**  
**TO REAL ESTATE TRANSFER STATEMENT**  
Legal Description

The Land referred to herein below is situated in the County of Webster, State of Nebraska, and is described as follows:

**Tract 1:**

Lots Six (6) and Seven (7) in Block Ten (10), Original Town of Bladen, Webster County, Nebraska.

**Tract 2:**

A Tract of land in the Northwest Quarter of the Northwest Quarter (NW $\frac{1}{4}$ NW $\frac{1}{4}$ ) of Section Seventeen (17), Township Four (4) North, Range Eleven (11), West of the 6th P.M., in Webster County, Nebraska, more particularly described as follows:

Referring to the Northwest corner of the Northwest Quarter of said Section 17; thence bearing South in the Center of South Main Street (said line also the Southerly extension of the line between the Southwest Quarter of Section 8 and the Southeast Quarter of Section 7, a distance of 364.75 feet to a point; thence bearing South 89°55'55" East a distance of 50.00 feet to a stone in the East line of South Main Street, which is 30 feet South of the Southwest corner of Block 13 in the Town of Bladen, according to the recorded Plat thereof, which point is the point of Beginning; thence bearing South 89°55'55" East in the center of abandoned Gere Street and in a North line of County Surveyor's Lot 5 a distance of 261.83 feet to a point; thence bearing South 00°04'58" East in a chain link fence a distance of 432.49 feet to the fence corner post; thence bearing North 69°49'07" West in a chain link fence a distance of 279.60 feet to the East line of South Main Street; thence bearing North in said East line of Main Street a distance of 336.33 feet to the point of beginning.

**Tract 3:**

All that portion of BNSF Railway Company's (formerly Chicago Burlington & Quincy Railroad Company) 300 foot wide Station Ground Property at Bladen, Nebraska located on the Blue Hill to Bladen, Nebraska Branch Line, now discontinued, being 150 feet wide on each side of said Railway Company's Main Track centerline, as originally located and constructed upon, over and across the Southeast Quarter (SE $\frac{1}{4}$ SE $\frac{1}{4}$ ) of Section 7, the Southwest Quarter of the Southwest Quarter (SW $\frac{1}{4}$ SW $\frac{1}{4}$ ) of Section 8, the Northwest Quarter of the Northwest Quarter (NW $\frac{1}{4}$ NW $\frac{1}{4}$ ) of Section 17 and the Northeast Quarter of the Northeast Quarter (NE $\frac{1}{4}$ NE $\frac{1}{4}$ ) of Section 18, all in Township 4 North, Range 11 West of the 6th Principal Meridian, Webster County, Nebraska; bounded on the East by the Southerly extension of the East line of Lot 2, Block 9, as per the recorded plat of the Town of Bladen, Nebraska and bounded on the West by the Southerly extension of 60 foot wide Thorne Street, as per the recorded plat thereof, EXCEPT tract conveyed to the Village of Bladen by Deed recorded in Book K, Page 372. (30' street along South side East of Main Street.

**Tract 4:**

A tract of land in the East Half of the Southwest Quarter (E $\frac{1}{2}$ SW $\frac{1}{4}$ ) of Section Eight (8), Township Four (4) North, Range Eleven (11), West of the 6th P.M., Webster County, Nebraska, described as follows: Commencing at the SW corner of the E $\frac{1}{2}$ SW $\frac{1}{4}$ , thence N00°25'21"W, along the existing fence and the assumed West line of the E $\frac{1}{2}$ SW $\frac{1}{4}$ , 191.18 feet to the South line of the Railroad Right-of-Way, thence N75°43'56"E, along the Railroad Right-of-Way, 235.16 feet; thence S02°54'05"E, 249.45 feet to the South line of the E $\frac{1}{2}$ SW $\frac{1}{4}$ ; thence N90°00'00"W, along the South line of said E $\frac{1}{2}$ SW $\frac{1}{4}$ , 239.12 feet to the Point of Beginning.

Index \_\_\_\_\_  
Computer \_\_\_\_\_  
Assessor \_\_\_\_\_  
Carded \_\_\_\_\_

NEBRASKA DOCUMENTARY  
STAMP TAX  
Date: 09/02/25  
\$7944.75 By AS

**Bk 2025, Pg 1841**

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 02 day  
of September A.D., 2025, at 02:44  
o'clock PM. Recorded in Book 2025  
on Pages 1841-1845

*Abbey Haining* County Clerk  
Fee: \$34.00 By: AS Deputy  
Electronically Recorded

*Return to:*  
First American Title Insurance Company  
121 South 8<sup>th</sup> Street, Suite 1250  
Minneapolis, MN 55402

NCS- 2C9XM -MPLS (CFMux)  
2C9XNE 01

**SPECIAL WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS, that CHS INC., a Minnesota cooperative corporation ("Grantor") in consideration of One and No/100 Dollar (\$1.00) in hand paid by COOPERATIVE PRODUCERS, INC., a Nebraska cooperative corporation ("Grantee"), with a principal place of business is at 265 N. Showboat Blvd., Hastings, NE 68901, does hereby grant, bargain, sell and convey unto Grantee, the following described premises situated in the County of Webster and State of Nebraska, to-wit:

See Exhibit A attached hereto (the "Property").

Together with all the tenements, hereditaments, and appurtenances thereunto belonging, and all the estate, right, title, interest, claim or demand whatsoever of Grantor of, in, or to the same, or any part thereof:

TO HAVE AND TO HOLD the Property unto Grantee and to its successors forever; and Grantor hereby covenants that the Property is free and clear of all liens and encumbrances, except those matters listed on Exhibit B attached hereto, and it does hereby covenant to WARRANT AND DEFEND the Property against the lawful claims and demands of all persons claiming by, through, or under it, and against no other claims or demands.

*[Remainder of page intentionally left blank. Signature page to follow.]*



IN WITNESS WHEREOF Grantor has executed the foregoing instrument to be effective as of the 29<sup>th</sup> day of August, 2025.

CHS INC.,  
a Minnesota cooperative corporation

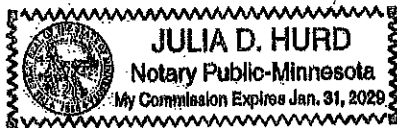
By: Richard Dusek  
Name: Richard Dusek  
Its: Executive Vice President

By: Karla Stoeckman  
Name: Karla Stoeckman  
Its: Assistant Secretary

STATE OF Minnesota )  
COUNTY OF Dakota )

ss.

The foregoing instrument was acknowledged before me on August 26, 2025 by Richard Dusek, the Executive Vice President of CHS Inc., a Minnesota cooperative corporation, known to be the identical person whose name is affixed to the foregoing instrument and acknowledged the execution thereof to be his voluntary act and deed on behalf of the corporation.

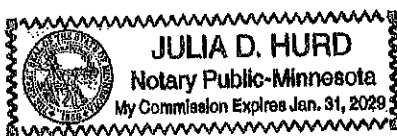


Julia D. Hurd  
Notary Public  
My commission expires 1/31/2029

STATE OF Minnesota )  
COUNTY OF Dakota )

ss.

The foregoing instrument was acknowledged before me on August 26, 2025 by Karla Stoeckman, the Assistant Secretary of CHS Inc., a Minnesota cooperative corporation, known to be the identical person whose name is affixed to the foregoing instrument and acknowledged the execution thereof to be his/her voluntary act and deed on behalf of the corporation.



Julia D. Hurd  
Notary Public  
My commission expires 1/31/2029

**EXHIBIT A**  
**TO SPECIAL WARRANTY DEED**

Legal Description

The Land referred to herein below is situated in the County of Webster, State of Nebraska, and is described as follows:

**Tract 1:**

Lots Six (6) and Seven (7) in Block Ten (10), Original Town of Bladen, Webster County, Nebraska.

**Tract 2:**

A Tract of land in the Northwest Quarter of the Northwest Quarter (NW¼NW¼) of Section Seventeen (17), Township Four (4) North, Range Eleven (11), West of the 6th P.M., in Webster County, Nebraska, more particularly described as follows:

Referring to the Northwest corner of the Northwest Quarter of said Section 17; thence bearing South in the Center of South Main Street (said line also the Southerly extension of the line between the Southwest Quarter of Section 8 and the Southeast Quarter of Section 7, a distance of 364.75 feet to a point; thence bearing South 89°55'55" East a distance of 50.00 feet to a stone in the East line of South Main Street, which is 30 feet South of the Southwest corner of Block 13 in the Town of Bladen, according to the recorded Plat thereof, which point is the point of Beginning; thence bearing South 89°55'55" East in the center of abandoned Gere Street and in a North line of County Surveyor's Lot 5 a distance of 261.83 feet to a point; thence bearing South 00°04'58" East in a chain link fence a distance of 432.49 feet to the fence corner post; thence bearing North 69°49'07" West in a chain link fence a distance of 279.60 feet to the East line of South Main Street; thence bearing North in said East line of Main Street a distance of 336.33 feet to the point of beginning.

**Tract 3:**

All that portion of BNSF Railway Company's (formerly Chicago Burlington & Quincy Railroad Company) 300 foot wide Station Ground Property at Bladen, Nebraska located on the Blue Hill to Bladen, Nebraska Branch Line, now discontinued, being 150 feet wide on each side of said Railway Company's Main Track centerline, as originally located and constructed upon, over and across the Southeast Quarter of the Southeast Quarter (SE¼SE¼) of Section 7, the Southwest Quarter of the Southwest Quarter (SW¼SW¼) of Section 8, the Northwest Quarter of the Northwest Quarter (NW¼NW¼) of Section 17 and the Northeast Quarter of the Northeast Quarter (NE¼NE¼) of Section 18, all in Township 4 North, Range 11 West of the 6th Principal Meridian, Webster County, Nebraska; bounded on the East by the Southerly extension of the East line of Lot 2, Block 9, as per the recorded plat of the Town of Bladen, Nebraska and bounded on the West by the Southerly extension of 60 foot wide Thorne Street, as per the recorded plat thereof, EXCEPT tract conveyed to the Village of Bladen by Deed recorded in Book K, Page 372. (30' street along South side East of Main Street.

**Tract 4:**

A tract of land in the East Half of the Southwest Quarter (E½SW¼) of Section Eight (8), Township Four (4) North, Range Eleven (11), West of the 6th P.M., Webster County, Nebraska, described as follows: Commencing at the SW corner of the E½SW¼, thence N00°25'21"W, along the existing fence and the assumed West line of the E½SW¼, 191.18 feet to the South line of the Railroad Right-of-Way, thence N75°43'56"E, along the Railroad Right-of-Way, 235.16 feet; thence S02°54'05"E, 249.45 feet to the South line of the E½SW¼; thence N90°00'00"W, along the South line of said E½SW¼, 239.12 feet to the Point of Beginning.

**EXHIBIT B**  
**TO SPECIAL WARRANTY DEED**

Permitted Encumbrances

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between date hereof and the date of recording.
2. Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
3. Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Property or that may be asserted by persons in possession of the Property.
4. Easements, or claims of parties in possession not shown by the Public Records.
5. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the Property and not shown by the Public Records.
6. Any lien or right to a lien for services, labor, material or equipment, unless such lien is shown by the Public Records.
7. Taxes, or special assessments, if any, not shown as existing liens by the Public Records.
8. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.
9. The lien of the General Taxes for the year 2025, and thereafter.
10. Terms and conditions of Easement to Consumer's Public Power District recorded in Book P, Page 518. (Tracts 1 and 2)
11. Encroachments, overlaps, boundary line disputes, and any other matters which would be disclosed by an accurate survey and inspection of the premises. (Tract 3)
12. Reservations of minerals, and conditions contained in Quitclaim Deed, filed May 24, 2016, in Book 2016, Page 1041, Official Records, Webster County, Nebraska.

13. Rights-of-way for railroad, switch tracks, spur tracks, railway facilities and other related easements, if any, on and across the Property.
14. Case Pending Captioned: Travis Kennedy, Plaintiff, vs. CHS, Inc., Defendant, Case No. 4:24-CV-03193-JMG-RCC, United States District Court for the District of Nebraska filed October 22, 2024.
15. Ramification of any failure to comply with any requirement of approval, consent, exemption or other action by, or notice to or filing with the Interstate Commerce Commission, the Surface Transportation Board or any public utility commission or other similar regulatory authority, relating to the abandonment, cessation of rail operations, or other disposition of any portion of the Property.
16. Rights of the Public, State of Nebraska, County of Webster, in and to that portion of the Property taken or used for road purposes, whether by easement or fee title or statutory section line right of way.

# Agricultural Land Sales Worksheet

City No.	Book	Page	Sale Date	School District Code									
91	2025	1846	8/29/2025	Base: 91-0002		Affiliated:		Unified:					
Location ID		Sale Number	Useability & Code #		Parcel Number								
001003400		164	4	05	GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value					4487	1	9	7	2	00000	1	000	0000
Land	Improvements	Total		Date of Sale Property Classification Code									
116,460	170,465	286,925		Status	Property Type		Zoning	Location		City Size	Parcel Size		
Irrigation Type:				A) 1	B) 05		C) 5	D) 3		E) 0	F) 8		
LCG	ACRES:	VALUE:		LCG	ACRES:	VALUE:							
IRRIGATED 1A1				GRASSLAND 1G1	5.160	8,325							
1A				1G	0.080	40							
2A1				2G1	2.870	4,335							
2A				2G	2.970	1,485							
3A1				3G1	1.190	1,725							
3A				3G									
4A1				4G1	2.430	3,160							
4A				4G	2.970	1,485							
DRYLAND 1D1	1.510	4,990		Shelterbelt/Timber									
1D	3.800	12,560		Accretion									
2D1	11.830	37,085		Waste									
2D				Other									
3D1				AG LAND TOTAL	35.640	77,620							
3D				Roads	0.990								
4D1				Farm Sites	1.000	13,840							
4D	0.830	2,430		Home Sites	1.000	25,000							
				Recreation									
Dwellings		113,295		Other									
Outbuildings		57,170		Non-AG TOTAL	2.990	38,840							

<b>Assessor's Adjustment to Sale Price (+ or -):</b>	<b>Total Recapture Value:</b>
<b>Assessor Comments and Reason for Adjustment:</b>	
CORRECTIVE WD ; BETWEEN HUSBAND & WIFE	
<b>Comments from</b>	<b>Comments:</b>
(Continue on back)	

6005

NEBRASKA

Good Life, Great Service.

DEPARTMENT OF REVENUE

## Real Estate Transfer Statement

164

FORM  
521

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

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

1 County Name <b>Webster - 91</b>		2 County Number		3 Date of Sale/Transfer Mo. <b>8</b> Day <b>29</b> Yr. <b>2025</b>		4 Date of Deed Mo. <b>8</b> Day <b>29</b> Yr. <b>2025</b>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) <b>James D. Gerloff &amp; Linda J Gerloff</b> Street or Other Mailing Address <b>1913 Road F</b> City <b>Guide Rock</b> State <b>NE</b> Zip Code <b>68942</b> Phone Number <b>(402) 257-2575</b> Email Address <b>n/a</b>				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) <b>See Attached</b> Street or Other Mailing Address <b>1913 Road F</b> City <b>Guide Rock</b> State <b>NE</b> Zip Code <b>68942</b> Phone Number <b>(402) 257-2575</b> Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address <b>n/a</b>			

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

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

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

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

16 Does this conveyance divide a current parcel of land?		17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.)	
<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
18 Address of Property <b>1913 Road F</b> <b>Guide Rock, NE 68942</b>		19 Name and Address of Person to Whom the Tax Statement Should be Sent <b>James &amp; Linda Gerloff</b> <b>1913 Road F</b> <b>Guide Rock, NE 68942</b>	
18a <input type="checkbox"/> No address assigned	18b <input type="checkbox"/> Vacant land		

20 Legal Description (Attach additional pages, if needed.) <b>The Northwest Quarter of the Northwest Quarter (NW1/4NW1/4) of Section Seven (7), Township One (1) North, Range Nine (9), West of the 6th P.M., Webster County, Nebraska.</b>	
--	--

21 If agricultural, list total number of acres transferred in this transaction		22 Total purchase price, including any liabilities assumed.		22	\$	0.00
23 Was non-real property included in the purchase?		23		\$	0.00	
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions)		24 Adjusted purchase price paid for real estate (line 22 minus line 23)		24	\$	0.00
25 If this transfer is exempt from the documentary stamp tax, list the exemption number <b>4</b>		26 Is an affidavit as described in Neb. Rev. Stat. § 76-2,141 required because the property is located within a county or other geographic area with an active air force ballistic missile field? (See instructions)				
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No						
27 If yes, is the required affidavit attached to this filing? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No						

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

Michael E. Sullivan

Print or type Name of Grantee or Authorized Representative

(402) 462-2131

Phone Number

sign  
here

Signature of Grantee or Authorized Representative

Attorney

Title

9/2/2025

Date

## Register of Deed's Use Only

For Dept. Use Only

28 Date Deed Recorded Mo. <b>9</b> Day <b>3</b> Yr. <b>25</b>	29 Value of Stamp or Exempt Number <b>\$ Exempt #4</b>	30 Recording Data <b>BK2025Pg. 1846</b>
--	---	--

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

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

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

2025 Sep 03 08:40 AM Ex004 Book 2025 Page 1846



**6 Grantee's Name**

James D. Gerloff and Linda J. Gerloff, Co-Trustees of the James D. and Linda J. Gerloff  
Revocable Trust

Index \_\_\_\_\_  
Computer \_\_\_\_\_  
Assessor \_\_\_\_\_  
Carded \_\_\_\_\_

NEBRASKA DOCUMENTARY  
STAMP TAX  
Date: 09/03/25  
\$ Ex004 By AS

**Bk 2025, Pg 1846**

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 03 day  
of September A.D., 2025, at 08:40  
o'clock AM. Recorded in Book 2025  
on Page 1846

*Ardena D. King* County Clerk  
Fee: \$10.00 By: AS Deputy  
Electronically Recorded

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

### **CORRECTIVE WARRANTY DEED**

James D. Gerloff and Linda J. Gerloff, husband and wife, GRANTOR, in consideration of funding a Trust, and correcting the deed filed on April 22, 2005 in Book 2005 on page 818 with the County Clerk of Webster County, Nebraska (which incorrectly named the James D. and Linda J. Gerloff Revocable Trust as Grantee, whereas the Deed should have named the Trustees as Grantee), does hereby grant and convey to **James D. Gerloff and Linda J. Gerloff, Co-Trustees** of the James D. and Linda J. Gerloff Revocable Trust, GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

The Northwest Quarter of the Northwest Quarter (NW1/4NW1/4) of Section Seven (7), Township One (1) North, Range Nine (9), West of the 6th P.M., Webster County, Nebraska.

GRANTOR covenants (jointly and severally, if more than one) with GRANTEE that GRANTOR (1) is lawfully 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.

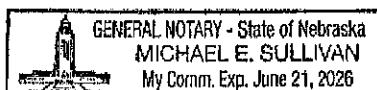
Executed: August 29, 2025.

*James D. Gerloff*  
James D. Gerloff

*Linda J. Gerloff*  
Linda J. Gerloff

STATE OF NEBRASKA )  
 ) ss:  
COUNTY OF ADAMS )

The foregoing instrument was acknowledged before me on August 29, 2025, by James D. Gerloff and Linda J. Gerloff, husband and wife.



*[Signature]*  
Notary Public

# Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2025	1847	8/19/2025	Base: 65-0011		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
001405300		165		4 05		GeoCde	Twn	Rng	Sect	Qrt	Subdly	Area	Blk	Parcel
Date of Sale Assessed Value				4489	1	10	11	0	00000	1	000	0000		
Land		Improvements		Total		Date of Sale Property Classification Code								
715,655		23,275		738,930		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type:				A) 2	B) 05	C) 5	D) 3	E) 0	F) 9					
LCG		ACRES:		VALUE:		LCG		ACRES:		VALUE:				
IRRIGATED	1A1					GRASSLAND	1G1	36.300		60,440				
	1A						1G	27.250		23,575				
	2A1						2G1							
	2A						2G	28.480		14,240				
	3A1						3G1	35.230		50,725				
	3A						3G							
	4A1						4G1	9.880		7,890				
	4A						4G	55.580		27,790				
DRYLAND	1D1	117.430		388,105		Shelterbelt/Timber								
	1D	22.420		74,095		Accretion		11.380						
	2D1					Waste		1.440		720				
	2D					Other								
	3D1	8.420		24,965		AG LAND TOTAL		355.270		676,815				
	3D					Roads		8.960						
	4D1					Farm Sites		1.000		13,840				
	4D	1.460		4,270		Home Sites		1.000		25,000				
						Recreation								
	Dwellings			15,120		Other								
	Outbuildings			8,155		Non-AG TOTAL		10.960		38,840				

Assessor's Adjustment to Sale Price (+ or -):		Total Recapture Value:	
Assessor Comments and Reason for Adjustment:			
JTWD; TRANSFER PROPERTY INTO REVOCABLE TRUST			
Comments from		Comments:	
001405300 001405500 001405900 001406100 001406300			
(Continue on back)			

## Real Estate Transfer Statement

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

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

1 County Name <b>Webster - 91</b>		2 County Number		3 Date of Sale/Transfer Mo. <b>8</b> Day <b>19</b> Yr. <b>2025</b>		4 Date of Deed Mo. <b>8</b> Day <b>19</b> Yr. <b>2025</b>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) <b>David A. Gleason and Lisa A. Gleason</b> Street or Other Mailing Address <b>3310 W Cottonwood Road</b> City <b>Kearney</b> State <b>NE</b> Zip Code <b>68845</b> Phone Number <b>(308) 627-6733</b> Email Address <b>n/a</b>				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) <b>see attachment</b> Street or Other Mailing Address City State Zip Code Phone Number Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address			
7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home.							
(A) Status		(B) Property Type				(C)	
<input checked="" type="checkbox"/> Improved <input type="checkbox"/> Unimproved <input type="checkbox"/> IOLL		<input checked="" type="checkbox"/> Single Family <input type="checkbox"/> Multi-Family <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Agricultural <input type="checkbox"/> Recreational <input type="checkbox"/> Mineral Interests-Nonproducing <input type="checkbox"/> Mineral Interests-Producing <input type="checkbox"/> State Assessed <input type="checkbox"/> Exempt				<input type="checkbox"/> Mobile Home	
8 Type of Deed							
<input type="checkbox"/> Conservator <input type="checkbox"/> Distribution <input type="checkbox"/> Land Contract/Memo <input type="checkbox"/> Partition <input type="checkbox"/> Sheriff <input type="checkbox"/> Other <input type="checkbox"/> Bill of Sale <input type="checkbox"/> Corrective <input type="checkbox"/> Easement <input type="checkbox"/> Lease <input type="checkbox"/> Personal Rep. <input type="checkbox"/> Trust/Trustee <input type="checkbox"/> Cemetery <input type="checkbox"/> Death Certificate - Transfer on Death <input type="checkbox"/> Executor <input type="checkbox"/> Mineral <input type="checkbox"/> Quit Claim <input checked="" type="checkbox"/> Warranty							
9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? <input type="checkbox"/> Buyer <input type="checkbox"/> Seller <input checked="" type="checkbox"/> No		10 Type of Transfer					
		<input type="checkbox"/> Distribution <input type="checkbox"/> Foreclosure <input type="checkbox"/> Irrevocable Trust <input checked="" type="checkbox"/> Revocable Trust <input type="checkbox"/> Transfer on Death <input type="checkbox"/> Auction <input type="checkbox"/> Easement <input type="checkbox"/> Gift <input type="checkbox"/> Life Estate <input type="checkbox"/> Sale <input type="checkbox"/> Trustee to Beneficiary <input type="checkbox"/> Court Decree <input type="checkbox"/> Exchange <input type="checkbox"/> Grantor Trust <input type="checkbox"/> Partition <input type="checkbox"/> Satisfaction of Contract <input type="checkbox"/> Other (Explain)					
11 Was ownership transferred in full? (If No, explain the division.) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No				12 Was real estate purchased for same use? (If No, state the intended use.) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.)							
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Aunt or Uncle to Niece or Nephew <input type="checkbox"/> Family Corp., Partnership, or LLC <input checked="" type="checkbox"/> Self <input type="checkbox"/> Other <input type="checkbox"/> Brothers and Sisters <input type="checkbox"/> Grandparents and Grandchild <input checked="" type="checkbox"/> Spouse <input type="checkbox"/> Ex-spouse <input type="checkbox"/> Parents and Child <input type="checkbox"/> Step-parent and Step-child							
14 What is the current market value of the real property? <b>369,465.00</b>				15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No \$ %			
16 Does this conveyance divide a current parcel of land? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No				17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
18 Address of Property <b>489 Road 1800 Guide Rock, NE 68942</b>				19 Name and Address of Person to Whom the Tax Statement Should be Sent <b>David A. Gleason and Lisa A. Gleason, Cotrustees 3310 W Cottonwood Road Kearney, NE 68845</b>			
18a <input type="checkbox"/> No address assigned 18b <input type="checkbox"/> Vacant land							
20 Legal Description (Attach additional pages, if needed.) <b>see attachment</b>							
21 If agricultural, list total number of acres transferred in this transaction <b>366.23±</b>							
22 Total purchase price, including any liabilities assumed.						22 \$ <b>0.00</b>	
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions)						23 \$	
24 Adjusted purchase price paid for real estate (line 22 minus line 23)						24 \$ <b>0.00</b>	
25 If this transfer is exempt from the documentary stamp tax, list the exemption number <b>4</b>							
26 Is an affidavit as described in Neb. Rev. Stat. § 76-2,141 required because the property is located within a county or other geographic area with an active air force ballistic missile field? (See instructions) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No							
27 If yes, is the required affidavit attached to this filing? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No							

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

sign  
here

**David A. Gleason, Cotrustee**  
Print or Type Name of Grantee or Authorized Representative

**[Signature]**  
Signature of Grantee or Authorized Representative

Title

**Grantee**

Phone Number

**(308) 440-8157**  
**8/19/2025**  
Date

## Register of Deed's Use Only

## For Dept. Use Only

28 Date Deed Recorded Mo. <b>9</b> Day <b>3</b> Yr. <b>25</b>		29 Value of Stamp or Exempt Number \$ <b>Exempt #4</b>		30 Recording Data <b>BK 2025, Pg. 1847</b>	
--	--	---	--	---	--

ATTACHMENT

**6) Grantee's Name, Address, and Telephone:**

David A. Gleason and Lisa A. Gleason, Cotrustees of the David A. Gleason and Lisa A. Gleason Revocable Trust dated August 19, 2025  
3310 W Cottonwood Road  
Kearney, NE 68845  
3086276733  
Email: N/A

**20) Legal Description:**

63910

An undivided one half ( $\frac{1}{2}$ ) interest in the Northeast Quarter (NE1/4) of Section Fourteen (14), Township One (1) North, Range Ten (10), West of the 6<sup>th</sup> P.M., Webster County, Nebraska;

63910

An undivided one half ( $\frac{1}{2}$ ) interest in Lots Eight (8), Nine (9), and Ten (10) in Section Twelve (12), Township One (1) North, Range Ten (10) West of the 6<sup>th</sup> P.M., Webster County, Nebraska;

63940

An undivided one half ( $\frac{1}{2}$ ) interest in part of Lot Three (3) in Section Thirteen (13), Township One (1) North, Range Ten (10) West of the 6<sup>th</sup> P.M., Webster County, Nebraska, such part lying within the closed course and more particularly described as follows: Beginning at the Northwest corner of said Lot 3, which point bears South 89°58' East 2,665.0 feet from the Northwest corner of Section 13, and proceeding thence South 89°58' East 1,063.0 feet to a point; thence South 46°00' East 238.0 feet to a point; thence South 00°18' West 848.0 feet to a point; thence North 55°26' West 639.0 feet to a point; thence North 62°14' West 500.00 feet to a point; thence North 90°00' West 261.9 feet to a point; thence North 00°06' East 418.5 feet to point of beginning;

63945

An undivided one half ( $\frac{1}{2}$ ) interest in Lot Four (4) and the West Half of the Southeast Quarter (W1/2SE1/4) lying South of the Republican River in Section Eleven (11), Township One (1) North, Range Ten (10) West of the 6<sup>th</sup> P.M., Webster County, Nebraska; and

63955

An undivided one half ( $\frac{1}{2}$ ) interest in a tract of land lying in the Northwest Quarter (NW1/4) of Section Thirteen (13), Township One (1) North, Range Ten (10) West of the 6<sup>th</sup> P.M., Webster County, Nebraska, and lying within the closed course more particularly described as follows: Beginning at a point on the East boundary of said quarter section, which point bears N 00°06' E 1,960.6 feet from the center quarter corner of said Section and proceeding N 88°18' W 850.0 feet to a point; thence S 42°21'30" W 160.4 feet to a point; thence S 86°46' W 1,080.0 feet to a point; thence N 23°29' W 230.0 feet to a point; thence N 16°49'30" W 180.0 feet to a point; thence N 02°26' W 447.0 feet to a point on the North line of the same section; thence S 89°58' E 2,200.0 feet along said section line to the Northeast corner of said quarter section; thence S 00°06" W 674.4 feet along the East line of the same quarter section to the point of beginning.

Index \_\_\_\_\_  
Computer \_\_\_\_\_  
Assessor \_\_\_\_\_  
Carded \_\_\_\_\_

NEBRASKA DOCUMENTARY  
STAMP TAX  
Date: 09/03/25  
\$ Ex004 By AS

**Bk 2025, Pg 1847**

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 03 day  
of September A.D., 2025, at 08:41  
o'clock AM. Recorded in Book 2025  
on Pages 1847-1848

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

Once recorded, return to:  
Parker, Grossart & Bahensky, L.L.P.  
P.O. Box 1600, Kearney, NE 68848-1600

### **JOINT TENANCY WARRANTY DEED**

**David A. Gleason and Lisa A. Gleason**, a married couple, GRANTORS, in consideration of estate planning, convey to convey to GRANTEES, **David A. Gleason and Lisa A. Gleason, Cotrustees of the David A. Gleason and Lisa A. Gleason Revocable Trust dated August 19, 2025**, or their successor or successors in trust, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

**An undivided one half (½) interest in the Northeast Quarter (NE1/4) of Section Fourteen (14), Township One (1) North, Range Ten (10), West of the 6<sup>th</sup> P.M., Webster County, Nebraska;**

**An undivided one half (½) interest in Lots Eight (8), Nine (9), and Ten (10) in Section Twelve (12), Township One (1) North, Range Ten (10) West of the 6<sup>th</sup> P.M., Webster County, Nebraska;**

**An undivided one half (½) interest in part of Lot Three (3) in Section Thirteen (13), Township One (1) North, Range Ten (10) West of the 6<sup>th</sup> P.M., Webster County, Nebraska, such part lying within the closed course and more particularly described as follows: Beginning at the Northwest corner of said Lot 3, which point bears South 89°58' East 2,665.0 feet from the Northwest corner of Section 13, and proceeding thence South 89°58' East 1,063.0 feet to a point; thence South 46°00' East 238.0 feet to a point; thence South 00°18' West 848.0 feet to a point; thence North 55°26' West 639.0 feet to a point; thence North 62°14' West 500.00 feet to a point; thence North 90°00' West 261.9 feet to a point; thence North 00°06' East 418.5 feet to point of beginning;**

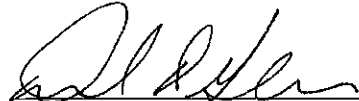
**An undivided one half (½) interest in Lot Four (4) and the West Half of the Southeast Quarter (W1/2SE1/4) lying South of the Republican River in Section Eleven (11), Township One (1) North, Range Ten (10) West of the 6<sup>th</sup> P.M., Webster County, Nebraska; and**

**An undivided one half (½) interest in a tract of land lying in the Northwest Quarter (NW1/4) of Section Thirteen (13), Township One (1) North, Range Ten (10) West of the 6<sup>th</sup> P.M., Webster County, Nebraska, and lying within the closed course more particularly described as follows: Beginning at a point on the East boundary of said quarter section, which point bears N 00°06' E 1,960.6 feet from the center quarter corner of said Section and proceeding N 88°18' W 850.0 feet to a point; thence S 42°21'30" W 160.4 feet to a point; thence S 86°46' W 1,080.0 feet to a point; thence N 23°29' W 230.0 feet to a point; thence N 16°49'30" W 180.0 feet to a point; thence N 02°26' W 447.0 feet to a point on the North line of the same section; thence S 89°58' E 2,200.0 feet along said section line to the Northeast corner of said quarter section; thence S 00°06" W 674.4 feet along the East line of the same quarter section to the point of beginning.**

GRANTORS covenant (jointly and severally, if more than one) with GRANTEES that  
GRANTORS:

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

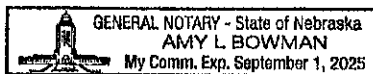
EXECUTED: August 19, 2025.

  
David A. Gleason

  
Lisa A. Gleason

STATE OF NEBRASKA     }  
COUNTY OF BUFFALO    } ss:

The foregoing instrument was acknowledged before me on August 19, 2025, by **David A. Gleason and Lisa A. Gleason**, a married couple.



  
Notary Public



# Residential & Commercial Sales Worksheet

<b>Cnty No.</b>	<b>Book</b>	<b>Page</b>	<b>Sale Date</b>	<b>School District Code</b>									
91	2025	1857	8/5/2025	Base: 91-0002				Affiliated:		Unified:			
<b>Location ID</b>		<b>Sale Number</b>	<b>Useability &amp; Code #</b>		<b>Parcel Number</b>								
000117600		166	4	10	GeoCde	Twn	Rng	Sect	Qrt	Subdlv	Area	Blk	Parcel
<b>Date of Sale Assessed Value</b>				4491			00	0	10005		030	0000	
<b>Land</b>		<b>Improvements</b>	<b>Total</b>		<b>Date of Sale Property Classification Code</b>								
4,730		168,120	172,850		Status	Property Type		Zoning	Location	City Size	Parcel Size		
<b>Assessor Location: RED CLOUD (RC)</b>				A) 1	B) 03	C) 3	D) 1	E) 6	F) 3				
			<b>Residential</b>				<b>Commercial</b>						
<b>Multiple Improvements:</b>			Multiple. Improvements. :				Multiple. Improvements. : <b>3</b>						
<b>Construction Date:</b>			Construction Date :				Construction Date : <b>1900</b>						
<b>Floor:</b>			Floor Sq. Ft. :				Floor Sq. Ft. : <b>572</b>						
<b>Building Cost New:</b>			Cost :				Cost : <b>18,465</b>						
<b>Single Family Style:</b>			<b>Residential Condition:</b>				<b>Commercial Occupancy Code:</b>						
(100) <input type="checkbox"/> Mobile Home			(10) <input type="checkbox"/> Worn Out				Primary: <b>471</b> Other1: <b>353</b> Other2: <b>473</b>						
(101) <input type="checkbox"/> One Story			(20) <input type="checkbox"/> Badly Worn				<b>Commercial Construction Class: 4</b>						
(102) <input type="checkbox"/> Two Story			(30) <input type="checkbox"/> Average				(1) <input type="checkbox"/> Fireproof Structural Steel Frame						
(103) <input type="checkbox"/> Split Level			(40) <input type="checkbox"/> Good				(2) <input type="checkbox"/> Reinforced Concrete Frame						
(104) <input type="checkbox"/> 1 1/2 Story			(50) <input type="checkbox"/> Very Good				(3) <input type="checkbox"/> Masonry Bearing Walls						
(111) <input type="checkbox"/> Bi-Level			(60) <input type="checkbox"/> Excellent				(4) <input checked="" type="checkbox"/> Wood or Steel Framed Ext. Walls						
(106) <input type="checkbox"/> Other							(5) <input type="checkbox"/> Metal Frame and Walls						
<b>Townhouse or Duplex Style:</b>			<b>Residential Quality:</b>				(6) <input type="checkbox"/> Pole Frame						
(301) <input type="checkbox"/> One Story			(10) <input type="checkbox"/> Low				<b>Cost Rank: 20</b>				<b>Condition: 40</b>		
(302) <input type="checkbox"/> Two Story			(20) <input type="checkbox"/> Fair				(10) <input type="checkbox"/> Low				(10) <input type="checkbox"/> Worn Out		
(307) <input type="checkbox"/> 1 1/2 Story			(30) <input type="checkbox"/> Average				(20) <input checked="" type="checkbox"/> Average				(20) <input type="checkbox"/> Badly Worn		
(308) <input type="checkbox"/> Split Level			(40) <input type="checkbox"/> Good				(30) <input type="checkbox"/> Above Average				(30) <input type="checkbox"/> Average		
(309) <input type="checkbox"/> 2 1/2 Story			(50) <input type="checkbox"/> Very Good				(40) <input type="checkbox"/> High				(40) <input checked="" type="checkbox"/> Good		
(304) <input type="checkbox"/> One Story Duplex			(60) <input type="checkbox"/> Excellent								(50) <input type="checkbox"/> Very Good		
(305) <input type="checkbox"/> Two Story Duplex											(60) <input type="checkbox"/> Excellent		
<b>Assessor's Adjustment to Sale Price (+ or -):</b>													
<b>Assessor Comments and Reason for Adjustment:</b>													
WD ; BUILD ROADS													
<b>Comments from</b> _____ <b>Comments:</b> _____													

(Continue on back)

NEBRASKA

Good Life, Great Service.

DEPARTMENT OF REVENUE

## Real Estate Transfer Statement

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

FORM  
521

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

1 County Name <b>Webster - 91</b>		2 County Number		3 Date of Sale/Transfer Mo. <b>08</b> Day <b>05</b> Yr. <b>2025</b>		4 Date of Deed Mo. <b>08</b> Day <b>05</b> Yr. <b>2025</b>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) <b>See Exhibit A Attached</b> Street or Other Mailing Address				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) <b>The State of Nebraska Dept of Transportation</b> Street or Other Mailing Address <b>PO Box 94759</b>			
City		State		City		State	
				<b>Lincoln</b>		<b>NE</b>	
Zip Code				Zip Code		<b>68509</b>	
Phone Number				Phone Number		Is the grantee a 501(c)(3) organization?	
				<b>(402) 471-4667</b>		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Email Address				Email Address		If Yes, is the grantee a 509(a) foundation?	
				<b>N/A</b>		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

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

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

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

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

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

14 What is the current market value of the real property?	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)
<b>420.00</b>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No \$ _____ %

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

18 Address of Property	19 Name and Address of Person to Whom the Tax Statement Should be Sent
<b>N/A</b>	<b>Nebraska Dept of Transportation</b>
	<b>PO Box 94759</b>
	<b>Lincoln, NE 68509-4759</b>

10a <input type="checkbox"/> No address assigned	10b <input type="checkbox"/> Vacant land
--	--

20 Legal Description (Attach additional pages, if needed.)
<b>See Attached Exhibit A</b>

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

22 Total purchase price, including any liabilities assumed.	22 \$ <b>420.00</b>
---	---------------------

23 Was non-real property included in the purchase?	23 \$
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	<b>420.00</b>

24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24 \$
	<b>420.00</b>

25 If this transfer is exempt from the documentary stamp tax, list the exemption number <b>2</b>
--

26 Is an affidavit as described in Neb. Rev. Stat. § 76-2.141 required because the property is located within a county or other geographic area with an active air force ballistic missile field? (See instructions)
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

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

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

Sarah Talbert

Print/Type Name of Grantee or Authorized Representative

(402) 479-4461

Phone Number

9/4/2025

Date

sign  
here

Signature of Grantee or Authorized Representative

ROW Project Manager

Title

## Register of Deed's Use Only

For Dept. Use Only

28 Date Deed Recorded	29 Value of Stamp or Exempt Number	30 Recording Data
Mo. <b>9</b> Day <b>4</b> Yr. <b>25</b>	\$ <b>Exempt #2</b>	<b>BK2025 Pg 1857</b>

Nebraska Department of Revenue

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

Form No. 06-209-2008 7-2024 Rev. Supersedes 98-289-2008 10-2020

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

Exhibit A  
To Form 521 - Real Estate Transfer Statement

**Field No. 5:** Grantor's Name, Address, and Telephone

Norder Holding Company, a Nebraska corporation ;  
PO Box 10 Bruning  
Bruning, NE 68322-0010

Phone No.: (402) 353-3775

**Field No. 20:** Legal Description

ROW1 - A TRACT OF LAND LOCATED IN LOTS 18-24, BLOCK 30, ORIGINAL TOWN, NOW CITY OF RED CLOUD, WEBSTER COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 24; THENCE S00°59'10"E ON AN ASSUMED BEARING AND ALL BEARINGS CONTAINED HEREIN ARE RELATIVE THERETO A DISTANCE OF 175.00 FEET ALONG THE WEST LINE OF SAID BLOCK 30 TO THE SOUTHWEST CORNER OF SAID LOT 18; THENCE N88°54'31"E A DISTANCE OF 4.39 FEET ALONG SAID LOT LINE; THENCE N01°00'32"W A DISTANCE OF 148.38 FEET; THENCE S89°49'51"W A DISTANCE OF 2.60 FEET; THENCE N01°17'29"W A DISTANCE OF 26.57 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 24; THENCE S88°54'31"W A DISTANCE OF 1.59 FEET ALONG SAID LOT LINE TO THE NORTHWEST CORNER OF SAID LOT 24 TO THE POINT OF BEGINNING CONTAINING 691.38 SQUARE FEET, MORE OR LESS. SAID GRANTOR DOES HEREBY RETAIN AND RESERVE TO SAID GRANTOR AND TO ITS SUCCESSORS AND ASSIGNS ALL RIGHTS TO MINERALS, IN OR ON THE ABOVE DESCRIBED REAL PROPERTY. SAID GRANTOR AND/OR ITS SUCCESSORS AND ASSIGNS SHALL HAVE NO RIGHT TO ENTER OR USE THE SURFACE OF SAID REAL PROPERTY FOR ANY PURPOSE CONCERNING SAID MINERAL RIGHTS, NOR SHALL SAID GRANTOR AND/OR ITS SUCCESSORS AND ASSIGNS IN EXTRACTING SAID MINERALS FROM SAID REAL PROPERTY, DAMAGE OR IN ANY WAY IMPAIR THE USE OF SAID REAL PROPERTY.

Index \_\_\_\_\_  
Computer \_\_\_\_\_  
Assessor \_\_\_\_\_  
Carded \_\_\_\_\_

NEBRASKA DOCUMENTARY  
STAMP TAX

Date: 09/04/25

\$ Ex002 By AS

**Bk 2025, Pg 1857**

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 04 day  
of September A.D., 2025, at 01:10  
o'clock PM. Recorded in Book 2025  
on Pages 1857-1860

*Abbey Laing*

County Clerk

Fee: \$28.00 By: AS Deputy  
Electronically Recorded

FOR REGISTER OF DEEDS USE ONLY

Return to: Karla Smith  
Nebraska Dept. of Transportation, R.O.W. Division  
Box 94759  
Lincoln, NE 68509-4759

**WARRANTY DEED**

**PROJECT NO.: 281-1(117)**

**C.N.: 42619**

**TRACT: 64**

**KNOW ALL PERSONS BY THESE PRESENTS:**

**THAT: Norder Holding Company, a Nebraska corporation**

hereinafter known as the Grantor, for and in consideration of the sum of **ONE AND NO/100----- (\$1.00)-----DOLLAR AND OTHER VALUABLE CONSIDERATION** in hand paid does hereby grant, bargain, sell, convey and confirm unto THE STATE OF NEBRASKA, DEPARTMENT OF TRANSPORTATION, the following described real property;

A TRACT OF LAND LOCATED IN LOTS 18-24, BLOCK 30, ORIGINAL TOWN, NOW CITY OF RED CLOUD, WEBSTER COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 24; THENCE S00°59'10"E ON AN ASSUMED BEARING AND ALL BEARINGS CONTAINED HEREIN ARE RELATIVE THERETO A DISTANCE OF 175.00 FEET ALONG THE WEST LINE OF SAID BLOCK 30 TO THE SOUTHWEST CORNER OF SAID LOT 18; THENCE N88°54'31"E A DISTANCE OF 4.39 FEET ALONG SAID LOT LINE; THENCE N01°00'32"W A DISTANCE OF 148.38 FEET; THENCE S89°49'51"W A DISTANCE OF 2.60 FEET; THENCE N01°17'29"W A DISTANCE OF 26.57 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 24; THENCE S88°54'31"W A DISTANCE OF 1.59 FEET ALONG SAID LOT LINE TO THE NORTHWEST CORNER OF SAID LOT 24 TO THE POINT OF BEGINNING CONTAINING 691.38 SQUARE FEET, MORE OR LESS.

SAID GRANTOR DOES HEREBY RETAIN AND RESERVE TO SAID GRANTOR AND TO ITS SUCCESSORS AND ASSIGNS ALL RIGHTS TO MINERALS, IN OR ON THE ABOVE DESCRIBED REAL PROPERTY. SAID GRANTOR AND/OR ITS SUCCESSORS AND ASSIGNS SHALL HAVE NO RIGHT TO ENTER OR USE THE SURFACE OF SAID REAL PROPERTY FOR ANY PURPOSE CONCERNING SAID MINERAL RIGHTS, NOR SHALL SAID GRANTOR AND/OR ITS SUCCESSORS AND ASSIGNS IN

**WARRANTY DEED**

**PROJECT NO.: 281-1(117)**

**C.N.: 42619**

**TRACT: 64**

EXTRACTING SAID MINERALS FROM SAID REAL PROPERTY, DAMAGE OR IN ANY WAY IMPAIR THE USE OF SAID REAL PROPERTY.

TO HAVE AND TO HOLD said real property, hereby known to include real estate together with all Tenements, Hereditaments and Appurtenances thereunto belonging, unto THE STATE OF NEBRASKA, DEPARTMENT OF TRANSPORTATION, and to its successors and assigns forever.

Said Grantor does hereby covenant with THE STATE OF NEBRASKA, DEPARTMENT OF TRANSPORTATION, and with its successors and assigns; that said Grantor is lawfully seized of said real property; that said real property is free from encumbrance; that said Grantor is duly authorized to sell said real property; that said Grantor warrants and will defend that title to said real property against the lawful claims of all persons, whomsoever.

## WARRANTY DEED

PROJECT NO.: 281-1(117)

C.N.: 42619

TRACT: 64

Duly executed this 5 day of August, A.D. 2025.Norder Holding Company, a Nebraska corporation  
byTimothy A. Norder  
Authorized Officer or AgentTimothy A. Norder, President  
Print name of Authorized Officer or Agent and TitleSTATE OF Nebraska  
COUNTY OF Thayer )ss.The foregoing instrument was acknowledged before me this 5 day of August,  
A.D., 2025, by Timothy A. Norder  
Jonas L. Manley, Notary, president,  
(Printed Name of Individual who appeared before Notary) (Title of officer or agent)Of Norder Holding Company.Jonas L. Manley  
Notary Public

**AFFIDAVIT of Authority****NEBRASKA**

DEPARTMENT OF TRANSPORTATION

Project Name: In Red Cloud	Project #: 281-1(117)	Control #: 42619
Contract Name: Norder Holding Company, a Nebraska corporation	Type: Tract Owner	Tract #: 64

I, Timothy A. Norder, the undersigned, swear or affirm the following is true and accurate to  
(Print name of individual signing on behalf of Organization)

the best of my knowledge (complete both items 1 and 2):

- ① I am the President for Norder Holding Company,  
(Title of office holder) (Name of Organization)  
 organized in accordance with the laws of the State of Nebraska and lawfully operating in Nebraska;

**AND . . .**

- ② I am authorized to sign any and all documentation on behalf of the above named entity regarding the sale or use of property rights in general or specifically for a project of the State of Nebraska - Department of Transportation based on:  
 (Check one of the following and complete appropriate blanks.)

☒ The capacity expressly provided in the Corporate Bylaws,  
(Bylaws, Operating Agreement, or Partnership Agreement)

**OR . . .**

☐ The Resolution of the \_\_\_\_\_ dated \_\_\_\_\_,  
(Corporate Board or Corporate Membership)

Dated this 5th day of August, 20 25

Timothy A. Norder  
Signature of

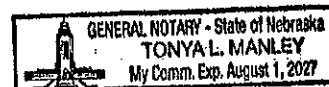
Timothy A. Norder  
Print Name

State of Nebraska )

County of Thayer ) ss

Subscribed and sworn before me this 25th day of August, 20 25

Tonya L. Manley  
Signature of Notary Public





# Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code								
91	2025	1863	8/8/2025	Base: 65-0011		Affiliated:		Unified:				
Location ID		Sale Number	Useability & Code #	Parcel Number								
001014501		167	1	GeoCde	Twn	Rng	Sec	Qrt	Subdly	Area	Blk	Parcel
Date of Sale Assessed Value				4487	1	9	18	2	00000	1	000	6060
Land	Improvements	Total	Date of Sale Property Classification Code									
30,320		30,320	Status	Property Type		Zoning		Location		City Size		Parcel Size
	Irrigation Type:		A) 2	B) 05		C) 5		D) 3		E) 0		F) 8
LCG	ACRES:	VALUE:	LCG	ACRES:	VALUE:							
IRRIGATED 1A1			GRASSLAND 1G1									
1A			1G	16.140	25,195							
2A1			2G1									
2A			2G									
3A1			3G1									
3A			3G									
4A1			4G1									
4A			4G	7.120	3,560							
DRYLAND 1D1			Shelterbelt/Timber									
1D			Accretion									
2D1			Waste	3.130	1,565							
2D			Other									
3D1			AG LAND TOTAL	26.390	30,320							
3D			Roads	0.870								
4D1			Farm Sites									
4D			Home Sites									
			Recreation									
Dwellings			Other									
Outbuildings			Non-AG TOTAL	0.870								

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

## Real Estate Transfer Statement

FORM  
521

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

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

1 County Name <b>Adams - 01</b>	2 County Number <input checked="" type="checkbox"/>	3 Date of Sale/Transfer Mo. <b>8</b> Day <b>8</b> Yr. <b>25</b>	4 Date of Deed Mo. <b>7</b> Day <b>8</b> Yr. <b>25</b>
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) <b>See Attachment</b> Street or Other Mailing Address <b>422W. 12th St.</b> City <b>Hastings</b> State <b>NE</b> Zip Code <b>68901</b> Phone Number <b>N/A</b> Email Address <b>N/A</b>		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) <b>Daly and Jones Rentals, LLC</b> Street or Other Mailing Address <b>1008 Lakeview Terrace</b> City <b>Hastings</b> State <b>NE</b> Zip Code <b>68901</b> Phone Number <b>402-984-2558</b> Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address <b>N/A</b>	

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	
<input type="checkbox"/> Improved	<input type="checkbox"/> Single Family	<input type="checkbox"/> Mineral Interests-Nonproducing	<input type="checkbox"/> State Assessed
<input checked="" type="checkbox"/> Unimproved	<input type="checkbox"/> Multi-Family	<input type="checkbox"/> Mineral Interests-Producing	<input type="checkbox"/> Exempt
<input type="checkbox"/> IOL	<input type="checkbox"/> Commercial	<input type="checkbox"/> Agricultural	<input type="checkbox"/> Mobile Home
8 Type of Deed			
<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Conservator	<input type="checkbox"/> Distribution	<input type="checkbox"/> Land Contract/Memo
<input type="checkbox"/> Cemetery	<input type="checkbox"/> Corrective	<input type="checkbox"/> Easement	<input type="checkbox"/> Lease
<input type="checkbox"/> Death Certificate - Transfer on Death	<input type="checkbox"/> Executor	<input type="checkbox"/> Mineral	<input type="checkbox"/> Partition
			<input type="checkbox"/> Personal Rep.
			<input type="checkbox"/> Quit Claim
			<input checked="" type="checkbox"/> Warranty
9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller?			
<input type="checkbox"/> Buyer	<input type="checkbox"/> Seller	<input checked="" type="checkbox"/> No	
10 Type of Transfer			
<input type="checkbox"/> Auction	<input type="checkbox"/> Distribution	<input type="checkbox"/> Foreclosure	<input type="checkbox"/> Irrevocable Trust
<input type="checkbox"/> Court Decree	<input type="checkbox"/> Easement	<input type="checkbox"/> Gift	<input type="checkbox"/> Life Estate
<input type="checkbox"/> Exchange	<input type="checkbox"/> Grantor Trust	<input type="checkbox"/> Partition	<input checked="" type="checkbox"/> Sale
			<input type="checkbox"/> Satisfaction of Contract
			<input type="checkbox"/> Transfer on Death
			<input type="checkbox"/> Trustee to Beneficiary
			<input type="checkbox"/> Other (Explain)
11 Was ownership transferred in full? (If No, explain the division.)		12 Was real estate purchased for same use? (If No, state the intended use.)	
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.)			
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
<input type="checkbox"/> Aunt or Uncle to Niece or Nephew			
<input type="checkbox"/> Family Corp., Partnership, or LLC			
<input type="checkbox"/> Brothers and Sisters			
<input type="checkbox"/> Grandparents and Grandchild			
<input type="checkbox"/> Ex-spouse			
<input type="checkbox"/> Parents and Child			
<input type="checkbox"/> Step-parent and Step-child			
14 What is the current market value of the real property? <b>120,000.00</b>		15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)	
		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No \$ _____ %	
16 Does this conveyance divide a current parcel of land? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) <input checked="" type="checkbox"/> Yes <b>PRAIRIE TITLE</b> <input type="checkbox"/> No	
18 Address of Property		19 Name and Address of Person to Whom the Tax Statement Should be Sent <b>Grantees</b>	
18a <input type="checkbox"/> No address assigned 18b <input checked="" type="checkbox"/> Vacant land			
20 Legal Description (Attach additional pages, if needed.) <b>See Attachment.</b>			

21 If agricultural, list total number of acres transferred in this transaction _____	
22 Total purchase price, including any liabilities assumed.	22 \$ <b>120,000.00</b>
23 Was non-real property included in the purchase? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	23 \$ <b>0.00</b>
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24 \$ <b>120,000.00</b>
25 If this transfer is exempt from the documentary stamp tax, list the exemption number _____	
26 Is an affidavit as described in Neb. Rev. Stat. § 76-2,141 required because the property is located within a county or other geographic area with an active air force ballistic missile field? (See instructions) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
27 If yes, is the required affidavit attached to this filing? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

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

sign  
herePrint Name of Grantee or Authorized Representative  
**Sean M. Daly**Signature of Grantee or Authorized Representative  
**Sean M. Daly**Grantee  
Title

402-984-2558

Phone Number

8/8/2025

Date

## Register of Deed's Use Only

## For Dept. Use Only

28 Date Deed Recorded Mo. <b>9</b> Day <b>4</b> Yr. <b>25</b>	29 Value of Stamp or Exempt Number \$ <b>278.40</b>	30 Recording Data <b>BK2025 Pg 1863</b>
--	--	--

#5.

Aaron D. Hyde and Blake J. Hyde, Trustees of the Fred and Barbara Hyde Irrevocable Trust dated November 22, 2019, Barabara L. Hyde, a single person and Life Tenant.

All that part of Lot Five (5) in the Northwest Quarter (NW ¼) of Section Eighteen (18), Township One (1) North, Range Nine (9) West of the 6<sup>th</sup> P.M., Webster County, Nebraska, lying West of the tract in said Lot 5 conveyed to the United States of America by Deed recorded in Book 29, Page 54, EXCEPT tracts conveyed to Webster County for road by Deeds recorded in Book 24, Page 302 and Book 26, Page 98.

Index \_\_\_\_\_  
Computer \_\_\_\_\_  
Assessor \_\_\_\_\_  
Carded \_\_\_\_\_

NEBRASKA DOCUMENTARY  
STAMP TAX

Date: 09/04/25

\$ 278.40 By AS

Bk 2025, Pg 1863

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 04 day  
of September A.D., 2025, at 02:52  
o'clock PM. Recorded in Book 2025  
on Page 1863

*Anthony D. King* County Clerk  
Fee: \$10.00 By: AS Deputy  
Electronically Recorded

Return to: Prairie Title Inc, 420 West 5<sup>th</sup> Street, Hastings, NE 68901

WARRANTY DEED

AARON D. HYDE AND BLAKE J. HYDE, TRUSTEES OF THE FRED AND BARBARA HYDE IRREVOCABLE TRUST DATED NOVEMBER 22, 2019 and BARBARA L. HYDE, A SINGLE PERSON AND LIFE TENANT, GRANTORS, in consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, hereby convey to DALY AND JONES RENTALS, LLC, A NEBRASKA LIMITED LIABILITY COMPANY, GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. Section 76-201):

All that part of Lot Five (5) in the Northwest Quarter (NW ¼) of Section Eighteen (18), Township One (1) North, Range Nine (9) West of the 6<sup>th</sup> P.M., Webster County, Nebraska, lying West of the tract in said Lot 5 conveyed to the United States of America by Deed recorded in Book 29, Page 54, EXCEPT tracts conveyed to Webster County for road by Deeds recorded in Book 24, Page 302 and Book 26, Page 98.

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

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

Executed: July 8, 2025.

*Aaron D. Hyde*  
AARON D. HYDE, TRUSTEE

*Blake J. Hyde*  
BLAKE J. HYDE, TRUSTEE

*Barbara L. Hyde*  
BARBARA L. HYDE

STATE OF NEBRASKA       )  
  ) SS:  
COUNTY OF ADAMS       )

The foregoing Warranty Deed was acknowledged before me on July 8, 2025, by Aaron D. Hyde and Blake J. Hyde, Trustees of the Fred and Barbara Hyde Irrevocable Trust and Barbara L. Hyde, a single person and life tenant.



My commission expires: July 24, 2025

*Jennifer Krings*  
Notary Public - Jennifer Krings

# Residential & Commercial Sales Worksheet

[illegible]

9510  
NEBRASKA

Good Life. Great Service.

DEPARTMENT OF REVENUE

168  
Real Estate Transfer Statement

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

FORM  
521

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

1 County Name <b>Webster</b>	2 County Number <b>91</b>	3 Date of Sale/Transfer Mo. <b>09</b> Day <b>02</b> Yr. <b>2025</b>	4 Date of Deed Mo. <b>07</b> Day <b>07</b> Yr. <b>2025</b>
---------------------------------	------------------------------	--	---

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

Grantor's Name (Seller)  
**Joy A. Davenport, Personal Representative of the Estate of Cynthia J.**Street or Other Mailing Address  
**2606 Bernhurst Drive**City  
**Knoxville** State  
**TN** Zip Code  
**37918**Phone Number  
**(402) 705-0327**Email Address  
**sschutte@charter-title.net**

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

Grantee's Name (Buyer)  
**Samuel D. Sheltroun and Brittany J. Sheltroun**Street or Other Mailing Address  
**901 W Saline Street Po Box 24**City  
**Blue Hill, NE** State  
**68930** Zip CodePhone Number  
**402-257-7536** Is the grantee a 501(c)(3) organization? ☐ Yes ☒ No  
If Yes, is the grantee a 509(a) foundation? ☐ Yes ☒ NoEmail Address  
**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.

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

## 8 Type of Deed

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

9 Was transfer part of IRS like-kind exchange? (I.R.C. § 1031 Exchange) by buyer or seller?  
☐ Buyer ☐ Seller ☒ No10 Type of Transfer  

<input type="checkbox"/> Auction <input type="checkbox"/> Court Decree	<input type="checkbox"/> Distribution <input type="checkbox"/> Easement <input type="checkbox"/> Exchange	<input type="checkbox"/> Foreclosure <input type="checkbox"/> Gift <input type="checkbox"/> Grantor Trust	<input type="checkbox"/> Irrevocable Trust <input type="checkbox"/> Life Estate <input type="checkbox"/> Partition	<input type="checkbox"/> Revocable Trust <input checked="" type="checkbox"/> Sale <input type="checkbox"/> Satisfaction of Contract	<input type="checkbox"/> Transfer on Death <input type="checkbox"/> Trustee to Beneficiary <input type="checkbox"/> Other (Explain) _____
---	---	---	--	---	---

11 Was ownership transferred in full? (If No, explain the division.)  
☒ Yes ☐ No12 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.)

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

14 What is the current market value of the real property?  
**\$55,000.00**15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)  
☒ Yes ☒ No \$ \_\_\_\_\_ %16 Does this conveyance divide a current parcel of land?  
☐ Yes ☒ No17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) ☒ Yes **Charter Title** ☐ No

## 18 Address of Property

**901 W Saline St  
Blue Hill, NE 68930**18a ☐ No address assigned 18b ☐ Vacant Land

## 19 Name and Address of Person to Whom Tax Statement Should be Sent

**Samuel D. Sheltroun and Brittany J. Sheltroun  
901 W Saline St Po Box 24  
Blue Hill, NE 68930**

## 20 Legal Description

**Lots 1 and 2, Block 7, Hoover's Addition to Blue Hill, Webster County, Nebraska.**

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

22 Total purchase price, including any liabilities assumed \_\_\_\_\_

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

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

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

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 ☒ No27 If yes, is the required affidavit attached to this filing? ☐ Yes ☐ No

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

▶ Samuel D. Sheltroun and Brittany J. Sheltroun  
Print or Type Name of Grantee or Authorized Representative402-257-7536  
Phone Numbersign  
here▶   
Signature of Grantee or Authorized Representative  
**Samuel D. Sheltroun**Grantee or Authorized Representative  
TitleSeptember 2, 2025  
Date

## Register of Deeds' Use Only

## For Dept. Use Only

28 Date Deed Recorded  
Mo. **9** Day **9** Yr. **25**29 Value of Stamp or Exempt Number  
\$ **127.60**30 Recording Data  
**BK2025, Pg 1903**



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

State of Nebraska } ss.  
County of Webster }

BOOK 2025 PAGE 1903

Entered on the  
numerical index and filed for record in the  
Clerk's office of said county this 9 day  
of Sept A.D., 2025, at 3:16  
o'clock P.M. Recorded in Book 2025  
on Page 1903  
Albert Harris County Clerk  
10.00 Deputy  
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY STAMP TAX	
Date	<u>9-9-25</u>
\$	<u>127.60</u> By <u>AB</u>

## PERSONAL REPRESENTATIVE'S JOINT TENANCY DEED

Joy A. Davenport, Personal Representative for the Estate of Cynthia J. Johnson a/k/a  
Cynthhia L. Johnson, Deceased, GRANTOR, in consideration of One Dollar and other valuable  
consideration received from GRANTEEES, does hereby conveys unto GRANTEEES

Samuel D. Sheltrown and Brittany J. Sheltrown, husband and wife, as joint tenants and not as  
tenants in common,

the following described real estate (as defined in Neb. Rev. Stat. 76-201):

**Lots 1 and 2, Block 7, Hoover's Addition to Blue Hill, Webster County, Nebraska.**

subject to easements and restrictions of record.

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

Executed this 7 day of July, 2025.

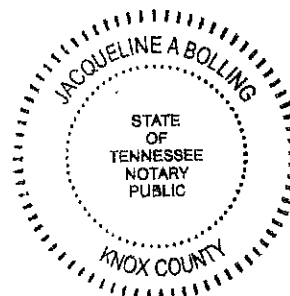
ESTATE OF CYNTHIA J. JOHNSON A/K/A  
CYNTHIA L. JOHNSON

Joy A. Davenport  
Joy A. Davenport,  
Personal Representative

STATE OF TN  
COUNTY OF Knox

The foregoing instrument was acknowledged before me this 7th day of July, 2025 by Joy A.  
Davenport, Personal Representative for the Estate of Cynthia J. Johnson a/k/a Cynthia L. Johnson.

Jacqueline A. Bolling  
Notary Public Jacqueline A. Bolling



# Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code								
91	2025	1929	9/8/2025	Base: 91-0002			Affiliated:		Unified:			
Location ID	Sale Number	Useability & Code #		Parcel Number								
001916800	169	4	05	GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4371	2	11	36	2	00000	1	000	0000
Land	Improvements	Total		Date of Sale Property Classification Code								
62,710	284,470	347,180		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type:				A) 1	B) 05	C) 5	D) 2	E) 0	F) 7			
LCG		ACRES:	VALUE:	LCG		ACRES:	VALUE:					
IRRIGATED	1A1			GRASSLAND	1G1	9.740	16,215					
	1A				1G	3.780	6,295					
	2A1				2G1	0.900	1,360					
	2A				2G							
	3A1				3G1							
	3A				3G							
	4A1				4G1							
	4A				4G							
DRYLAND	1D1				Shelterbelt/Timber							
	1D				Accretion							
	2D1				Waste							
	2D				Other							
	3D1			AG LAND TOTAL		14.420	23,870					
	3D				Roads	0.730						
	4D1				Farm Sites	1.000	13,840					
	4D				Home Sites	1.000	25,000					
					Recreation							
	Dwellings		213,500		Other							
	Outbuildings		70,970	Non-AG TOTAL		2.730	38,840					

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
WD; TRANSFER PROPERTY INTO REVOCABLE TRUST	
Comments from	Comments:

(Continue on back)

NEBRASKA

Good Life. Great Service.

DEPARTMENT OF REVENUE

## Real Estate Transfer Statement

169

FORM  
521

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

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

1 County Name <b>Webster - 91</b>	2 County Number	3 Date of Sale/Transfer Mo. <b>09</b> Day <b>08</b> Yr. <b>2025</b>	4 Date of Deed Mo. <b>09</b> Day <b>08</b> Yr. <b>2025</b>
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) <b>Delbert L. Elliott</b> Street or Other Mailing Address <b>1207 Road H</b> City <b>Red Cloud</b> State <b>NE</b> Zip Code <b>68970</b> Phone Number <b>(402) 746-4400</b> Email Address <b>n/a</b>		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) <b>Delbert L. Elliott, Trustee, Delbert L. Elliott Revoc Trust</b> Street or Other Mailing Address <b>1207 Road H</b> City <b>Red Cloud</b> State <b>NE</b> Zip Code <b>68970</b> Phone Number <b>(402) 746-4400</b> Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address <b>n/a</b>	

7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home.				
(A) Status		(B) Property Type		(C)
<input checked="" type="checkbox"/> Improved	<input checked="" type="checkbox"/> Single Family	<input type="checkbox"/> Industrial	<input type="checkbox"/> Mineral Interests-Nonproducing	<input type="checkbox"/> Mobile Home
<input type="checkbox"/> Unimproved	<input type="checkbox"/> Multi-Family	<input type="checkbox"/> Agricultural	<input type="checkbox"/> Mineral Interests-Producing	<input type="checkbox"/> Exempt
<input type="checkbox"/> IOLL	<input type="checkbox"/> Commercial	<input type="checkbox"/> Recreational		
8 Type of Deed <input type="checkbox"/> Conservator <input type="checkbox"/> Distribution <input type="checkbox"/> Land Contract/Memo <input type="checkbox"/> Partition <input type="checkbox"/> Sheriff <input type="checkbox"/> Other _____ <input type="checkbox"/> Bill of Sale <input type="checkbox"/> Corrective <input type="checkbox"/> Easement <input type="checkbox"/> Lease <input type="checkbox"/> Personal Rep. <input type="checkbox"/> Trust/Trustee _____ <input type="checkbox"/> Cemetery <input type="checkbox"/> Death Certificate - Transfer on Death <input type="checkbox"/> Executor <input type="checkbox"/> Mineral <input type="checkbox"/> Quit Claim <input checked="" type="checkbox"/> Warranty				
9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? <input type="checkbox"/> Buyer <input type="checkbox"/> Seller <input checked="" type="checkbox"/> No		10 Type of Transfer <input type="checkbox"/> Distribution <input type="checkbox"/> Foreclosure <input type="checkbox"/> Irrevocable Trust <input type="checkbox"/> Revocable Trust <input type="checkbox"/> Transfer on Death <input type="checkbox"/> Auction <input type="checkbox"/> Easement <input type="checkbox"/> Gift <input type="checkbox"/> Life Estate <input type="checkbox"/> Sale <input type="checkbox"/> Trustee to Beneficiary <input type="checkbox"/> Court Decree <input type="checkbox"/> Exchange <input checked="" type="checkbox"/> Grantor Trust <input type="checkbox"/> Partition <input type="checkbox"/> Satisfaction of Contract <input type="checkbox"/> Other (Explain) _____		
11 Was ownership transferred in full? (If No, explain the division.) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		12 Was real estate purchased for same use? (If No, state the intended use.) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Aunt or Uncle to Niece or Nephew <input type="checkbox"/> Family Corp., Partnership, or LLC <input checked="" type="checkbox"/> Self <input type="checkbox"/> Other _____ <input type="checkbox"/> Brothers and Sisters <input type="checkbox"/> Grandparents and Grandchild <input type="checkbox"/> Spouse _____ <input type="checkbox"/> Ex-spouse <input type="checkbox"/> Parents and Child <input type="checkbox"/> Step-parent and Step-child				
14 What is the current market value of the real property? <b>350,000.00</b>		15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No \$ _____ %		
16 Does this conveyance divide a current parcel of land? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
18 Address of Property <b>1207 Road H</b> <b>Red Cloud, NE 68970</b>		19 Name and Address of Person to Whom the Tax Statement Should be Sent (Same as Grantee)		
18a <input type="checkbox"/> No address assigned 18b <input type="checkbox"/> Vacant land				
20 Legal Description (Attach additional pages, if needed.) (See description attached)				

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

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

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

David B. Garwood

Print or Type Name of Grantee or Authorized Representative

Signature of Grantee or Authorized Representative

Attorney

Title

(402) 746-3613

Phone Number

Date

9-8-25

sign  
here

## Register of Deed's Use Only

## For Dept. Use Only

28 Date Deed Recorded Mo. <b>9</b> Day <b>10</b> Yr. <b>25</b>	29 Value of Stamp or Exempt Number \$ <b>Exempt # Saii</b>	30 Recording Data <b>BK2025, Pg 1929</b>
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Nebraska Department of Revenue

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

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

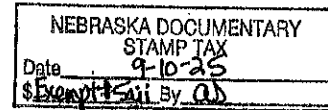
Grantee—Retain a copy of this document for your records.

The North Half of the Northwest Quarter of the Northwest Quarter (N $\frac{1}{2}$ NW $\frac{1}{4}$ NW $\frac{1}{4}$ ) of Section Thirty-six (36), Township Two (2) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska, EXCEPT state highway and county road right of way, and EXCEPT tract conveyed by Deeds recorded in Book 75, page 450 and Book 78, page 1158 and described as follows: Commencing 232.7 feet East and 33 feet South of the Northwest corner of said Section 36; thence continuing South in the same course at a 90° angle to the North line for a distance of 300 feet; thence 90° West a distance of 197.8 feet to a point on the Eastern right-of-way line of U.S. Highway No. 281; thence Northerly along said highway right-of-way line a distance of 300 feet; thence Easterly a distance of 200 feet more or less to the point of beginning.

State of Nebraska } ss.  
County of Webster }

BOOK 2025 PAGE 1929

Entered on the  
numerical index and filed for record in the  
Clerk's office of said county this 10 day  
of Sept A.D., 2025, at 11:39  
o'clock A.M. Recorded in Book 2025  
on Page 1929  
Abbey Hering County Clerk  
10.00 AS Deputy  
Ind Comp Assessor Carded



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

### WARRANTY DEED

Delbert L. Elliott, a single person, GRANTOR, in consideration of ONE AND NO/100 DOLLARS (\$1.00) and conveyance to a trust for benefit of Grantor, conveys to Delbert L. Elliott, Trustee of the Delbert L. Elliott Revocable Trust under agreement dated September 8, 2025, GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

The North Half of the Northwest Quarter of the Northwest Quarter (N $\frac{1}{2}$ NW $\frac{1}{4}$ NW $\frac{1}{4}$ ) of Section Thirty-six (36), Township Two (2) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska, EXCEPT state highway and county road right of way, and EXCEPT tract conveyed by Deeds recorded in Book 75, page 450 and Book 78, page 1158 and described as follows: Commencing 232.7 feet East and 33 feet South of the Northwest corner of said Section 36; thence continuing South in the same course at a 90° angle to the North line for a distance of 300 feet; thence 90° West a distance of 197.8 feet to a point on the Eastern right-of-way line of U.S. Highway No. 281; thence Northerly along said highway right-of-way line a distance of 300 feet; thence Easterly a distance of 200 feet more or less to the point of beginning.

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

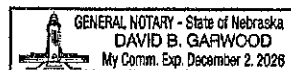
- (1) is lawfully seized of such real estate and that it is free from encumbrances; except easements and restrictions of record;
- (2) has legal power and lawful authority to convey the same;
- (3) warrants and will defend title to the real estate against the lawful claims of all persons.

Executed September 8, 2025.

Delbert L. Elliott

STATE OF NEBRASKA, COUNTY OF WEBSTER ) ss.

The foregoing instrument was acknowledged before me on September 8<sup>th</sup>, 2025, by Delbert L. Elliott, a single person.



Comm. expires 12-2-26

Notary Public