# Agricultural Land Sales Worksheet

Cnty No. Bo	ók Page	Sale	Date		14.8.46		Sc	hool D	stric	t Code			<b>化</b> 传	200
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898,765	30,450	9	29,215	Status	Proj	erty Ty	ре	Zoning		Location	Ci	y Size	Par	cel Size
are freeze and	Irrigation Type:	l		A) 2	B)	05	12.6-44-44 F	c) 5	I	)) 3	E)	0	F)	es Sedicitation de extremente
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Assessor's Adjustn	nent to Sa	de Price (+ o	r -):		Total Recapture Value:	
Assessor Comments a	nd Reason f	or Adjustment:	•			
QCD; TRANSFER	WITH F	AMILY CORE	?			
Comments from				Comm	nents:	
001609800 001	.610100	001611001	001611300	001613000	0	
		74. T.				
					-	(Continue on back)

## NEBRASK/

Good Life. Great Service

### Real Estate Transfer Statement

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

**FORM** 521

 If additional space is needed, add an attachment and identify the item. DEPARTMENT OF REVENUE The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed. 2025 3 Date of Sale/Transfer 4 Date of Deed 2 County Number 1 County Name 1025 WEBSTER - 91 6 Grantee's Name, Address, and Telephone (Please Print) 5 Grantor's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) IE Street or Other Mailing Address Street or Other Mailing Address Place Zip Code Zip Code City Is the grantee a 501(c)(3) organization? Yes Phone Number Phone Number If Yes, is the grantee a 509(a) foundation? **Email Address** Fmail Address 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. (C) (B) Property Type (A) Status Mobile Home State Assessed Industrial Mineral Interests-Nonproducing Improved Single Family Exempt Unimproved Mineral Interests-Producing Agricultural Multi-Family Recreational IOLL Commercial Other Partition Sheriff Distribution Land Contract/Memo 8 Type of Deed Trust/Trustee Personal Rep Easement Lease Bill of Sale Corrective Quit Claim Warranty Death Certificate - Transfer on Death Executor Mineral Cemetery Irrevocable Trust Revocable Trust Transfer on Death Was the property purchased as Foreclosure 10 Type of Transfer Trustee to Beneficiary Gift Life Estate Easement Auction (I.R.C. § 1031 Exchange) Satisfaction of Contract Other (Explain) Partition Yes X No Court Decree **Grantor Trust** 12 Was real estate purchased for same use? (If No, state the intended use. 11 Was ownership transferred in full? (If No, explain the division.) X Yes 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) Other Family Corp., Partnership, or LLC Aunt or Uncle to Niece or Nephew Grandparents and Grandchild Spouse Brothers and Sisters Step-parent and Step-child Parents and Child Ex-spouse 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) 14 What is the current market value of the real property? 869,000,00 Was transfer through a real estate agent or a title company? (If Yes, include the name 16 Does this conveyance divide a current parcel of land? of the agent or title company contact.) Yes Yes 19 Name and Address of Person to Whom the Tax Statement Should be Sent 18 Address of Property 2404 West 49th St Place Kearney, NE 68845 18a No address assigned Description NW14 Sec 26-3-10 plus NE1/4 Sec 27-3-10 plus Irregular tract of pailroad in SE1/4 Sec 28-3-10 plus SE1/4 Sec 28-3-10
NE14NE1/4 Sec 33-3-10 Webster County 21 If agricultural, list total number of acres 22 23 23 Was non-real property included in the purchase? 🔲 Yes 📈 No (If Yes, enter dollar amount and attach itemized list.) 0100 24 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 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. Print or Type Name of Grantee or Authorized Representative Signature of Grantee or Authorized Representative here For Dept. Use Only Register of Deed's Use Only 27 Value of Stamp or Exempt Number 26 Date Deed Recorded Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(:

Nebraska Department of Revenue

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 10.04 A.D., 20 35 at 10.04 o'clock 30 M. Recorded in Book 3035	
on Page 10 14 County Clerk 10.00 This Deputy Ind Comp Assessor Carded	NEBRASKA DOCUMENTARY STAMP TAX Date 8-15-25 \$ Exempt=5 By (1)
· ·	
QUITO	LAIM DEED
WITNESSETH, that Anthony Portor, of Van LLC, a N Allen Dr, Grand Island, NE 68803, USA, (the "Granto of which is hereby acknowledged, remises, conveys, Nebraska corporation, whose tax mailing address is	ebraska corporation whose tex mailing address is 1204 nr"), in consideration of \$1.00, the receipt and sufficiency and releases, as well as quitolaims, unto vie co, a
NW1/4 Sec.26-3-10 plus NE1/4Sec.27-3-10 pl plus SE1/4SE1/4 Sec. 28-3-10 plus NE1/4NE1	us Trregular tract east of railroad in SH1/4 Sec.28-3-10 /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 $\frac{2}{2}$ day of $\frac{5}{4}$ , 20 $\frac{2}{3}$	5.
IN WITNESS WHEREOF the Grantor has signed an written.	d sealed this Quitolaim Deed the day and year first above
Witness signature	Per: Anthony Porter
Witness name	U
Signed in the presence of:	
Grantor Ac	knowledgement
STATE OF NEBRASKA	
COUNTY OF Hall	
appeared Anthony Porter on behalf of and with the at	on this Arel day of Tuly 2025 d for the said County in the State of Nebraska, personally athority of Van LLC, a Nebraska corporation, known to f satisfactory evidence, to be the person described in and desculion of this instrument as a free act and doed.
Notary Public for the State of Nebraska  County of Hall	A GENERAL NOTARY- State of Nebraska  KARI A ROGERS  My Coren. Exp. July 24, 2028
My Commission Expires: July 24 20 76	•

Cnty No.	В	ook	Page			Sale	Date	Ayr.	otti eriya E. As		(46) (44)	Sc	hool Dis	trict Co	de				arwas. Santa		
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(102) 🗆 Tw	o Story			(30)	X	Ave	rage			(1)		Fire	proof Str	uotural Si	eel Fr	ame	)				
(103) 🗆 Spl	it Level			(40)		Goo	od			(2)		Rei	nforced C	Concrete I	rame						
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(309) 🗆 21/	2 Story			(50)		Ver	y Good			(40)		Hig	h		(40)		Good				
(304) 🗆 One	<del></del>			(60)	and the second	Exc	ellent		Id and a list		N. Carlot	2 (1)	4484	635	(50)		Very (	lood			
(305) 🗆 Two	o Story I	Duplex			2.0		eres de la			48.3				454	(60)		Excell	ent			
Assessor's	Adju	stment	t to Sale Pi	rice	(+ o	r -):		CONTRACTOR	Control of the Control												
Assessor Co	mmen	s and R	Reason for A	djust	tmen	t:															
JTWD																					
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### Good Life. Great Service.

DEPARTMENT OF REVENUE

#### **Real Estate Transfer Statement**

**FORM** 521

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

	t is signed and items 1-27 are accurately completed.										
1 County Name 2 County Number	3 Date of Sale/Transfer 4 Date of Deed										
Webster - 91	Mo. 8 Day 15 Yr. 2025 Mo. 8 Day 15 Yr. 2035										
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller)	6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer)										
Kevin Aufdenkamp and Darla K. Aufdenkamp	Russell Manweiler and Lori Manweiler										
Street or Other Mailing Address 2323 BELLWOOD DR, LOT 32	Street or Other Mailing Address 37 N Seward St										
City State Zip Code Grand Island NE 68801	City         State         Zip Code           Red Cloud         NE         68970										
Phone Number (308) 640-0605	Phone Number Is the grantee a 501(c)(3) organization? Yes V No (308) 737-5814 If Yes, is the grantee a 509(a) foundation? Yes No										
Email Address n/a	Email Address n/a										
7 Property Classification Number. Check one box in categories A and B. Check C if	property is also a mobile home.										
	Property Type (C)										
✓ Improved ✓ Single Family Industrial	Mineral Interests-Nonproducing State Assessed Mobile Home										
Unimproved Multi-Family Agricultural  IOLL Commercial Recreational	Mineral Interests-Producing Exempt										
8 Type of Deed Conservator Distribution Lan	d Contract/Memo Partition Sheriff Other										
Bill of Sale Corrective Easement Lea	se Personal Rep. Trust/Trustee										
Cemetery Death Certificate – Transfer on Death Executor Min	eral Quit Claim 🗸 Warranty										
9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031											
Exchange) by buyer or seller?	Life Estate  Sale  Trustee to Beneficiary  r Trust  Partition  Satisfaction of Contract  Other (Explain)										
Buyer Seller No Court Decree Exchange Granto  11 Was ownership transferred in full? (If No, explain the division.)	r Trust Partition Satisfaction of Contract Other (Explain)  12 Was real estate purchased for same use? (If No, state the intended use.)										
✓ Yes No	V Yes										
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives.											
	artnership, or LLC Self Other										
☐ Brothers and Sisters ☐ Grandparents a											
Ex-spouse Parents and Ch	Access Land Control of the Control o										
14 What is the current market value of the real property? 45,390.00	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)										
45,390.00  16 Does this conveyance divide a current parcel of land?	Yes No \$%  17 Was transfer through a real estate agent or a title company? (If Yes, include the name										
Yes No	of the agent or title company contact.)										
18 Address of Property	19 Name and Address of Person to Whom the Tax Statement Should be Sent										
37 N Seward St	Same as Grantee										
Red Cloud, NE 68970											
18a No address assigned 18b Vacant land  20 Legal Description (Attach additional pages, if needed.)											
See attached											
occ attached											
21 If agricultural, list total number of acres transferred in this transaction											
22 Total purchase price, including any liabilities assumed.											
23 Was non-real property included in the purchase?	0,00										
Yes No (If Yes, enter dollar amount and attach itemized list.) (see instru	ctions)										
24 Adjusted purchase price paid for real estate (line 22 minus line 23)											
26 Is an affidavit as described in Neb. Rev. Stat. § 76-2,141 required because the property is located were required because the property is located with the property is located were required because the property is located with the property is loca	vithin a county or other geographic area with an active air force ballistic missile field? (See Instructions)										
27 If yes, is the required affidavit attached to this filing? Yes No											
Under penalties of law, I declare that I have examined this statement and the and that I am duly authorized to sign this statement.	nat it is, to the best of my knowledge and belief, true, complete, and correct,										
Kory McCracken	(402) 746-3613										
Sign Print or Type Name of Grantee or Authorized Representative	Phone Number										
	Attorney 8/13/25 Date										
liele 3											
Register of Deed's Use On											
28 Date Deed Recorded 29 Value of Stamp or Exempt Number											
Mo. 8 Day 15 Yr. 25 \$ 123.75	BK2025 Pa 1675										

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 County of Webster Ss.

Entered on the numerical index and filed for record in the Clerk's office of said county this S day of Lucia A.D., 20 3 at 123 o'clock A.M. Recorded in Book 202 Page 10 5 County Clerk 10.00 Deputy Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMPJAX
Date 8-15-25
\$ 123.75 By QD

#### 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

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

GENERAL NOTARY - State of Nebraska KORY MCCRACKEN My Comm. Exp. August 27, 2028

Notary Public

Cnty No.	∴ °`Bo	ok 🐇	Pa	ge		်း	ale Date			School District Code												
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Land	多色数	Imp	roveme	nts"			Total	28.75		D	ate of S	Sale	Prop	erty	Cla	ssific	atio	n C	ode		Sign is	
4	,595		149,	025			153,620	Status		Pro	roperty Type Zonling Location City Size							Size	Parce	i Size		
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	建态板	49 50	0万美女				Residentia								Con	nmer	cial		No.			
Albert Divis	. Mul	tiple Im	proveme	nts: N	⁄Iultip	le. Imp	provements.:			I	Multiple.	Impr	ovemen	s. :			***********					
Construction Dat					e: Construction Date : 1900					(	Construction Date :											
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	<b>建设</b> 。	Buildin	g Cost N	ew: C	ost :		138,7	705		7	Cost:											
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(100) 🗆 Mo	bile Hon	ne		(	(10)		Worn Out			]	Primary			Ot	her1:			С	ther2:			
(101) 🗷 One	e Story				(20)	X	Badly Worn			200	Comme	rcial	Const	ruc	tion (	lass:	5, 16 (8) 45					
(102) 🗆 Two	o Story			(	(30)		Average				(1)	Fir	eproof	Str	uctura	1 Stee	l Fra	me				
(103) 🗆 Spl	it Level				(40)		Good				(2)	Re	inforce	d C	oncre	te Fra	me					
(104) 🗆 11/	2 Story			(	(50)		Very Good				(3)	Ma	asonry	Bea	ring V	Valls						
(111) □ Bi-l	Level			. (	(60)		Excellent				(4)	W	ood or	Ste	el Frai	ned I	ext. V	Vall	s			
(106) 🗆 Oth	er										(5)	M	etal Fra	me	and V	Valls						
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(302) 🗆 Two	Story				(20)		Fair				(10) 🗆	Lo	W			(	(10)		Wom	Out		
(307) 🗆 11/	2 Story			(	(30)	<b>X</b>	Average				(20)	Av	erage			(	20)		Badly	Worn		
(308) 🗆 Spli	t Level			(	(40)		Good				(30)	At	ove A	vera	ge	(	(30)		Averag	ge		
(309) 🗆 21/	2 Story				(50)		Very Good				(40)	Hi	gh			(	(40)		Good			
(304) 🗆 One	Story D	uplex			60)		Excellent			9	<b>树</b> 4.50	Ý.				變 (	50)		Very C	bood		
(305) 🗆 Two	Story E	Ouplex	·	(A)	F.C.	为他的 测量之	ty ¥y, y2ge Syntheti	The second secon		% (S			(水) (水)	10 to		<b>2</b> (	(60)		Excelle	ent		
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### 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.

	nt is signed and items 1-27 are accurately completed.	
1 County Name  Webster - 91	3 Date of Sale/Transfer  Mo. 08 Day 15 Yr. 2025  4 Date of Deed  Mo. 08 Day	15 yr. 2025
5 Grantor's Name, Address, and Telephone (Please Print)	6 Grantee's Name, Address, and Telephone (Please Print)	11
Grantor's Name (Seller) Leslee L. Deisley, PR	Grantee's Name (Buyer) Leslee L. Deisley, William B. Deisley and Samue	I.S. Deisley
Street or Other Mailing Address 2555 N Osage Ave	Street or Other Mailing Address 2555 N Osage Ave	i C. Delaley
City State Zip Code	City State	Zip Code
Juniata NE 68955 Phone Number	Juniata   NE	68955 ation? Yes No
(402) 984-6927	(402) 984-6927 If Yes, is the grantee a 509(a) four	ation? Yes V No Yes No
Email Address n/a	Email Address n/a	
7 Property Classification Number. Check one box in categories A and B. Check C	f property is also a mobile home.	
	3) Property Type	(C)
	Mineral Interests-Nonproducing State Assessed	Mobile Home
Unimproved Multi-Family Agricultural    IOLL   Commercial Recreational	Mineral Interests-Producing Exempt	
	and Contract/Memo Partition Sheriff	Nh
	pase Personal Rep. Trust/Trustee	Other
Cemetery Death Certificate – Transfer on Death Executor	ineral Quit Claim Warranty	
9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031	closure Irrevocable Trust Revocable Trust Tra	ansfer on Death
Exchange) by buyer or seller?	Life Estate Sale Tru	ustee to Beneficiary
Buyer Seller No Court Decree Exchange Gran  11 Was ownership transferred in full? (If No, explain the division.)		her (Explain)
Yes No	12 Was real estate purchased for same use? (If N	lo, state the intended use.)
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary rel		3
	Partnership, or LLC Self Othe	r
Brothers and Sisters Grandparents	and Grandchild Spouse	
Ex-spouse Parents and C	hild 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 i	nterest rate.)
156,050.00	☐ Yes ☑ No \$	%
16 Does this conveyance divide a current parcel of land?  Yes  No	17 Was transfer through a real estate agent or a title company? of the agent or title company contact.)	The state of the s
18 Address of Property	19 Name and Address of Person to Whom the Tax Statement S	hould be Sent
326 N Franklin St & 32 N Seward St	Same as grantee	nodia do Com
Red Cloud, NE 68970	Same as grantee	
18a No address assigned 18b Vacant land		
20 Legal Description (Attach additional pages, if needed.)		<del></del>
See attached		
24 If projectived Estated and the second and the second as		
21 If agricultural, list total number of acres transferred in this transaction		0100
22 Total purchase price, including any liabilities assumed		0,00
Yes No (If Yes, enter dollar amount and attach itemized list.) (see instr	uctions) 23 \$	0,00
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24 \$	0,00
25 If this transfer is exempt from the documentary stamp tax, list the exemption number 26 Is an affidavit as described in Neb. Rev. Stat. § 76-2,141 required because the property is located		issile field? (See Instructions)
Yes V No	The second secon	selle liela. (eee menaelle)
27 If yes, is the required affidavit attached to this filing?		
Under penalties of law, I declare that I have examined this statement and	that it is, to the best of my knowledge and belief, true, complete, a	nd correct,
and that I am duly authorized to sign this statement.  Kory, McCracken		(402) 746-3613
Print or Type Name of Grantee or Authorized Representative		Phone Number
sign	Attorney	8/15/25
here Signature of Grantee or Authorized Representative	Title	Date
Register of Deed's Use O	nly	For Dept. Use Only
28 Date Deed Recorded 29 Value of Stamp or Exempt Number	30 Recording Data	salata una Para
Mo. 8 Day 15 Yr. 25 \$ Exempt # 15	BK2025, Pg 1680	

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.

BOOK 2025 PAGE 1680

State of Nebraska County of Webs: Ss.

Entered on the numerical ind: and filed for record in the Clerk's office c. said county this day of A.D., 20 as, at 11.24 o'clock A.M. Recorded in Book 2025 on Page 1020 County Clerk 10.00 Deputy Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY STAMP TAX Deto 8-18-25 \$ Exempt 15 by as

### 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.

ESTATE OF LEAH LYNNE DEISLEY, DECEASED.

BY: Tuslee A Musley
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:

GENERAL NOTARY - Slate of Nobraska
KORY MCCRACKEN
My Comm. Exp. August 27, 2028

Notary Public

Cnty No.	Boo	k Page		Sal	e Date	School District Code													
91	202	5 1681		8/15	/2025	Base:	91-	0074	4	Affi	iliated:			Unif	ïed:				
Location	ID	Sale Number	Us	eability	& Code#						Parcel	Numb	r						
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	Dat	e of Sale Assesse	d Valu	ie		4133				00	0 0	200	05		009	0000			
Land		Improvements		T	otal	1,0		Date	of S	Sale	Propert	y Clas	ifica	tion (	Code				
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					Residentia							Com	merc	ial					
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	(	Construction Date:	Constr	uction Da	te:				Multiple. Improvements. : 4  Construction Date : 1900										
		Floor:	Floor S	Sq. Ft. :				Floo	Floor Sq. Ft.: 1,470										
	В	uilding Cost New:							Cost: 372,130										
Single Family	Style:		Resid	ential C	ondition:			Cor	nmei	rcial	Occupan	cy Cod	e:						
(100) 🗆 Mob	ile Home		(10)	□ W	orn Out			Prir	nary:	34	44 0	ther1:	528	(	Other2:				
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(102) 🗆 Two	Story		(30)	□ A	rerage			(1)		Fir	eproof St	ructural	Steel	Frame					
(103) □ Split	Level		(40)	□ Go	ood			(2)		Re	inforced (	Concrete	Fran	ne					
(104) 🗆 1 1/2	Story		(50)	□ V€	ry Good			(3)	<b>A</b>	Ma	asonry Be	aring W	alls						
(111) 🗆 Bi-La	evel		(60)	□ Ex	cellent			(4)		W	ood or Ste	el Fram	ed Ex	ct. Wal	ls				
(106) □ Othe	r							(5)		Me	etal Frame	and W	alls						
Townhouse or	Duplex S	tyle:	Resid	ential Q	uality:			(6)		Po	le Frame								
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(302) 🗆 Two	Story		(20)	□ Fa	ir			(10	) 🗆	Lo	w		(1	0) 🗆	Worn	Out			
(307) 🗆 1 1/2			(30)	□ Av	erage			(20)	(20) 🖼 Average (20) 🗆 Badly Worn							Worn			
(308) □ Split					od			(30)	(30) Above Average (30) Ave							ge			
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(305)   Two	Story Dup	olex											(6	0) 🗆	Excell	ent			
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#### (310) NEBRASKA Good Life, Great Service.

#### **Real Estate Transfer Statement**

150

FORM **521** 

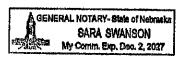
• To be filed with the Register of Deeds. • Read instructions on reverse side. • If additional space is needed, add an attachment and identify the applicable item number DEPARTMENT OF REVENUE The deed will not be recorded unless this statement is signed and Items 1-27 are accurately completed. 3 Date of Sale/Transfer 4 Date of Deed 1 County Name Day 15 Mo.\_8 Yr. 2025 Webster - 91 6 Grantee's Name, Address, and Telephone (Please Print) 5 Granter's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Grantee's Name (Buyer) The Chicago Lumber Company of Omaha Glenwood Telephone Membership Corporation Street or Other Mailing Address PO Box 357 Street or Other Mailing Address PO Box 3487 Zip Code City State Zip Code NE 68103 Omaha Blue Hill NΕ 68930 is the grantee a 501(c)(3) organization? Yes Phone Number 402-342-0840 Phone Number If Yes, is the grantee a 509(a) foundation? Yes 402-463-1383 Email Address Email Address stanr@glenwoodtelco.net NONE 7 Properly Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. (C) (B) Property Type ✓ Improved Industrial State Assessed Mobile Home Mineral Interests-Nonproducing Single Family Mineral Interests-Producing Exempt Unimproved Multi-Family Agricultural Recreational Пюш Commercial Other Corporation Sheriff Distribution Land Contract/Memo Partition 8 Type of Deed Conservator Personal Rep. Lease Trust/Trustee Warranty Deed Bill of Sale Corrective Easement Quit Claim Warranty Mineral Cemetery Death Certificate - Transfer on Death Executor Irrevocable Trust Revocable Trust Was transfer part of IRS like-Transfer on Death 10 Type of Transfer Distribution Foreclosure kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? Life Estate ✓ Sale Trustee to Beneficiary Auction ☐ Fasement Satisfaction of Contract Other (Explain) Partition Seller V No Court Decree Exchange Grantor Trust Buyer 12 Was real estate purchased for same use? (If No, state the intended use.) 11 Was ownership transferred in full? (If No, explain the division.) ✓ Yes No √ Yes No 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) Aunt or Uncle to Niece or Nephew Other Yes Family Corp., Partnership, or LLC Grandparents and Grandchild Spouse Brothers and Sisters Step-parent and Step-child Ex-spouse Parents and Child 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) 14 What is the current market value of the real property? ✓ No 66,290,00 Was transfer through a real estate agent or a title company? (If Yes, Include the name 16 Does this conveyance divide a current parcel of land? of the agent or title company contact.) Yes Brad Elting & Co. Inc No V No Yes 19 Name and Address of Person to Whom the Tax Statement Should be Sent 18 Address of Property 510 W Gage Street, Blue Hill, NE 68930 The Chicago Lumber Company of Omaha PO Box 3487, Omaha, NE 68103 18b Vacant land 18a No address assigned 20 Legal Description (Attach additional pages, if needed.) Lots Thirty-Four (34), Thirty-Five (35), Thirty-Six (36), Thirty-Seven (37), Thirty-Elght (38), and Thirty-Nine (39), Block Nine (9), Original Town of Blue Hill, Webster County, Nebraska. 21 If agricultural, list total number of acres transferred in this transaction 261.000\00 22 22 Total purchase price, Including any liabilities assumed...... 23 Was non-real groperty included in the purchase? 23 No (If Yes, enter dollar amount and attach itemized list.) (see instructions) ... .000:00 24 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 affidevit 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 filling? 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. Rick T. Hullinger 402-342-0840 Print or Type Name of Grantee or Authorized Representative KICK T. HUULINGER President Signature of Grantee or Authorized Representative For Dept. Use Only Register of Deed's Use Only 28 Date Deed Recorded 29 Value of Stamp or Exempt Number

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

Index Computer Assessor Carded	State of Nebraska ss.  County of Webster ss.  Entered of numerical index and filled for record Clerk's office of said county this 18 of August A.D., 2025, at 11:49 o'clock AM. Recorded in Book 202 on Page 1681  County  Fee: \$10.00 By: AS Deputy Electronically Recorded	n the d in the 5 day
	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, ————————————————————————————————————	
	Ning (20) Block Ning (0) Original Four of Blue Hill Walneton Country Nahandra	
	GRANTOR covenants (jointly and severally, if more than one) with GRANTEE that GRANTOR:  1. is lawfully selsed of such real estate and that it is free from encumbrances except those of public record;  2. has legal power and lawful authority to convey the same;  3. warrants and will defend title to the real estate against the lawful claims of all persons.  Executed this	
	Glernwood Telephone Membership Corporation, GRANTOR  By	
	Stanley Rouse, Director, C. Eo/6m **	
	ACKNOWLEDGMENT: State of Nebraska - County of Adams  The foregoing instrument was acknowledged before me on this day of August, 2025 by	

Stanley Rouse, Director of Glenwood Telephone Membership Corporation, GRANTOR.

-SEAL-



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

Page #1 of 1 pages.

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



Cnty No	Bo	ok	Page		Sale Date				Transfer MacAin	School District Code									權物。			
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#### NEBRASKA

Good Life. Great Service.

### **Real Estate Transfer Statement**

121

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.

	nt is signed and items 1-27 are accurately completed.
1 County Name 2 County Number Webster - 91	3 Date of Sale/Transfer  Mo. 08 Day 14 Yr. 2025
5 Grantor's Name, Address, and Telephone (Please Print)	6 Grantee's Name, Address, and Telephone (Please Print)
Grantor's Name (Seller) Sharon K Frey	Grantee's Name (Buyer)
Street or Other Mailing Address 325 West 6th Ave	Sharon K Frey Street or Other Mailing Address
	Street or Other Mailing Address 325 West 6th Ave
Red Cloud NE 68970	Red Cloud NE State Zip Code 68970
Phone Number (785) 820-2864	Phone Number Is the grantee a 501(c)(3) organization? Yes (785) 820-2864 If Yes, is the grantee a 509(a) foundation? Yes
Email Address n/a	Email Address
7 Property Classification Number. Check one box in categories A and B. Check C if	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1
(1) 0	) Property Type (C)
✓ Improved     ✓ Single Family     Industrial     [       Unimproved     Multi-Family     Agricultural     [       IOLL     Commercial     Recreational	Mineral Interests-Nonproducing State Assessed Mobile Hom Mineral Interests-Producing Exempt
	nd Contract/Memo Partition Sheriff Other
Bill of Sale Corrective Easement Lea	
	neral Quit Claim V Warranty
9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller?  10 Type of Transfer Distribution Forect Auction Easement Gift	
11 Was ownership transferred in full? (If No, explain the division.)	12 Was real estate purchased for same use? (If No, state the intended us
☐ Yes ☑ No Life estate is retained	V Yes
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives Yes No Aunt or Uncle to Niece or Nephew Family Corp., F	utives? (If Yes, check the appropriate box.)  Partnership, or LLC Self Other
	and Grandchild Spouse
Ex-spouse Parents and Ci	nild Step-parent and Step-child
14 What is the current market value of the real property?	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)
83,000.00  16 Does this conveyance divide a current parcel of land?	Yes V No \$ %  17 Was transfer through a real estate agent or a title company? (If Yes, include the name)
Yes No	of the agent or title company contact.)
8 Address of Property 325 West 6th Ave Red Cloud, NE68970	19 Name and Address of Person to Whom the Tax Statement Should be Sent (Same as grantee)
18a No address assigned 18b Vacant land	
Description (Attach additional pages, if needed.) The East Half (E½) of Lots Thirteen (13), Fourteen Seventeen (17), Original Town of Red Cloud, Web	(14) and Fifteen (15), Block ster 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.) (see instru	0¦00
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	(ctions) 24 \$ 0,00
25 If this transfer is exempt from the documentary stamp tax, list the exemption number £ 1s an affidavit as described in Neb. Rev. Stat. § 76-2,141 required because the property is located value. Yes very No.	oa
27 If yes, is the required affidavit attached to this filling?	
Under penalties of law, I declare that I have examined this statement and the and that I am duly authorized to sign this statement.  David B. Garwood	that it is, to the best of my knowledge and belief, true, complete, and correct, $(402)\ 746\text{-}361$
sign Print of Type Name of Grantice or Artihorized Representative	Phone Number
a con the state of	Attorney 8-15-35  Date
Register of Deed's Use On	
8 Date Deed Recorded  Mo. B Day 15 Yr. 25 \$ Exempt # 5a	BK2025 A 1682
obraska Department of Revenue orm No. 96-269-2008 7-2024 Rev. Supersedes 96-269-2008 10-2020	Authorized by Neb. Rev. Stat. §§ 76-214, 77-13270

BOOK 2025 PAGE 1682

State of Nebraska 3 ss. County of Webster 5 Entered on the
numerical index and filed for record in the
Clerk's office of said county thisday
of Aug. A.D., 2025, ata:49
o'clock P. M. Recorded in Book 2025
on Page 1600 County Clerk
10-000 (I.D. Deputy
Ind CompAssessorCarded



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

Sharon K. Frey

STATE OF NEBRASKA, COUNTY OF WEBSTER ) ss.

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

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

Gomm. expires 13-3-300 6

Notary Public

Cnty No.	Book	Page		NA.	Sale Date					Sch	100l Dis	trict Cod	e 🦠	\$45.D			
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(102) 🗆 Two Stor	у		(30)	<b>8</b>	Average			(1)		Fire	proof Str	uctural Ste	el Frame	<b>=</b>			
(103) 🗆 Split Leve	el		(40)	Œ	Good			(2)		Rein	iforced C	oncrete Fr	ame				
(104) 🗆 1 1/2 Stor	у		(50)		Very Good			(3)		Mas	omy Bea	ring Walls					
(111) □ Bi-Level			(60) □ Excellent							Woo	od or Stee	l Framed	Ext. Wa	lls			
(106) □ Other		Ž.	STATES STATES					(5)		Meta	al Frame	and Walls					
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(302) 🗆 Two Stor	У		(20)	摇	Fair			(10)	) 🗆	Low			(10)	Worn	Out		
(307) 🗆 1 1/2 Stor	У		(30)		Average			(20)	) 🗆	Ave	rage		(20)	Badly	Worn		
(308) □ Split Leve	:1		(40)		Good			(30)	<b>–</b>	Abo	ve Avera	ge	(30)	Avera	ge		
(309) 🗆 21/2 Stor	у		(50)		Very Good			(40)	) 🗆	High	1		(40)	Good			
(304) ☐ One Story	/ Duplex		(60)		Excellent			,				y	(50)	Very	Good		
(305) □ Two Stor	y Duplex	Ŕ		第160mm				n dig	126 (\$ 2 4) 1				(60)	Excell	.ent		
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000312700																	
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#### 680 NEBRASKA-Good Life, Great Service,

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



The deed will not be recorded unless this statemen	t is signed and items 1-27 are accurately completed.	
1 County Name 2 County Number	3 Date of Sale/Transfer 4 Date of Deed	AF AAAT
Webster - 91	Mo. 08 Day 15 Yr. 2025 Mo. 08 Day	05 Yr. 2025
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller)	6 Grantee's Name, Address, and Telephone (Please Print)	
Summer Hoard & Bradley I. Hoard	Grantee's Name (Buyer) Beau J. W. Lewis	
Street or Other Mailing Address See Attached Exhibit "A"	Street or Other Mailing Address 219 North Railroad Street	
City State Zip Code See Attached Exhibit "A"	Olty State Bladen Nebraska	Zlp Code 68928
Phone Number	Phone Number   le the grantee a 501(o)(3) organizati (402) 519-0754   If Yes, is the grantee a 509(a) found	on? Yes √ No
Emall Address See Attached Exhibit "A"	Email Address cowboybeau338@gmail.com	
7 Property Classification Number. Check one box in categories A and B. Check C if		
(A) Status (B)	Property Type	(C)
☑ Improved ☑ Single Family ☐ Industrial	Mineral Interests-Nonproducing State Assessed	Mobile Home
Unimproved Multi-Family Agricultural IOLL Commercial Recreational	Mineral Interests-Producing Exempt	ŀ
	nd Contract/Memo 🔲 Partitlon 🔲 Sheriff 🔲 Oti	16r
Bill of Sale Corrective Easement Lea Cometery Death Certificate – Transfer on Death Executor Mir		
9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller?  10 Type of Transfer Dietribution Forecl	osure Irrevocable Trust Revocable Trust Tran	sfer on Death
		tee to Beneficiary
Buyer Selfer ✓ No Court Decree Exchange Granto  11 Was ownership transferred in full? (If No, explain the division.)	or Trust Partition Satisfaction of Contract Other  12 Was real estate purchased for same use? (If No	or (Explain)
✓ Yes No.	✓ Yes No	, state the intended use.)
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary rela		
	Partnership, or LLC Self Other	
Brothers and Sisters Grandparents		
Ex-spouse Parents and Cl  14 What is the current market value of the real property?		lava at water V
115,000.00	15 Was the mortgage assumed? (If Yes, state the amount and in	erest rate.)
16 Does this conveyance divide a current parcel of land?	17 Was transfer through a real estate agent or a little company?	If Yes, include the name
Yes V No	of the agent or title company contact.) Ves KW Heart	land No
18 Address of Property	19 Name and Address of Person to Whom the Tax Statement Sh	ould be Sent
219 North Railroad Street Bladen, Nebraska 68928	same as #6	
18a No address assigned 18b Vacant land		
20 Legal Description (Attach additional pages, if needed.)		
Lots Five (5), Six (6), Seven (7) and Eight (8), Block Five	(5), First Addition to Bladen, Webster Coun	ty, Nebraska.
21 If agricultural, list total number of acres transferred in this transaction		
22 Total purchase price, including any liabilities assumed		115,000,00
23 Was non-real property included in the purchase?		0;00
Yes No (if Yes, enter dollar amount and attach itemized list.) (see instructed Adjusted purchase price paid for real estate (line 22 minus line 23)	(24 \$	115,000,00
25 If this transfer is exempt from the documentary stamp tax, list the exemption number _ 26 Is an affidavit as described in Neb. Fev. Stat. § 76-2,141 required because the property is located.		
26 Is an affidavit as described in Neb. Rev. Stat. § 76-2,141 required because the property is located Yes V No	within a county or other geographic area with an active air force ballietic mis	sile field? (See Instructions)
27 If yes, is the required affidavit attached to this filing?		
Under penalties of law, I declare that I have examined this statement and t	hat it is, to the best of my knowledge and belief, true, complete, an	d correct,
and that I am duly authorized to sign this statement.  Beau J. W. Lewis		(402) 519-0754
Print or Type Name of Grantee or Authorized Representative	Market	Phone Number
sign Beau Lewer	Grantee	8/15/2025
here signature of Grantiee or Authorized Representative	Title	Date
Register of Deed's Use Or	<u>"</u>	For Dept. Use Only
28 Date Deed Recorded 29 Value of Stamp or Exempt Number	30 Recording Data	
Mo. 8 Day 15 Yr 25 \$ 258.75	BK2025, 19, 1683	

#### Exhibit "A"

**Grantor's Name:** Summer Hoard

• Address: 142 East 4th Street, Hastings, Nebraska 68901

Phone Number: (308) 466-9419Email: 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 County of Webster ss.

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

Sind Lynder A

**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), Blook 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
- warrants and will defend title to the real estate against the lawful claims of all persons.

Executed on this 5 day of AUGUSE, 2025.
Summer Hoard
Bradley 1. Hoard  Bradley I. Hoard
STATE OF NEBRASKA ) ss.
COUNTY OF Alams  ss.  The foregoing Warranty Deed was acknowledged before me on 5 that of
by Summer Hoard, a married person.  A GENERAL NOTARY- State of Nebreska
Notary Public JERRI KNAPPLE My Comm. Exp. July 23, 2028

STATE OF NEBRASKA	)
county of buffaid	) 8s. )
The foregoing Warranty Dec	ed was acknowledged before me on $8^{+}$ day of adley I. Hoard, a married person.
Strackmun Hull	
Ť	ELISA ROMERO-PABLO General Notary - State of Nebraska My Commission Expires Sep 19, 2028

Cnty No.	Bo	ook .	Page	<b>第</b> 章;		Sale D	ate				<b>化水</b> 烷	S	cho	ol Dis	trict C	ode		Selent.		
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(103) □ Split	Level			(40	) 🗆	Good					(2)	Re	info	rced C	Concrete	Frat	me		•	·
(104) 🗆 1 1/2	2 Story			(50	) 🗆	Very (	Good				(3)	Ma	ason	гу Веа	ring W	alls				
(111) 🗆 Bi-L	evel			(60)	(60) 🗆 Excellent							W	ood	or Stee	el Fram	ed E	xt. Wal	ls		
(106) □ Othe	er			11 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1								Me	etal I	Frame	and Wa	ılls				
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(301) 🗆 One	Story			(10	) 🗆	Low				C	Cost Ra	nk:				C	onditi	on:		
(302) 🗆 Two	Story			(20	) 🗆	Fair					(10)	Lo	W			(1	0) 🏻	Worn	Out	·
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#### Good Life. Great Service. DEPARTMENT OF REVENUE

#### **Real Estate Transfer Statement**

**FORM** 521

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

The deed will not be recorded unless this statemen	t is signed and items 1-27 are accurately completed.
1 County Name Webster - 91  2 County Number  T	3 Date of Sale/Transfer  Mo. Substituting Day 15 Yr. 2025  4 Date of Deed  Mo. Day 4 Day 4 Yr. 2025
5 Grantor's Name, Address, and Telephone (Please Print)	6 Grantee's Name, Address, and Telephone (Please Print)
Grantor's Name (Seller) Michelle Smith	Grantee's Name (Buyer) Morgan Manley and Taylor Manchanthasouk
Street or Other Mailing Address 909 Brentwood Ave	Street or Other Mailing Address 59 N Walnut St
City State Zip Code	City State Zip Code
Hastings NE 68901 Phone Number	Red Cloud   NE   68970
(402) 519-3264	(308) 999-7694 If Yes, is the grantee a 509(a) foundation? Yes No
Email Address n/a	Email Address n/a
7 Property Classification Number. Check one box in categories A and B. Check C if	
(A) Status (B)	Property Type (C)
✓ Improved       ✓ Single Family       Industrial         ☐ Unimproved       ☐ Multi-Family       ☐ Agricultural         ☐ IOLL       ☐ Commercial       ☐ Recreational	Mineral Interests-Nonproducing State Assessed Mobile Home  Mineral Interests-Producing Exempt
	nd Contract/Memo Partition Sheriff Other
Bill of Sale Corrective Easement Lea	
Cemetery Death Certificate – Transfer on Death Executor Min	eral Quit Claim Warranty
9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031	osure Irrevocable Trust Revocable Trust Transfer on Death
Exchange) by buyer or seller?	Life Estate Sale Trustee to Beneficiary
Buyer Seller No Court Decree Exchange Granto  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.)
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives.	V Yes  No
	artnership, or LLC Self Other
Brothers and Sisters Grandparents a	and Grandchild Spouse
Ex-spouse Parents and Ch	ild 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.)
F2 000	☐ 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.)    Ves 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>%</b> \$40 00
23 Was non-real property included in the purchase?	22 \$ <b>%</b> 000
Yes No (If Yes, enter dollar amount and attach itemized list.) (see instru  24 Adjusted purchase price paid for real estate (line 22 minus line 23)	ctions)
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 v	vithin a county or other geographic area with an active air force ballistic missile field? (See Instructions)
Yes V No 27 If yes, is the required affidavit attached to this filing? Yes No	
Under penalties of law, I declare that I have examined this statement and that I am duly authorized to sign this statement.	
Morgan Manley Print or Type Name of Grantee or Authorized Representative	(308) 999-7694 Phone Number
cidh Mara	Grantee 8-15-25
	Title Date
Pariates of Deadle Her On	by Fau Bank Hay Colt.
Register of Deed's Use On 28 Date Deed Recorded 29 Value of Stamp or Exempt Number	ly For Dept. Use Only 30 Recording Data
Mo. 8 Day 15 yr 25 \$ 184 50	BK2015, Pg 1695
Nebraska Department of Revenue	Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2)

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.

BOOK 2025 PAGE 1695

State of Nebraska
County of Webster

Entered on the
numerical index and filed for record in the
Clerk's office of saw ounty this 15 day
of A.D. 20 25 at 3 34
o'clock M. Recorded in Book 2035
on Page 16 5
Andrew Thria County Clerk
10.00 Deputy
ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date &-15-25
\$\_184.50 By OD

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

STATE OF NEBRASKA

) 8

COUNTY OF Adams

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

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

Notary Public

Cnty No.	Bo	ok .	Pag	e .	400	Sale I	)ate : "	A NIA P	eas vie Varia			Sch	ool Dis	trict C	ode		李.传蒙	M. Kar	
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Yes and the		Carrier California and Carlo	uction Da	erities	nstructio			55				ion Date							
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and and see	14 TAL	Buildin	g Cost Ne	w: Co	st;		106,9	55		Cost									
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(103) 🗆 Spl	it Level			(4	10) 🗆	Good	d			(2)		Reinf	forced C	oncrete	Fran	ie	,	,	
(104) 🗆 11/	<sup>2</sup> Story			(5	0) 🗆	Very	Good			(3)		Masc	nry Bea	aring W	alls				
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(307) 🗆 11/	2 Story			(3	0) 🗆	Aver	age			(20)		Avera	age		(20	)) 🗆	Badly	Wom	
(308) 🗆 Spli	it Level			(4	0) 🗆	Good	1			(30)		Abov	e Avera	ige	(30	) 🗆	Avera	ge	
(309) 🗆 21/	2 Story			(5	0) 🗆	Very	Good			(40)		High			(40	) 🗆	Good		
(304) □ One	e Story I	Ouplex			0) 🗆	Exce		,			P (6)	A. C.		u i	(50	)) 🗆	Very	Good	
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NEBRASKA

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

**FORM** 

Good Life, Great Service.

• If additional space is needed, add an attachr	
	t is signed and items 1-27 are accurately completed.
1 County Name 2 County Number Webster - 91	3 Date of Sale/Transfer  Mo. 8 Day 19 Yr. 2025  4 Date of Deed  Mo. 8 Day 19 Yr. 2025
ESSASS CONTRACTOR OF THE PROPERTY OF THE PROPE	
5 Grantor's Name, Address, and Telephone (Please Print)	6 Grantee's Name, Address, and Telephone (Please Print)  Grantee's Name (Buyer)
Grantor's Name (Seller) Ronald T, Strobl and Lara J. Strobl	Mark Davis and Shelby Davis
Street or Other Malling Address 835 N Walnut St	Street or Other Mailing Address 428 N Chestnut Street
City         State         Zlp Code           Red Cloud         NE         68970	City State Zip Code Red Cloud NE 68970
Phone Number 402-984-3518	Phone Number 3717 Is the grantee a 501(c)(3) organization? Yes V No 102-53917 If Yes, is the grantee a 509(a) foundation? Yes V No
Email Address n/a	Emali Address n/a
7 Property Classification Number. Check one box in categories A and B. Check C if	
	Property Type (C)
Improved   Single Family   Industrial	Mineral Interests-Nonproducing State Assessed Mobile Home Mineral Interests-Producing Exempt
IOL1. Commercial Recreational	
	d Contract/Memo Partition Sheriff Other
☐ Bill of Sale ☐ Corrective ☐ Easement ☐ Lee ☐ Cernetery ☐ Death Certifloate – Transfer on Death ☐ Executor ☐ Mir	se Personal Rep. Trust/Trustee eral Quit Claim Warranty
9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031	
kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? Auction Easement Gift  Buyer Seller No Court Decree Exchange Granto	Life Estate Sale Trustee to Beneficiary or Trust Partition Satisfaction of Contract Other (Explain)
11 Was ownership transferred in full? (If No, explain the division.)	12 Was real estate purchased for same use? (If No, state the Intended use,)
Yes No	[V] Yes
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives.	
✓ Yes No Aunt or Uncle to Niece or Nephew Family Corp., F  Brothers and Sisters Grandparents a	band band
Ex-spouse	-
14 What is the current market value of the real property?	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)
43.000.00	☐ Yes ☑ No \$%
16 Does this conveyance divide a current parcel of land?  ☐ Yes ☑ No	17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.)
18 Address of Property	19 Name and Address of Person to Whom the Tax Statement Should be Sent
105 S Walnut Street Red Cloud, NE 68970	Grantees
18a No address assigned 18b Vacant land	
20 Legal Description (Atlach additional pages, if needed.) Lots One (1), Two (2), Three (3), Four (4), Five (5), and Six (6)	3) Block Three (3) Bailroad Addition to Red Cloud Webster
County, Nebraska	), block fillog (a), fidilioga fidalion to fida dioda, frontici
21 If agricultural, list total number of acres transferred in this transaction	
22 Total purchase price, Including any liabilities assumed	22 \$ 43,000,00
23 Was non-real property included in the purchase?  Yes No (If Yes, enter dollar amount and attach itemized list.) (see Instru	ctions) 23 \$
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 amoavit as described in <u>Neo, Hev Stat. § 76-2,141</u> required because the property is located v	virilit a cortuità ot otuet Geodiaburc atea with au active all tode calliare thesite ileic t (269 luandoing).
27 If yes, is the required affidavit attached to this filling?	
Under penalties of law, I declare that I have examined this statement and the	nat it is, to the best of my knowledge and belief, true, complete, and correct,
and that I am duly authorized to sign this statement.  Mark Davis	308-520-3
Print or Type Name of Grantee or Authorized Representative	Phone Number
	Grantee 8/19/2025 Title Date
nere	
Register of Deed's Use On 28 Date Deed Recorded 29 Value of Stamp or Exempt Number	
28 Date Deed Recorded  Mo. 8 Day 19 Yr. 25 29 Value of Stamp or Exempt Number  \$ 96.75	BKacas Pa 171A
Nebraska Department of Revenue Form No. 96-269-2006 7-2024 Rev. Supersedes 96-269-2008 10-2020	Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2)
Grantee—Retain a copy of th	is document for your records.

BOOK <u>2025</u> PAGE_	1712
------------------------	------

State of Nebraska County of Webster ss.

Entered on the numerical index and filed for the numerical index an



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.

STATE OF NEBRASKA

) ss.

COUNTY OF WEBSTER

The foregoing instrument was acknowledged before me on August  $\sqrt{9}$  , 2025 by Ronald T. Strobl and Lara J. Strobl, husband and wife.

A GENERAL NOTARY- State of Nebrasks
ADAM VETTER
My Cornm. Exp. Nov 27, 2027

My commission expires: 11-27-2027

Cnty No.	B <sub>0</sub>	ok	Page			Sale Date	3.6.70m				So	hool Di	stri	ct Cod	e :		1 A 1 A 1		
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Land		Imp	rovements			Total			Date	of S	ale	Propert	y C	lassific	atio	n C	ode	91	
2	,015		104,09	0		106,105	Status		Propert	y T <b>y</b> j	pe	Zoning		Locatio	n	City	Size	Рагс	l Size
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(103) 🗆 Spli	t Level			(40)		Good			(2)			inforced (							
(104) 🗷 11/	2 Story			(50)		Very Good	•		(3)		Ma	sonry Be	arin	g Walls					
(111) 🗆 Bi-I	Level			(60)		Excellent			(4)			ood or Ste			Ixt. V	Vall	s		
(106) 🗆 Oth	er			1355 Tell 14 15 15 1					(5)		Me	tal Frame	an	d Walls					
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(301) 🗆 One	Story			(10)		Low	·,	, , , ,	Cost	Rai	nk:			Vara : A	Conc	litto	n:		
(302) 🗆 Two	Story			(20)		Fair			(10)		Lo	W			(10)		Worn	Out	
(307) 🗆 1 1/2	2 Story			(30)		Average			(20)		Av	erage	·		(20)		Badly	Worn	
(308) 🗆 Spli	t Level			(40)	*	Good			(30)		Ab	ove Aver	age	(	(30)		Averag	e	
(309) 🗆 2 1/2	2 Story			(50)		Very Good	· ·		(40)		Hig	şh		(	(40)		Good		
(304) 🗆 One	Story D	uplex		(60)		Excellent					装着	Q a de	3	14.0	(50)		Very C	lood	
(305) 🗆 Two	Story D	uplex		A STATE OF	ui\$27818 +477818		3 M	1900 S.H 18 <b>10 S</b> .	1975.74 2-85-3		\$ 19 \$2.00		解 影響		(60)		Excelle	ent	
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## Real Estate Transfer Statement • To be filed with the Register of Deeds. • Read instructions on reverse side. • If additional space is needed, add an attachment and identify the applicable item number

FORM

The deed will not be recorded unless this statemen	at is signed and items 1-27 are accurately completed.
1 County Name 2 County Number	3 Date of Sale/Transfer 4 Date of Deed
Webster - 91	Mo. 08 Day 20 Yr. 2025 Mo. 07 Day 17 Yr. 2025
5 Grantor's Name, Address, and Telephone (Please Print)	6 Grantee's Name, Address, and Telephone (Please Print)
Grantor's Name (Seller) Delma Carr by Alyce Rae Willey, Attorney-in-Fact	Grantee's Name (Buyer)
Street or Other Mailing Address	Anna C. Thacker & Jaime Gomez Vargas Street or Other Malling Address
1116 Sycamore Avenue Room #17	303 West Mariel Street
Hastings Nebraska 68001	City State Zip Code Bladen Nebraska 68928
Phone Number (402) 610-2809	Phone Number   le the grantee a 501(c)(3) organization?   Yes
Email Address	(402) 902-2379 If Yes, is the grantee a 509(a) foundation? Yes
alyceraewilley@gmail.com	I NA
7 Property Classification Number. Check one box in categories A and B. Check C if (A) Status	
✓ improved ✓ Single Family Industrial	Property Type (C)
Unimproved Multi-Family Agricultural	Mineral Interests-Nonproducing State Assessed Mobile Ho
Commercial Recreational	Mineral Interests-Producing Exempt
The state of the s	nd Contract/Memo Partition Sheriff Other
Bill of Sale Corrective Easement Leg	
	Personal Rep. Trust/Trustee    Quit Claim   Warranty
	T vacations
Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seiler?  10 Type of Transfer Distribution Forect Auction Easement Gift	La manager of Destin
1 Domina	☐ Life Estate
11 Was ownership transferred in full? (If No, explain the division.)	12 Was real estate purchased for same use? (If No, state the intended u
Yes No	No
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary rela	tives? (If Yes, check the appropriate box.)
Yes ✓ No Aunt or Uncle to Niece or Nephew Family Corp., F	erinership, or LLC Self Other
Brothers and Sisters Grandparents a	and Grandchild Spouse
Ex-spouse Parents and Ch	ilid 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.)
147,500.00  16 Does this conveyance divide a current percel of land?	
Yes Vivo	17 Was transfer through a real estate agent or a title company? (If Yes, include the nar of the agent or title company contact.)   Yes   W Heartland
18 Address of Property	Yes KVV Hearland
· ·	19 Name and Address of Person to Whom the Tax Statement Should be Sent
303 West Mariel Street Bladen, Nebraska 68928	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), S	Pagangola Addition to Bladen Walneton Asset Alabama
2000 DOVORSON (17) and Lighteen (10), Diock 1wo (2), (	opence's Addition to biaden, 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?	0100
Yes No (If Yes, enter dollar amount and attach Itemized list.) (see instru	ctions) 23 \$ 0,00
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	1 24 (\$ 147.500.00
25 If this transfer is exempt from the documentary stamp tax, list the exemption number 26 is an affidavit as described in Neb. Rev. Stat. § 76-2,141 required because the property is located w	Athle County or officer occurrent in more with an active discourse bullistic should find the first of
Yes 7 No	manus copinis, or onnex decidiatum anea wint sur yrave an rorce dening missile lieral. (266 tustificad
27 If yes, is the required afficiavit attached to this tiling? Yes No	
Under penalties of law, I declare that I have examined this statement and the	in the time book of my longuishing and the lift to
and that I am duly euthorized to sign this statement.	ax it is, to the best of my knowledge and belief, true, complete, and correct,
Anna C. Thacker & Jaime Gomez Vargas	(402) 902-237
sign Print or Type Name of Grantee or Authorized Representative	Phone Number
The Stuff	Grantee 8/20/2025
here Manature of Grants of Authorized Representative	Title Date
Register of Deed's Use Onl	
	30 Recording Data
Mo. B Day 22 Yr. 27 \$333.00	BK2025,14, 1732
Nebraska Department of Revenue Form No. 96-269-2008 7-2024 Flev. Supersedes 96-269-2008 10-2020	Authorized by Neb. Flev. Stat. §§ 76-214, 77-132:

NEBRASKA DOCUMENTARY STAMP TAX

Date: 08/22/25 \$ 333.00 By AS Bk 2025, Pg 1732

State of Nebraska ss. County of Webster

Entered on the numerical index and filed for record in the Clerk's office of said county this 22 day of August A.D., 2025, at 02:50 o'clock PM. Recorded in Book 2025 on Page 1732

County Clerk
Fee: \$10.00 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

06-25-1911

#### JOINT TENANCY WARRANTY DEED

Delma Carr, a single person, (GRANTORS"), in consideration of \$1.00 and other valuable consideration received from Anna C. Thacker, a single person, and Jaime Gomez Vargas, a single person ("GRANTEES") convey to GRANTEES, as joint tenants with rights of survivorship, the following described real estate, (as defined in Neb. Rev. Stat. § 76-201):

Lots Seventeen (17) and Eighteen (18), Block Two (2), Spence's Addition to Bladen, Webster County, Nebraska.

#### GRANTORS covenant with GRANTEES that GRANTORS are:

1. lawfully seized of such real estate and that it is free from encumbrances, except easements, reservations, covenants and restrictions of record;

2. have legal power and lawful authority to convey the same; and

 warrant and will defend title to the real estate against the lawful claims of all persons.

Executed on thisday of	July , 2025.
Delma Carr by Alyce Rae Willey,	Attorney-In-Fact
STATE OF NEBRASKA	. ·
COUNTY OF LANCASTER	) ss. )
The foregoing Joint Tenance  17 to day of	y Warranty Deed was acknowledged before me on the, 20 ZS by Delma Carr, a single person, by Alyce
Notary Public	GENERAL NOTARY - State of Nebraska  DANIELLE KATS  My Coram. Exp. December 5, 2027

Cnty No.	Вс	ok	Pa	ige 🐬	Sale Date			1.004		School District Code									Č.C.W		
91	20	25	17	59		8/25/2025		Base:	0002	2	Affi	iliated	:			Unified:					
Location ID Sale Number				er,	i Us	eabil	ity & Code#	大水(2) (2)				展游	Parc	el ľ	Numbe	r		Table 3	12.00		
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Land Improvements					Total			4 10 m 1 m		Date	Date of Sale Property Classifica						ation Code				
2,625 6,36					5 8,990			Status Prop			operty Type Zoning			Loc	tion /	Cit	y Size	Parc	el Size		
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(100) 🗆 Mo	bile Hon	пе			(10) Ed Worn Out						Commercial Occupancy Code:  Primary: Other1: Other2:										
(101) 🗆 One	Story				(20)  Badly Worn						Commercial Construction Class:										
(102) 🗆 Two	Story				(30)		Average	(1)	(1) ☐ Fireproof Structural Steel Frame												
(103) 🗆 Spli	t Level				(40)		Good	(2)	(2)   Reinforced Concrete Frame												
(104) 🖼 11/	2 Story				(50)		Very Good	(3)	(3)   Masonry Bearing Walls												
(111) 🏻 Bi-I	.evel				(60)   Excellent						(4)										
(106) 🗆 Oth	er		·								(5)										
Townhouse or	Duplex	Style:			Resid	Quality: 30	(6) 🗆 Pole Frame														
(301) 🗆 One	Story				(10) 🗆 Low						Cost Rank: Condition:										
(302) 🗆 Two	Story				(20) □ Fair							Lo				(10		Worn	Out		
(307) 🗆 11/	2 Story				(30)	*	Average			(20)	) 🗆	Av	егаде			(20)	) []	Badly	Worn		
(308) 🗆 Spli	t Level			_	(40)		Good			(30)	) 🗆	Ab	ove A	vera	ge	(30)		Avera	ge		
(309) 🗆 21/	2 Story				(50)		Very Good			(40)	) 🗆	Hig	gh			(40)	) 🗆	Good			
(304) 🗆 One	Story D	uplex			(60)		Excellent			1924		3 8	Santa		201515243 201515243	(50		Very (	Good		
(305) 🗆 Two	Story E	Ouplex		, j					沙漠	1/2.3 2/2.2						(60)		Excell	ent		
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Real Estate Transfer Statement

FORM 521

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

Good Life. Great Service. DEPARTMENT OF REVENUE . If additional space is needed, add an attachment and identify the applicable item number The deed will not be recorded unless this statement is signed and items 1-27 are accurately completed. 1 County Name County Number 3 Date of Sale/Transfer 4 Date of Deed Yr. 2025 Mo. 8 Webster - 91 5 Grantor's Name, Address, and Telephone (Please Print) 6 Grantee's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Grantee's Name (Buyer) Bruce Sundling Arlis R. Bergman and Sarah L. Coblentz Street or Other Mailing Address 642 N Elm Street Street or Other Mailing Address 60 Zip Code City State Zip Code City State NE Red Cloud Red Cloud 68970 NE 68970 Phone Number (402) 746-0318 Phone Number Is the grantee a 501(c)(3) organization? Yes ✓ No (531) 533-9019 If Yes, is the grantee a 509(a) foundation? ✓ No Yes Email Address **Email Address** n/a n/a 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. (A) Status (B) Property Type (C) Industrial ✓ Improved Single Family Mineral Interests-Nonproducing State Assessed Mobile Home Unimproved Multi-Family Agricultural Mineral Interests-Producing Exempt ☐ IOLL Recreational Commercial 8 Type of Deed Conservator Distribution Land Contract/Memo Sheriff Other Bill of Sale Corrective Easement Lease Personal Rep. Trust/Trustee Cemetery Death Certificate - Transfer on Death Executor Mineral Quit Claim ✓ Warranty Was transfer part of IRS like-10 Type of Transfer Distribution Foreclosure Irrevocable Trust Revocable Trust Transfer on Death kind exchange (I.R.C. § 1031 Auction Easement Life Estate ✓ Sale Trustee to Beneficiary Exchange) by buyer or seller? Seller V No Buver Court Decree Exchange Partition Satisfaction of Contract Other (Explain) **Grantor Trust** 11 Was ownership transferred in full? (If No, explain the division.) 12 Was real estate purchased for same use? (If No, state the intended use.) ✓ Yes ✓ Yes No 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) Yes Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC Other Grandparents and Grandchild Brothers and Sisters Spouse Parents and Child Ex-spouse 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.) 20,000.00 Yes V No \$ 16 Does this conveyance divide a current parcel of land? Was transfer through a real estate agent or a title company? (If Yes, include the name Yes ₩ No 18 Address of Property 19 Name and Address of Person to Whom the Tax Statement Should be Sent 325 N Cherry St

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

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

18b Vacant land

Red Cloud, NE 68970

18a No address assigned

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

Grantee

22 Total purchase price, including any liabilities assumed.	22	\$	20,000¦.00
23 Was non-real property included in the purchase?		-	1
Yes No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	23	\$	00 000 00
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$	20,000,00
25 If this transfer is exempt from the documentary stamp tax, list the exemption number			
26 Is an affidavit as described in Neb. Rev. Stat. § 76-2,141 required because the property is located within a county or other geographic area with an active Yes Volume	air ford	ce ballistic r	nissile field? (See Instructions
27 If yes, is the required affidavit attached to this filing? Yes No			

Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement. Arlis R. Bergman (531) 533-9019

Print or Type Name of Grantee or Authorized Representative Signature of Grantee or Authorized Representative

Grantee Title

Phone Number 8/20/2025 Date

Register of Deed's Use Only 28 Date Deed Recorded 29 Value of Stamp or Exempt Number

Recording Data

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

For Dept. Use Only

Nebraska Department of Revenue

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

2 Day

State of Nebraska Ss.

County of Webster Ss.

Entered on the numerical index and filed for record in le Clerk's office of said count; and aday of Clock A M. Recorded in Book 202 on Page 1759

O'clock A M. Recorded in Book 202 on Page 1759

County Clerk Deputy Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date
By By D

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. Coblentz, 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

1

Bruce Sundling

STATE OF NEBRASKA

COUNTY OF WEBSTER

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

) ss.

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

Notary Public

Cnty No.	Bo	ok	Page	24 G		Sale	e Date	School District Code														
91	20	25	1775		8/26/2025				Base: 91-00				002 Affiliated:						Unified:			
Location	D .	Sale	Number	Useability & Code #							i i Najar		Parcel Number									
0001069	157	152.10.2	1	200 110 120		GeoC	de	Twn	R	ng -	Sect	Qrt	Subdiv	A	rea	Blk	Pai	rcel				
	ale Assessed	Val	ue	Name Name	rie odnic	437	389500 18		650. A-0-00	2 <b>5.</b> 2	00	0	1000	CS 255	204(CE)	013	00	N. 18 18 18 18 18 18 18 18 18 18 18 18 18				
Land	1# 47.46 22.48	Imp	orovements :	Total				6 - 1 y 16 11 - 11 - 13	, ii,)		Date of Sale Property Classificati						on (		2 1 3			
	1,670	0 2,655			Stat	lus	Pı	ropérty	/ Тур	e	Zoning	Locat	ón	Cit	y Size	Parce	l Size					
Assessor Lo	RED	CLOUD (R	RC)				A)	1	В)	an Special Column	1	Sept. 15 Str.	) <b>1</b>	D) 1	(100166-5)	E)	6	F)	1			
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and the second second	Mul	tiple Im	provements:	Multiple. Improvements. :				W 18 18 17 18.	Multiple, Improvements, :								SCHOOL SENSON	4.53.67.50/36/	Self-transfer			
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1 716			· Floor:	Floor	r Sq. F	/t. :	1,2	54			Floor	Sq. 1	Ft. :	,,,								
		Buildin	ig Cost New:	Cost	:		134,6	45	٠		Cost	:										
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(100) 🗆 Mo	bile Hon	ıe		(10)	X	Wo	om Out				Prim	агу:		Ot	her1:		(	Other2:				
(101) 🗆 One	Story			(20)		Bac	dly Worn				Com	mer	cial (	onstruc	ion Clas	s: 🥎	e de la companya de La companya de la co					
(102) 🗆 Two	Story			(30)		Av	erage				(1) ☐ Fireproof Structural Steel Frame											
(103) 🗆 Spli	t Level			(40) 🛘 Good							(2)		Reir	forced C	onorete I	rame	<del>)</del>					
(104) 国 1 1/	2 Story			(50) □ Very Good							(3)   Masonry Bearing Walls											
(111) 🗆 Bi-L	_evel			(60) 🗆 Excellent							(4) U Wood or Steel Framed Ext. Walls											
(106) □ Oth		Stor to about a									(5)	Metal Frame and Walls										
Townhouse or	Duplex	Style:	3 4 4 6 4 6	Resi	denti	al Qı	uality: 30	\$74 W		(6) D Pole Frame												
(301) □ One	Story												Cost Rank: Condition:									
(302) □ Two				(20)		Fair	r				(10) □ Low (10)						☐ Worn Out					
(307) 🗆 1 1/2				(30) Ma Average							(20)		Average					Badly	Worn			
(308) □ Spli				(40) □ Good							(30)	_		ve Avera	ge	(30)	(30) □ Average					
(309) 🗆 21/2	<u>_</u>	<del></del>		(50)			ry Good						High	1	11 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	(40)		Good				
(304) 🗆 One				(60)		Exc	cellent	Transfer to the control of the control			-950 OL 67				S. A. S.	(50)		Very C	Good			
(305) 🗆 Two	Story D	uplex			1 TO 18			Barring (1)		\$ 		3 (E)		er de sa		(60)		Excelle	ent			
Assessor's	Adjus	stment	to Sale Pr	ice	(+ 0	r-)																
Assessor Co	mments	and R	eason for Ad	ljust	men	đ:				- 40												
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Comments fr 0001069			Co	mn	ents:	; 		<del></del>														
0001003	00																					
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			THE SAME															(Conti	nue on b	back)		

## 30180 Good Life. Great Service.

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



**FORM** 

DEPARTMENT OF REVENUE	<ul> <li>If additional space is neede</li> </ul>	d, add an attachr	ment and identify the applicable iten	n number.	<b></b>
1	The deed will not be recorded unle	ss this statemen	t is signed and items 1-27 are accur	ately completed.	
1 County Name	2 County Number		3 Date of Sale/Transfer	4 Date of Deed	7 75
Webstersete	ct County 9		Mo. 8 Day 26 Yr. 25	Mo. 8 Day	de yr.
	ess, and Telephone (Please Print)		6 Grantee's Name, Address, and Telepho	one (Please Print)	
Grantor's Name (Seller)	Cox		Grantee's Name (Buyer)	<del>-</del>	
Street or Other Mailing Ac	Jefferson NE	68970	Street or Other Mailing Address	1E	
City,	State	Zip Code	City	State NE	Zip Code
902 - 831 - 9 Phone Number	100 (	····	Phone Number Is the grante	e a 501(c)(3) organizati	68970 on? Yes XNo
DCOX 86	@ g.mail.com			grantee a 509(a) founda	
Email Address			Email Address hita wist70	gmil. com	
7 Property Classification	on Number. Check one box in categories	A and B. Check C if	property is also a mobile home.	)	•
(A) Status			Property Type		(C)
Improved	Single Family Industria		Mineral Interests-Nonproducing	State Assessed	Mobile Home
Unimproved	Multi-Family Agricultu  Commercial Recreation	05	Mineral Interests-Producing	Exempt	1
			nd Contract/Memo Partition	Sheriff	ner
Bill of Sale	Corrective	Easement Lea	ase Personal Rep.	Trust/Trustee Warranty	
		stribution Forecle			sfer on Death
9 Was transfer part of kind exchange (I.R.C Exchange) by buyer or	C. § 1031 Auction Ea	sement Gift	Life Estate (Sale		tee to Beneficiary
					er (Explain)
11 Was ownership transfe	rred in full? (If No, explain the division.)		12 Was real estate purchase	ed for same use? (If No	state the intended use.)
Yes No			Yes		
,	een relatives, or if to a trustee, are the trustor				
Yes	Aunt or Uncle to Niece or Nephew	= ' '	Partnership, or LLC Self	Other	
	☐ Brothers and Sisters	Grandparents a	=		
	Ex-spouse	Parents and Ch	are an arrangement of the contract of the cont		
14 What is the current ma	rket value of the real property?		15 Was the mortgage assumed? (If Yes, s	tate the amount and int	periodes state - ost Constant of Police
10 D #-!	divide a succession of the dO		Yes No \$  17 Was transfer through a real estate age		%
Yes No	divide a current parcel of land?		of the agent or title company contact.)		11 Yes, include the name
10. Address of Drawarts			19 Name and Address of Person to Whom		
506 N. Sew	and Red Cloud NE	68970	A Hamo and Address of Folson to When	The lax elalement en	and be com
18a No address assig					
		1.2 5		(16-) PI	1. — 1 /
The west ha	+ (W/z) of lots Thirt	Mahet	ourtain (14) and Fifter County, Nabrask	a.	2 Thirteen (1)
21 If parigultural list total	number of acres transferred in this transacti	ion	Econty)		
	number of acres transferred in this transacti		•	22 \$ /	5000 00
23 Was non-real property i	ncluding any liabilities assumed			22 \$ 7.	1000 100
		ized list.) (see instru	uctions)	23 \$	<u> </u>
	ce paid for real estate (line 22 minus line 23			24 \$	<u> </u>
	pt from the documentary stamp tax, list the			aativa alu farsa laalliatia sola	nile field? (Can Instructions)
Yes No	d in Neb. Hev. Stat. § 76-2, 141 required because	the property is located t	within a county or other geographic area with an a	active air force datilistic mis	sile lield? (See instructions)
_	ed affidavit attached to this filing?	No			
Underse	altice of law I declare that I have evenings	this statement and t	hat it is, to the best of my knowledge and be	olief true complete co	d correct
	m duly authorized to sign this statement.	i uno siatement and t	and the sest of the knowledge and be		· · · · · · · · · · · · · · · · · · ·
Glov	12 Whitahurst			2	26 - 85 1 ~ 9086 Phone Number
sign Printlen Typ	Pe Name of Grantee or Authorized Bepreser	itative			
· · · · · · · · · · · · · · · · · · ·	of Granton or Authorized Bennesentation	<del></del>	Titlo	Manufacture (or Windows and Manufacture or Manufact	8-26-25
here' signature	of Grantee or Authorized Representative		Title		Dale
		of Deed's Use Or		areas freeze and a second seco	For Dept. Use Only
28 Date Deed Recorded	29 Value of Stamp or Exem	pt Number	30 Recording Data	7-16	
Mo. Day OU	LY1.00 \$33.10		IDKOUD, MAIL		0
Nebraska Department of Reven	ue			Authorized by Neb. Rev	v. Stat. §§ 76-214, 77-1327(2)

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 day of A.D., 20 , at at a so o'clock A.D., 20 , at a so o'clock A.D. County Clerk A.D. County Clerk A.D. County Clerk A.D. Comp Assessor Carded	NEBRASKA DOCUMENTARY Date 8 3 10 10000000000000000000000000000000
This space is reserved for F	Recorder's use only.
Nebraska Quite	claim Deed
State of Nebraska, County of \\\	IEBSTER
KNOW ALL MEN BY THESE PRESENTS, that for FIFTAGU Thousand US DEVON COX  505 N JEFFERSON ST R (the "Grantor" or "Grantors"), does/do hereby remised LIOVIA Whitahvust  225 W 5th AVE RED (LOUD)	S Dollars (\$ 15,000 ) In hand, paid to  with an address of  ED CLOUD NE 68970
(the "Grantee" or Grantees") all the rights, title, inter	est, and claim in or to the following
described real estate, situated in WEBSTER	
A complete legal description of the real instrument is attached hereto on page 4 a	
Tax Parcel ID Number 000 06 900	
The property identified herein ☐ is -OR- is not re	gistered as the homestead of the Grantor(s).
Until amended, tax information shall be sent to:  Name: 1710713 Whitahurs  Address: 225 W 5th AVE	PTD 21012 12 100-
Address: LLD W 5 TO AVE	KED CLOUD NE 68470

This instrument was prepared by:	
Name: <u>DEVON</u> COX	•
Address: 505 N Jaffanso	on St RED CLOUD NE 68970
After recording, return to:	
Name: Whitchur	34
Address: 225 W 5th AVE	RED LLOUD NE 68970
nereditaments, and appurtenances belongin Grantee(s), and their heirs and assigns foreve	e described property, together with the tenements, eg, or in anywise appertaining thereto, unto the er.  Thave duly executed this Quitclaim Deed as of the
Grantor Signature:	Date: <u></u> %-26-25
Grantor Signature: Printed Name:	Date:

## **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.

	the state of the s
State of Nebraska County of Webster	)
On 8/210/7025 before me, Deur	
personally appeared <u>in Red Mand NE at So</u> who proved to me on the basis of satisfactory evidence t subscribed to the within instrument and acknowledged this/her/their authorized capacity(ies), and that by his/he person(s), or the entity upon behalf of which the person(s)	o be the person(s) whose name(s) is/are to me that he/she/they executed the same in er/their signature(s) on the instrument the
I certify under PENALTY OF PERJURY under the laws of th paragraph is true and correct.	e state of Nebraska that the foregoing
WITNESS my hand and official seal.	
Signature	
Printed Name Luce ra	GENERAL NOTARY - State of Nebraska JACQUELINE A. KUCERA My Comm. Exp. December 31, 2027
My Commission Expires 12 21 2027	(Seal)

## EXHIBIT A

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

The wast half (W/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

Cuty No.	Во	ok .	Page	Sal	e Date	School District Code													
91	20:	25	1779	8/26	5/2025	Base: 01-0123 Af					ed:			Unified:					
Location 1	D	Sale	Number	Useability	/ & Code #	Parcel Number													
0020007	00		158	4	05	GeoCde	Twn	Rng	Se	ct	Qrt	Sub	div	Агеа	# Blk	Blk Parc			
	D	ate of S	ale Assessed V	Value 💮		4245	3	11	4	1	0	000	00	1	000 9		270		
Land	Land Improvements To						Date of Sale Property Classification Code								lode'				
367,	515			367,515		Status	Status Property Type		тре	Zoning Location			cation	City Size Parcel Siz					
	Irrigation Type:						B)	05		C)	5	D)	3	E)	0	F)	9		
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	lΑ					. 1G					5	5.0	00	91,575					
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	2A							2G											
	3A1					3G1													
	3A					3G			3G										
	4A1							4	GI										
	4A		46.000				4G												
DRYLAND	1DI		16.000		52,880	1	Shelterbe		-+										
	1D		17.000		56,185			Accreti	-										
	2D1 2D	<u> </u>	9.000		28,215			Wa Otl	-										
	3D1	<u> </u>	27.000		80,055	ACI	AND '				15	9.0	00		3	67	515		
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	aildings	海藥				No	n-AG '	ГОТА	L			1.0	00	***************************************					

Assessor's Adjustment to Sa	ale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason	for Adjustment:	
PERSONAL REP DEED; T	RANSFER BETWEEN PARENT & C	HILD
	***************************************	
Comments from	C	omments:
002000700		
		(Continue on back)

## BIO

**Real Estate Transfer Statement** 

**FORM** 

Good Life. Great Service,

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

521

	nt is signed and items 1-27 are accurately completed.										
1 County Name 2 County Number Butler - 12	3 Date of Sale/Transfer  Mo. 08 Day 26 Yr. 2025  4 Date of Deed  Mo. 08 Day 26 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)	· · · · · · · · · · · · · · · · · · ·									
Nelma Joyce Hawthorne Estate, Kendali Scott Hawthorne, P.R. Street or Other Mailing Address	Amy J. Flala - see additional Grantee on next page Street or Other Mailing Address										
7600 NW 27th St.  City State Zip Code	7626 N. 281st Ave  City State Zip Cod										
Lincoln NE 68524	City State Valley NE	68064									
Phone Number (402) 326-0954	Phone Number Is the grantee a 501(c)(3) organize (402) 720-3772 If Yes, is the grantee a 509(a) found										
Email Address Kendall.Hawthorne@molex.com	Email Address jim11amy@msn.com										
7 Property Classification Number. Check one box In categories A and B. Check C	property is also a mobile home.										
	) Property Type	(C)									
Improved Single Family Industrial	Mineral Interests-Nonproducing State Assessed	Mobile Home									
Wulti-Family     ✓ Agricultural     Commercial Recreational	Mineral Interests-Producing Exempt	İ									
	nd Contract/Memo Partition Sheriff	Other									
Bill of Sale Corrective Easement Le											
Cernetery Death Certificate - Transfer on Death Executor Mi											
kind exchange (LB.C. § 1031		nsfer on Death									
	Land Land	istee to Beneficiary ner (Explain)									
11 Was ownership transferred in full? (If No, explain the division.)	12 Was real estate purchased for same use? (If N										
✓ Yes No	V Yes										
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.)											
Yes No Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC Self Other											
☐ Brothers and Sisters ☐ Grandparents and Grandchild ☐ Spouse ☐ Ex-spouse ☐ Parents and Child ☐ Step-parent and Step-child											
14 What is the current market value of the real property?  15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)											
496,000.00 Yes No \$											
16 Does this conveyance divide a current parcel of land?	17 Was transfer through a real estate agent or a title company?										
Yes You No 18 Address of Property	of the agent or title company contact.)	No									
Address of Property	19 Name and Address of Person to Whom the Tax Statement SI Amy J. Fiala	long be seur									
	7626 N. 281st Ave., Valley, NE 68064	1									
18a 🗹 No address assigned 18b 🗌 Vacant land	702014. 2010t7400., Validy, 142 0000-	r									
20 Legal Description (Attach additional pages, if needed.)	- 646 - CAL D 84 - WALL-A OA Naharaha										
N1/2 of S1/2 of Section 4, Township 3 North, Range 11 East	of the 6th P.M., Webster County, Nebraska										
160											
21 If agricultural, list total number of acres transferred in this transaction 160 22 Total purchase price, including any liabilities assumed.		0,00									
23 Was non-real property included in the purchase?		0¦.00									
Yes No (If Yes, enter dollar amount and attach itemized list.) (see instr		0,00									
24 Adjusted purchase price paid for real estate (line 22 minus line 23)		<u>0,00</u>									
26 Is an affidavit as described in Neb. Rev. Stat. § 76-2,141 required because the property is located		ssile field? (See Instructions)									
Yes No  27 If yes, is the required affidavit attached to this filling? Yes No											
Under penalties of law, I declare that I have examined this statement and and that I am duly authorized to sign this statement.	that it is, to the best of my knowledge and belief, true, complete, a	nd correct,									
<u> Amy</u> J. Fiala		(402) 720-3772									
Sign Print or Type Name of Grantee or Authorized Representative	Colf	Phone Number									
Signature of Grantee or Authorized Representative	Self Titte	8/27/2025 Date									
HCIC 77											
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. 8 Day 27 Yr. 25 \$ Exempt # 15  Nebraska Department of Revenue	BK 2025, Pg 1779 Authorized by Neb. Ri	ev. Stat. §§ 76-214, 77-1327(2)									

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

State of Nebraska Lss.
County of Webster J
Entered on the
numerical index and filed for record in the
Clerk's office of said county this a law
of Aca A.D., 20,05, at 2:09
o'clock M. Recorded in Book 2005
on Page 1779
Achey Hage County Clerk
10.00 Lo Deputy
ind Como Accessor Carded

NEBRASKA DOCUMENTARY STAMP TAX Date 8-27-25 \$ 5kerphまける By 人ひ

Return to: Saathoff Law Office PC PO Box 226, Malcolm, NE 68402-0226

#### PERSONAL REPRESENTATIVE'S DEED

THIS DEED made by Kendail 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 Arny J. Fiala, a married person, Grantee, whose legal address is 7626 N. 281st Ave., Valley, County of Douglas, State of Nebraska and to Kendall S. Hawthorne, a single person, Grantee, whose legal address is 7600 NW 27th 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 27th 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 27th 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

OENERAL NOTARY - State of Nebraska
Denise L. Kaup
My Comm. Exp. 08/26/2027

Notary Public

# Agricultural Land Sales Worksheet

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## NEBRASKA

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

**FORM** 

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

. 12 - 1 - 144 1 1 1 - 1	. 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. County Name 3 Date of Sale/Transfer 4 Date of Deed 2 County Number Mo. <u>08</u> yr. 2025 Yr. 2025 . Day <u>2</u>6 • Mo. 08 Day 26 Butler - 12 6 Grantee's Name, Address, and Telephone (Please Print) 5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Grantee's Name (Buyer) Nelma Joyce Hawthorne Estate, Kendall Scott Hawthorne, P.R. Amy J. Fiala Street or Other Mailing Address 7600 NW 27th St. Street or Other Mailing Address 7626 N. 281st Ave Zip Code 68064 City Zip Code 68524 Lincoln NE Valley NE Phone Number (402) 720-3772 Is the grantee a 501(c)(3) organization? Phone Number (402) 326-0954 V No V No Yes If Yes, is the grantee a 509(a) foundation? Yes Email Address Kendall.Hawthorne@molex.com jim11amy@msn.com 7 Property Classification Number. Check one box in categories A and B. Check C If property is also a mobile home. (A) Status (B) Property Type (C) Improved Single Family Industrial Mineral Interests-Nonproducing State Assessed Mobile Home ✓ Unimproved Multi-Family Agricultural Mineral Interests-Producing Exempt Commercial Recreational 8 Type of Deed Distribution Conservator Land Contract/Memo Partition Sheriff Other Bill of Sale Corrective Easement Lease Personal Rep. Trust/Trustee Cemetery Death Certificate - Transfer on Death Executor Mineral Quit Claim Warranty Was transfer part of IRS like-kind exchange (I.R.C. § 1031 10 Type of Transfer Distribution Foreclosure Irrevocable Trust Revocable Trust Transfer on Death Auction Easement Gift Life Estate Sale Trustee to Beneficiary Exchange) by buyer or seller? Buyer ☐ Seller No Court Decree Grantor Trust Partition Satisfaction of Contract Other (Explain) Exchange 11 Was ownership transferred in full? (If No, explain the division.) 12 Was real estate purchased for same use? (If No, state the intended use.) ✓ Yes No ✓ Yes No. 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) Other ✓ Yes Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC Brothers and Sisters Grandparents and Grandchild Spouse Ex-spouse Parents and Child Step-parent and Step-child 14 What is the current market value of the real property? 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) 320.000.00 \_\_\_Yes **☑** No 16 Does this conveyance divide a current parcel of land? Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) ✓ No Yes Yes ✓ No 18 Address of Property 19 Name and Address of Person to Whom the Tax Statement Should be Sent Amy J. Fiala 7626 N. 281st Ave., Valley, NE 68064 18a V No address assigned 18b Vacant land 20 Legal Description (Attach additional pages, if needed.) W1/2 of NW1/4 of Section 9, Township 3 North, Range 11 East of the 6th P.M., Webster County, Nebraska 21 If agricultural, list total number of acres transferred in this transaction 800,00 22 Total purchase price, including any liabilities assumed...... 22 |\$ 23 Was non-real property included in the purchase? 0,00 No (If Yes, enter dollar amount and attach itemized list.) (see instructions) . . 23 0.0024 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 1526 Is an affidavit as described in Neb, Rev. Stat. § 76-2,141 required because the property is located within a county or other geographic area with an active air force ballistic missile field? (See Instructions) 27 If yes, is the required affidavit attached to this filing? Yes No Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement. (402) 720-3772 Amy J. Fiala Print or Type Name of Graptee or Authorized Representative Phone Number Self 8/27/2025 ature of Grantee or Authorized Representative Date Register of Deed's Use Only For Dept. Use Only 28 Date Deed Recorded 29 Value of Stamp or Exempt Number 30 Recording Data Day 27 Yr. 95 Nebraska Department of Revenue Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2) 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 2 day of A.D., 20, 25, at 2:11 o'clock B.M. Recorded in Book 205 on Page 1780 County Clerk 10.00 Deputy

Assessor

Carded

NEBRASKA DOCUMENTARY STAMP TAX Date 多つつつち \$ Exempt 計つ By Ko

Return to: Saathoff Law Office PC PO Box 226, Malcolm, NE 68402-0226

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## 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 26th day of August, 2025.

Kendall Scott Hawthorne,

Personal Representative of the Estate of Neima 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

GENERAL NOTARY - State of Nebraska

Denise L. Kaup My Comm. Exp. 08/26/2027 al Hays

# Residential & Commercial Sales Worksheet

Cnty No.	Во	ok :	1700	Page			Sale	Date 💘 🦠	AR 16	School District Code											
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		•																	(Conti	nue on back)	



**NEBRASKA** 

## **Real Estate Transfer Statement**

09/

FORM **521** 

Good Life. Great Service.

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

The dead will not be recorded unless this statement is signed and items 1-27 are accurately completed. 3 Date of Sale/Transfer 4 Date of Deed County Name 2 County Number Day 3.8 Yr. 2025 Mo. 8 Day 28 Yr. 2025 Ma. 8 Webster - 91 6 Grantee's Name, Address, and Telephone (Please Print) 5 Grantor's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer Grantor's Name (Seller) Donald Mullen, Tami Mullen, Arlis Bergman, Sarah Coblentz Arlis Bergman and Sarah Coblentz Street or Other Mailing Address 605 N Locust Street Street or Other Malling Address 541 N Walnut Street Zip Code State Zin Code Clty 68970 Red Cloud NE Red Cloud 68970 is the grantee a 501(c)(3) organization? Yes Phone Number Phone Number 531-(531) 533-9019 If Yes, is the grantee a 509(a) foundation? Yes Email Address n/a Emall Address n/a 7 Property Classification Number, Check one box in categories A and B. Check C If property is also a mobile home. (C) (B) Property Type Improved Single Family Industrial Mineral Interests-Nonproducing State Assessed Mobile Home Mineral Interests-Producing Unimproved Multi-Family Agricultural Exempt ☐ IOLL Commercial Recreational Sheriff 8 Type of Deed Conservator Distribution Land Contract/Memo Pertition Other Personal Rep. Trust/Trustee Bill of Sale Corrective Easement Lease Cemetery Mineral Warranty Quit Claim Death Certificate - Transfer on Death ☐ Executor Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? 10 Type of Transfer Distribution Foreclosure Irrevocable Trust Revocable Trust Transfer on Death **₩** Gift Life Estate Sale Trustee to Beneficiary Auction Easement Satisfaction of Contract Other (Explain) Grantor Trust Partition Seller 🗹 No Court Decree Exchange ☐ Buyer 11 Was ownership transferred in full? (If No, explain the division.) 12 Was real estate purchased for same use? (If No, state the intended use.) ✓ Yes 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) Other Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC Self ✓ Yes ☐ Brothers and Sisters Grandparents and Grandchild Parents and Child Step-parent and Step-child Ex-spouse 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) 14 What is the current market value of the real property? 53.565.00 ✓ No 16 Does this conveyance divide a current parcel of land? Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) Yes\_ Yes **₽** No 19 Name and Address of Person to Whom the Tax Statement Should be Sent 18 Address of Property 605 N Locust St Grantees Red Cloud, NE 68970 18a No address assigned 18b Vacant land 20 Legal Description (Attach additional pages, if needed.) Lots Ten (10), Eleven (11) and Twelve (12), Block Two (2), Smith and Moore's Addition to Red Cloud, Webster County, Nebraska 21 If agricultural, list total number of acres transferred in this transaction 0'.00 22 | \$ 22 Total purchase price, including any liabilities assumed...... 23 Was non-real property included in the purchase? 23 \_\_\_ Yes No (if Yes, enter dollar amount and attach itemized list.) (see instructions) . . . . 0.0024 \$ 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. Flex. 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 altached 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. (531) 533-9019 Arlis Bergman Print or Type Name of Grantee or Authorized Representative Phone Number Grantee Signature of Grantee or Authorized Representative For Dept. Use Only Register of Deed's Use Only Recording Data 29 Value of Stamp or Exempt Number 28 Date Deed Recorded <u> 8</u> Day <u>28 Yr</u> 2 Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2) Nebraska Department of Revenue

State of Nebraska County of Webster Entered on the numerical index and filed for record in the Clerk's office of said county this 28 day of and A.D., 2025, at 2.23 o'clock of M. Recorded in Book 2025 on Page 1781  County Clerk  Deputy  IndCompAssessorCarded	NEBRASKA DOCUMENTARY Date 8 -28 -25 \$ Exempt-# Suby (1)
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 D husband and wife, Grantors, in consideration of ONE DOLLAR consideration received from Grantee, Arlis Bergman and Sarah joint tenants and not as tenants in common, the following descri Rev. Stat. 76-201):	(\$1.00) and other valuable Coblentz, convey to Grantee, as
Lots Ten (10), Eleven (11) and Twelve (12), Block Two to Red Cloud, Webster County, Nebraska	o (2), Smith and Moore's Addition
Grantors covenant, jointly and severally, with Grantees that Gra	ntors:
<ol> <li>are lawfully seised of such real estate and that it is it</li> <li>have legal power and lawful authority to convey the</li> <li>warrant and will defend title to the real estate again.</li> </ol>	e same;
Executed August 28, 2025.  Arlis Bergman Sarah Colblent:	fir
Donald Mullen  Sagar Combent  Tami  Tami Mullen	L. Mullen
STATE OF NEBRASKA ) ss. COUNTY OF WEBSTER )  The foregoing instrument was acknowledged before me on Augu	. 78
The foregoing instrument was acknowledged before me on Augu Bergman and Sarah Colblentz, each a single person.	IST (A () , 2025 by Arlis
AGENERAL NOTARY-State of Nobraska ADAM VETTER My Comm. Exp. Nov 27, 2027 Notary Public	u (D)

) ) ss.

The foregoing instrument was acknowledged before me on August  $\,$ 

, 2025 by Donald

Notary Public Notary Public

STATE OF NEBRASKA

COUNTY OF WEBSTER

A GENERAL NOTARY- State of Nebraska ADAM VETTER My Comm. Exp. Nov 27, 2027

Mullen and Tami Mullen, husband and wife.

# Agricultural Land Sales Worksheet

Cnty No.	Во	ok .	Page	Sal	e Date	18 3 3	Charles ()		*/ S	Scho	ol Dis	trict	Code		3 Mg (13) (15.35.45)	等的的 第一次	
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Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:	
Assessor Comments and Reason for Adjustment:		
WD; TRANSFER TO FAMILY LLC		
	***	
	And the second s	
Comments from	Comments:	
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	-	(Continue on back)

## NEBRASKA Good Life, Great Service.

Real Estate Transfer Statement

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

**FORM** 521

• If additional space is needed, add an attachr	
The deed will not be recorded unless this statemen	
1 County Name 2 County Number	3 Date of Sale/Transfer A Date of Deed  4 Date of Deed  Mo. 2 Day 8 Yr. 2025
Webster - 91	17/0:
6 Grantor's Name, Address, and Telephone (Please Print)	6 Grantee's Name, Address, and Telephone (Please Print)  Grantee's Name (Buyer)
Grantor's Name (Seller)	Grantee's Name (Buyer) Triple B Hunter Farms, LLC (0 5he:10 0hms-lede
Street or Other Mailing Address	Street or Other Mailing Address 2108 River Road
City State Zip Code	City Guide Rock State NE ZIP Code (894)
Phone Number	Phone Number Is the grantee a 501(c)(3) organization? Yes V No If Yes, is the grantee a 509(a) foundation? Yes V No
Email Address n/a	Email Address n/a
7 Property Classification Number. Check one box in categories A and B. Check C if	(A)
(4)	Property Type (C)  Mineral Interests-Nontroducing State Assessed Mobile Home
Improved Single Family Industrial	Transfer and trans
Unimproved   Multi-Family   Agricultural	Mineral Intereste-Producing Exempt
8 Type of Deed Conservator Distribution La	nd Contract/Memo Partition Sheriff Other
Bill of Sale Corrective Easement Le	personal Rep. Trust/Trustee
	osure
9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller?  10 Type of Transfer Distribution Fored Auction Easement Glift	Life Estate Sale Trustee to Beneficiary
Buyer Seller V No Court Decree Exchange Grant	or Trust Partition Satisfaction of Contract V Other (Explain) Family LLC
11 Was ownership transferred in full? (If No, explain the division.)	12 Was real estate purchased for same use? (If No, state the intended use.)
✓ Yes No	Yes
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives.	
	and Grandchild Spouse
Ex-spouse Parents and C	
14 What is the current market value of the real property?	15 Was the mortgage assumed? (If Yes, state the amount and Interest rate.)
1,516,710	Yes V No \$ %  17 Was transfer through a real estate agent or a title company? (If Yes, include the name
16 Does this conveyance divide a current percel of land?	of the agent or title company contact.)
	19 Name and Address of Person to Whom the Tax Statement Should be Sent
18 Address of Property Ag Land	Grantee
Ag Land	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 <u>288.16</u>	+/-
21 If agricultural, list total number of acres transferred in this transaction	22 \$ 0,00
22 Total purchase price, including any habitities assumed:	22 \$ 0,00
23 Was non-real property included in the purchase?  Yes No (if Yes, enter dollar amount and attach itemized list.) (see Instr	untions) 23 \$
Yes I' No (If Yee, enter dollar amount and attach itemized list.) (see Instr 24 Adjusted purchase price paid for real estate (line 22 minus line 23)	124 \$ O <sub>r</sub> 00
as if this transfer is exampt from the documentary stamp fext list the examption number	55
	within a county or other geographic area with an active at force ballistic missile field? (See Instructions)
Yes W No 27 If yes, is the required affidavit attached to this filing? Yes No	
Under penaities of law, I declare that I have examined this statement and and that I am duly authorized to sign this statement.	that it is, to the best of my knowledge and belief, true, complete, and correct,
Sheila A. Ohmsted Member, Triple B Hun	ter, LLC 403-357-3635
Print or Type/Name of Grantee or Authorized Representative	
sign Sheva A Chamatego	Grantee 08-29-2025
here Signature of Grantee or Authorized Representative	Title Date
Register of Deed's Use O	
28 Date Deed Recorded 29 Value of Stamp or Exempt Number	30 Recording Data
Mo. 8 Day 29 Yr 25 \$ Exempt # 50	BK 2025 Fg 1797  Authorized by Neb. Flev. Stat. \$8 76-214. 77-1327(2)

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

Sheila A. Ohmstede and Charles D. Ohmstede 2108 River Road Guide Rock, N 68942 402-257-2625 State of Nebraska County of Webster S.

Entered on the Entered on the Clerk's office of said county this 29 day of Clock P.M. Recorded in Book 2020 or Clock P.M. Recorded in Book 2020 on Page County Clerk Deputy Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY STAMP TAX Date 8-29-25 \$ Exempt 5 By (1)

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. Ohrnstede, 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 6th 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	Kevin Lawrence Colburn
Sheila A. Ohmstede	Charles D. Ohmstede
STATE OF NEBRASKA	) ) ss. )
The foregoing instrument was by Lisa Hunter Daily and Joel Thomas	s acknowledged before me on August 29, 2025 s Daily, wife and husband.
AGENERAL NOTARY-State of Nebraska ADAM VETTER My Corntr. Exp. Nov 27, 2027	Notary Public
STATE OF COLORADO COUNTY OF LATIMET	) ) ss. )
The foregoing instrument was by Lori L. Colburn, also known as Lohusband.	s acknowledged before me on August 20, , 2025 ri Hunter Colburn and Kevin Lawrence Colburn, wife and
Mark A Romero-Lozano  NOTARY PUBLIC  STATE OF COLORADO  NOTARY ID# 20234012874  MY COMMISSION EXPIRES 04/04/2027	Notary Public
STATE OF NEBRASKA	)
country of Webster	) ss. )
The foregoing instrument was by Sheila A. Ohmstede, formerly She	s acknowledged before me on August 29, 2025 ila Hunter, and Charles D. Ohmstede, wife and husband.
ADAM VETTER My Comm. Exp. Nov 27, 2027	Older Holic

# Residential & Commercial Sales Worksheet

Cnty No.	⊕ SBo	ook .	Page	Sale Date				ta di ka		School District Code												
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## NEBRASKA

Good Life. Great Service. DEPARTMENT OF REVENUE

## **Real Estate Transfer Statement**

**FORM** 521

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

	t is signed and items 1-27 are accurately completed.
1 County Name 2 County Number Webster - 91	3 Date of Sale/Transfer 4 Date of Deed
5 Grantor's Name, Address, and Telephone (Please Print)	Mo. 8 Day 25 Yr. 25 Mo. 8 Day 25 Yr. 25  6 Grantee's Name, Address, and Telephone (Please Print)
Grantor's Name (Seller)	Grantee's Name (Buyer)
Gilbert EugeneMagarin&LoraineSueMagarin f/k/aLoraineS.Thomas Street or Other Mailing Address	Gilbert Eugene Magarin & Loraine Sue Magarin Street or Other Mailing Address
706 W. Saline St	706 W Saline St
City         State         Zip Code           Blue Hill         NE         68930	City         State         Zip Code           Blue Hill         NE         68930
Phone Number (402) 469-2729	Phone Number Is the grantee a 501(c)(3) organization? Yes Volume No. 16402) 469-2729 If Yes, is the grantee a 509(a) foundation? Yes No.
Email Address n/a	Email Address
7 Property Classification Number. Check one box in categories A and B. Check C if	n/a
	Property Type (C)
✓ Improved ✓ Single Family Industrial	Mineral Interests-Nonproducing State Assessed Mobile Home
Unimproved Multi-Family Agricultural	Mineral Interests-Producing Exempt
IOLL   Commercial   Recreational	
	d Contract/Memo Partition Sheriff Other
Bill of Sale Corrective Easement Lea  Cernetery Death Certificate – Transfer on Death Executor Mir	
9 Was transfer part of IBS like- 10 Type of Transfer Distribution Distribution	
kind exchange (I.R.C. § 1031 Exchange) by buyer or seller?  Auction  Easement  Gift	Life Estate Sale Trustee to Beneficiary
	r Trust ☐ Partition ☐ Satisfaction of Contract ✓ Other (Explain) it tenants
11 Was ownership transferred in full? (If No, explain the division.)  Ves No	12 Was real estate purchased for same use? (If No, state the intended use.)
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives.	ives? //f Ves check the appropriate box \
✓ Yes No Aunt or Uncle to Niece or Nephew Family Corp., P	
☐ Brothers and Sisters ☐ Grandparents a	lumi lumi
Ex-spouse Parents and Ch	ild 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.)
268,055.00	Yes V No \$ %
16 Does this conveyance divide a current parcel of land?  ☐ Yes	17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.)
18 Address of Property	19 Name and Address of Person to Whom the Tax Statement Should be Sent
706 W Saline St, Blue Hill, NE	Gilbert & Lorine Magarin
	706 W Saline St
18a No address assigned 18b Vacant land	Blue Hill, NE 68930
20 Legal Description (Attach additional pages, if needed.)	
Lots 4, 5, 6 &7, Block 13, Original Town of Blue Hil	, Webster County, NE
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?  Yes Vo (If Yes, enter dollar amount and attach itemized list ) (see instru	0,100 ctions)
Yes Vo (If Yes, enter dollar amount and attach itemized list.) (see instru  24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24 \$ 0,00
25 If this transfer is exempt from the documentary stamp tax, list the exemption number	
26 Is an affidavit as described in Neb. Rev. Stat. § 76-2,141 required because the property is located v	ithin a county or other geographic area with an active air force ballistic missile field? (See Instructions)
27 If yes, is the required affidavit attached to this filing? Yes No	
Under penalties of law, I declare that I have examined this statement and the	nat it is to the best of my knowledge and belief true complete, and correct
and that I am duly authorized to sign this statement.	
Jennifer Fleischer Print or Type Name of Grantee or Authorized Representative	(402) 762-3524 Phone Number
CION	Attorney 8/25/2025
	Title Date
Register of Deed's Use On	ly For Dept. Use Only
28 Date Deed Recorded 29 Value of Stamp or Exempt Number	30 Recording Data
Mo. 9 Day 2 Yr. 25 \$ Exempt # Sa	BK2025, ta 1818
Nebraska Department of Revenue	Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2)

State of Nebraska County of Webster  Entered on the numerical index and filed for record in the Clerk's office of said county this day of A.D., 20, at	NEBRASKA DOCUMENTARY STAMP TAX Date 9-2-25 \$EXAMPTES BY (1)
QUIT CLAIM DE	
Return to: Fleischer Law LLC, PO Box 121, Clay Center, NE	58933
GILBERT EUGENE MAGARIN and LORA as LORAINE S. THOMAS, husband and wife herein consideration of one dollar and other valuable consideration, grant, bargain, sell, convey, and confirm unto GILBERT EU MAGARIN, husband and wife as joint tenants and not as Grantee whether one or more, the following described real establishment of the control of the contr	called Grantor whether one or more, in received from Grantee, does quitclaim, UGENE MAGARIN and LORAINE SUE tenants in common, herein called the
ALL OF LOTS FOUR, FIVE, SIX AND SEVEN (4,5,6&7), TOWN OF BLUE HILL, WEBSTER COUNTY, NEBRASE	
To have and to hold the above described premises together wappurtenances thereto belonging unto the grantee and to gran	
Dated this day of Quant, 2025	
Albert EUGENE MAGARIN, Grantor LOI	navius Sw Magains RAINE SUE MAGARINI Grantor
STATE OF NEBRASKA )	
)SS. COUNTY OF CLAY )	
Before me, a notary public qualified for said county, personally can	ne GILBERT EUGENE MAGARIN and

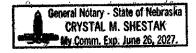
Be LORAINE SUE MAGARIN formerly known as LORAINE S. THOMAS, husband and wife, known to me to be the identical person or persons who signed the foregoing instrument and acknowledged the execution thereof to be his, her, or their voluntary act and deed.

Witness my hand and notarial seal on August 35, 2025

Motary Public

Witness my hand and notarial seal on August 35, 2025

Notary Public



# Residential & Commercial Sales Worksheet

Cnty No.	. Bo	ok -	P	age			Sale Date			W.			Sch	ool Dis	trict Co	de			维数	
91	cation ID   Sale Number   Useability & Condition ID   Sale Number   Useability & Condition ID   Date of Sale Assessed Value      Date of Sale Assessed Value   Sale Assessed Value					/29/2025	Base: <b>01-0123</b>					Affiliated: Unified:								
Location	2025   1841   8/2   Ion ID   Sale Number   Useabil     O4600   163   1     Date of Sale Assessed Value     Improvements   Sale Assess				lity & Code #	field in	i Gra				P	arcel l	Number							
0005046	500		163			1		GeoCde	1	wn	R	ng	Sect	Qrt	Subdiv	A	ea	Blk	Pi	ircel
	// N/ D	ate of S	ale Ass	essed	Vál	ue 🛝		4131	3.24	- 14 2 5 7 T	oko sakura	75 / 4 (20)	00	0	3000	5	(34.97°)	010	-3-75,000,435	00
Land	19 M 图 定约量	Imp	rovem	ents			Total			i J	Date	of S	ale Pi	roperty	Classif	icati	on C	ode :	e di	X Mily
53	,345	3	,467	, 925	ine ober	okrue v jigase	3,521,270	Status		Pr	operty	, Ty	ie .	Zoning	Locat	on .	City	/ Size	Parc	el Size
Assessor Lo	cation:							A) <b>1</b>	357353	B)	0	3	C,	68, 20 (27 (27 (27 )	D) <b>1</b>	ARTICLES CONTRACTOR	E)	7	F)	1
aller of the state of				13.0		(5) (3)	Residential			N.	19%		<i>i</i> (10)		Comm	ercia	l 🧖	18 M. S.		district in
	Mul	tiple Im	provem	ents:	Multi	ple. In	provements.:	2	20,000		Multi	ple.	Improve	ements. ;	of the county with the county	128 m \$ 5 + 77		scalegister ten 27	Nach said	att in M. malan
		Constr	uction I	Date:	Const	ructio	n Date :				Const	tructi	on Date	e:	1950			· <u> </u>		
10 and 10 and	7-14		F	loor:	Floor	Sq. F	i. :				Floor	Sq. I	Ft.:		5,740					
<b>"我们是我们的是</b>	P. D. San Land				Cost :	1					Cost	:		9(	,405					
Single Family	Style:		4 (4 (1 ( ) 4 ( )		Resi	denti	al Condition;				Com	mer	cial O	ccupan	cy Code:			验算智		
(100) 🗆 Mo	bile Hon	ne	***		(10)		Worn Out						473		herl:			Other2:		
(101) 🗆 One	Story				(20)		Badly Worn				Com	mer	ciál C	onstruc	tion Clas	s: 5				
(102) 🗆 Two	Story				(30)		Average				(1)		Firep	roof Str	uctural St	eel Fr	ame			
(103) 🗆 Spli	it Levei				(40)		Good				(2)		Reinf	forced C	oncrete F	rame				
Part						Very Good				(3)		Maso	mry Bea	ring Wal	s					
P1						Excellent				(4)		Woo	d or Ste	el Framed	Ext.	Wall	s			
(103) □ Split Level       (40) □ Good         (104) □ 1 1/2 Story       (50) □ Very Good         (111) □ Bi-Level       (60) □ Excellent         (106) □ Other       Residential Quality:						e, or dry, as				(5) Metal Frame and Walls										
Townhouse or	Duplex	Style;			Resi	denti	al Quality:				(6)		Pole l	Frame						
(301) 🗆 One	Story				(10)		Low				Cost	Rar	ık: 2	0	e Salidada	Con	ditio	n: 10		
(302) □ Two	Story				(20)		Fair				(10)		Low			(10)	图	Worn	Out	
					(30)		Average			_	(20)	×	Avera	age		(20)		Badly	Worn	
					(40)		Good				(30)		Abov	e Avera	ge	(30)		Averag	ţе	
				_	(50)		Very Good			_	(40)		High	2010 St. 11.2		(40)		Good		
(304) □ One	Story D	uplex			(60)			and the second second			411	(Agric		MARK.	10.00	(50)		Very C	food	
(305) 🗆 Two	Story D	Ouplex					entropic et al.	TALES					\$210 E			(60)		Excelle	ent	
Assessor's	Adjus	stment	to Sa	le Pri	ice	(+ o	r -):													
Assessor Co	mment	s and R	eason f	or Ad	just	men	t:													
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# 1701/10 1701/1

Form No. 98-269-2006 7-2024 Rev. Superseder 96-269-2006 10-2020

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

163

FORM **521** 

· If additional space is needed, add an attachment and identify the applicable item number. DEPARTMENT OF REVENUE The deed will not be recorded unless this statement is signed and items 1-27 are accurately completed. 1 County Name 3 Dale of Sale/Transfer 4 Date of Deed County Number yr. <u>202</u>5 Mo. 08 Day 29 Mo. 08 Day 29 Yr. 2025 Webster - 91 6 Grantee's Name, Address, and Telephone (Please Print) 5 Grantor's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Cooperative Producers, Inc. Grantor's Name (Seller) CHS Inc. Street or Other Mailing Address 5500 Cenex Drive Street or Other Mailing Address 265 N. Showboat Blvd. City Zjp Code 55077 Zlp.Code 68901 State MN State NE Hastings Inver Grove Heights is the grantee a 501(o)(3) organization? If Yes, is the grantee a 509(a) foundation? Yes Phone Number (651) 355-6000 Phone Number 402.463.5148 Yes Email Address Legal.department@chsinc.com Email Address gbrandt@cpicoop.com 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. (Å) Status (B) Property Type (C) / Improved Single Family [7] Industrial Mineral Interests-Nonproducing State Assessed Mobile Home Unimproved Exempl Multi-Family Agricultural Mineral Interests Producing IOLL Commercial Recreational 8 Type of Deed Distribution Land Contract/Memo Partition Sheriff Conservator Other Bill of Sale Corrective Easement Trusi/Trustee Lease Personal Rep. Cemetery Death Certificate - Transfer on Death Executor Mineral Quit Claim Wairanty Was transfer part of IRS like-10 Type of Transfer Distribution Irrevocable Trust Revocable Trust Transfer on Death Tereglosure kind exchange (I.R.C. § 103 Exchange) by buyer or seller? Auction ☐ am **V** Sale Trustee to Beneficiary Easement Life Estate □ Buyer Seller V No Court Decree Exchange Grantor Trust Partition Satisfaction of Contract Other (Explain) 11 Was ownership transferred in full? (If No, explain the division.) 12. Was real estate purchased for same use? (If No, state the intended use.) Yes □No ☐ No 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) Yes Aunt or Unote to Niece or Nephew Family Corp., Partnership, or LLC Self Olher 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 properly? 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) 3.530.045.00 **V** No 16 Does this conveyance divide a current parcel of land? Was transfer through a real estate agent or a title company? (If Yes, include the name Was transfer through a real estate agent of the agent or ille company contact.)

Yes Amanda Angstman Yes V No 16 Address of Property 19 Name and Address of Person to Whom the Tax Statement Should be Sent Cooperative Producers, Inc. 265 N. Showboal Blvd. Hastings, NE 68901 18a 🗸 No address assigned 18b Vacant land 20 Legal Description (Attach additional pages, if needed.) See Exhibit "A" attached hereto. 21 If addicultural, list total number of agree transferred to this transpollon 22 Total purchase price, including any liabilities assumed...... 6,774,576,00 23 Was non-real property included in the purchase? 3,244,531,00 No (If Yes, enter dollar amount and attach Itemized list.) (see Instructions) 3,530,045,00 25 If this transfer is exempt from the documentary stamp tax, list the exemption number 26 is an affidavit as described in Neb. Rev. Stat. 9.76-2,141 required because the property is located within a county or other geographic area with an active air force ballistic missile field? (See Instructions) Yes V No 27 If yes, is the required affidavit attached to this filing? Yes No Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorizenty o sign this statement. Print or Type Name of Grange of sign Signature of Grander or Authorized Representative Register of Deed's Use Only For Dept. Use Only 28 Dale Deed Recorded 29 Value of Stamp or Exempt Number 30 Recording Dala Day 🗻 Nebraska Départment of Revenue Authorized by Neb. Flev. Stat. \$§ 76-214, 77-1327(2)

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

## 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) Cimorron 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 (NW¼NW½) 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 364.76 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 (NE¼NE½) 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 (E½W½) 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 E½SW½, thence N00°25'21"W, along the existing fence and the assumed West line of the E½SW½, 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 E½SW½; thence N90°00'00"W, along the South line of said E½SW½, 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

Phoeplaine County Clerk

Fee: \$34.00 By: AS Deputy Electronically Recorded

Return to:
First American Title Insurance Company
121 South 8th Street, Suite 1250

NCS-<u>2C9XM</u>-MPLS(CF/MVX)

Minneapolis, MN 55402

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.]

	ecuted the foregoing instrument to be effective
as of the 29 <sup>th</sup> day of August, 2025.	CHS INC., a Minnesota cooperative opporation  By: Name: Richard Dusel Its: Executive Vice President  By: Name: Karla Stockhan Its: ASSISTANT Secretary
STATE OF Minnesota )  SS.  COUNTY OF Dakota )	•
COUNTY OF Dako H.	
The foregoing instrument was acknowledge Richard Dusek, the Executive Vice President of Continuous Richard Dusek, the Executive Vice President of Continuous Richard Dusek, the Executive Vice President of Continuous Richard President Richard Resident Resident Richard Ric	is affixed to the foregoing instrument and
STATE OF Minner )  SS.  COUNTY OF DAKOTO )	
The foregoing instrument was acknowledge Karla Stockman, the Assistant Second corporation, known to be the identical person who and acknowledged the execution thereof to be his corporation.	se name is affixed to the foregoing instrument
JULIA D. HURD  Notary Public-Minnesota  My Commission Expires Jan. 31, 2029 \$	Notary Public My commission expires 13/2029

# 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 of 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 (NE½NE½) 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 (E½W½) 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 E½SW½, thence N00°25'21"W, along the existing fence and the assumed West line of the E½SW½, 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 E½SW½; thence N90°00'00"W, along the South line of said E½SW½, 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.
- 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

Cuty No. Be	School District Code															
91 20	25	1846	8/29	/2025	Base: 9	91-00	002	Aff	iliate	∍d:	·		Unif	ied:		
Location ID	Sale	Number	Useability	& Code#		ostorial etskala		#(\$65) - 100 (\$	Pa	rcel N	umb	er	e fark		e de la companya de l	
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Land	Imp	provements	Т	otal	4.4	1	ate of	Sale	Pr	perty	Clas	sifica	tion (	ode	4	
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	Irrigat	ion Type:			A) 1	B)	05		C)	5	D)	3	E)	0	F)	8
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Assessor's Adjustment to Sale Price (+ or -):		Total Recapture Value:	
Assessor Comments and Reason for Adjustment:			
CORRECTIVE WD; BETWEEN HUSBAND	& WIFE		
		•	
Comments from	Соп	nments:	
			(Continue on back)

## (0)050 NEBRASKA

Good Life, Great Service.

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

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

164

521

DEPARTMENT OF REVENUE			nent and identify the appli			<del></del>
- Intervening and a recon	The deed will not be recor	ded unless this statemen	t is signed and Items 1-27	are accuratel	y completed.	
		3 Date of Sale/Transfer 4 Date of Deed				
Webster - 91		Mo. 8 Day 29 Yr. 2025 Mo. 8 Day 29 Yr. 2025				
5 Grantor's Name, Address, and Telephone (Please Print)		6 Grantee's Name, Address, and Telephone (Please Print)				
Grantor's Name (Seller) James D. Gerloff & Linda J Gerloff		Grantee's Name (Buyer) See Attached				
Street or Other Mailing Ad 1913 Road F			Street or Other Mailing Addres 1913 Road F	\$		
City Gulde Rock	State <b>NE</b>	Zip Code 68942	City Guide Rock	1	State NE	Zip Code 68942
Phone Number (402) 257-2575			Phone Number	s the grantee a s	501(c)(3) organizat	ion? Yes V No
Email Address			(402) 257-2575   II Email Address In/a	r Yes, is the gran	tee a 509(a) found	alion? Yes ✓ No
7 Property Classification Number, Check one box in categories A and B. Check C if property is also a mobile home.						
(A) Status			Property Type			(C)
✓ Improved	✓ Single Family	Industrial	Mineral Interests-Nonproduc	ng	State Assessed	Mobile Hame
Unimproved	Muiti-Family	Agricultural	Mineral Interests-Producing		Exempl	
IOTF	Commercial	Recreational	· · · · · · · · · · · · · · · · · · ·		***	
☐ Bìll of Sale ☐ (	Conservator Corrective Death Certilicate – Transfer on De	Easement Les	<u> </u>	l Rep. 🔲 Tru	st/Truslee	her
			reral Quit Cla	im V Wa	<u>`</u>	
9 Was transfer part of kind exchange (I.R.C Exchange) by buyer or	2. § 1031 Auction	Easement Gift	Life Estate	Hevocable trus   Sale	=	nsfer on Death Itee to Beneficiary
Buyer Se			or Trust Pertition	Satisfaction of (		er (Explain) corrective
11 Was ownership transfer	rred in full? (If No, explain the divi					, state the intended use.)
₹ Yes No	,	THE PROPERTY OF THE PROPERTY O		☐ No		
	en relatives, or if to a trustee, are					
✓ Yes No	Aunt or Uncle to Niece or		· · · =		U Other	
	☐ Brothers and Sisters ☐ Ex-spouse	Grandparents a	· ·			
14 What is the ourself may	ket value of the real property?	Parents and Ch	15 Was the mortgage assume	o-parent and Ste		La cast casta V
274,075.00	ret value of the teat broberty?			ior (ii tes, siale L	the amount and m	· ·
		17 Was transfer through a rea		a title company?	If Yes, include the name	
Yes 🗸 No			of the agent or title company contact.) Yes Yo			
18 Address of Property		19 Name and Address of Person to Whom the Tax Statement Should be Sent				
1913 Road F		James & Linda Gerloff				
Guide Rock, NE 68942		1913 Road F				
18a No address assig		W	Guide Rock, NE 68942			- A STANSAULE
	ch additional pages, if needed.) ter of the Northwest Quarter (N	BM/1//ANDM/1//A) of Cooklon Co.	uan (7) Tauranhin Man (1) bi	idh Dana Nh	(0) Wash seat	an Cille D. B.L. Malabasan
County, Nebraska.	er of the Northwest Goston (in	ity nanty naj di decilon de:	ven (7), Township One (1) far	Jiui, Nange Mi	ne (s), west of t	ie ous talvit Avenerei
41 li carioultural lint total	number of acres transferred in this	n tunnanation	•			
		WOODHING WALLS AND A CONTROL OF THE	1		100 0	<u> </u>
23 Was non-real property in	ncluding any liabilities assumed ncluded in the purchase?	***************			22 \$	0,00
		tach itemized list.) ( <u>see instru</u>	ictions)		23 \$	0,00
Yes   You (If Yes, enter dollar amount and attach itemized list.) (see instructions)   23   \$   \$   \$   \$   \$   \$   \$   \$   \$						
26 is an affidavit as described in Neb. Rev. Stat. § 76-2,141 required because the property is located within a country or other geographic area with an active air force ballistic missile field? (See Instructions)						
— —	d affidavit attached to this filing?	]Yes [∕]No				
	attles of law, I declare that I have in duly authorized to sign this state		hat it is, to the best of my knowle	edge and belief,	true, complete, an	d correct,
	el E. Sull <del>iva</del> n					(402) 462-2131
sign Print or Typ	e Name of Grantee or Authorized	Representative		no no promise		Phone Number
	ET 0-4	**************************************	Attorney			9/2/2025
here ' Signalure o	Grantee of Authorized Represer	ntative	Title			Date
Register of Deed's Use Only For Dept. Use Only					For Dept. Use Only	
28 Date Deed Recorded	29 Value of Stamp	or Exempt Number	30 Recording Data		dimb.	· · · · · · · · · · · · · · · · · · ·
Mo	_Yr. 2 \$ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \	UT TY	101/2022/14_1	846		
Nebraska Department of Flaveni	IA.		7 //		hiddenized by Mak Ba	11 Plat CC 70 D44 77 455-750

## 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

SindleguedelA

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

Linda I 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.

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

Notary Public

# Agricultural Land Sales Worksheet

Cuty No.	School District Code																				
91	202	25	1847	8/19	/2025	Base: 0	55-00	11	Afi	filiat	ed:			Unif	ied:						
Location II	5	Sale	Number	Useability	& Code#	4 10 14				Pa	ircel N	umber					9.51				
00140530	0	1	L65	4	05	GeoCde	GeoCde Twn Rng		Si	Sect Ort :		Subdi	Subdiv		Area Bik		arcel				
	Da	ate of S	ale Assessed	Value	4.4	4489	9 1 10		1	11 0		00000		1	000	0	000				
Land		Imp	rovements	T	otal	<b>3</b> .5 (3)	Date of Sale Property Class								fication Code						
715,6	555		23,275		738,930	Status	Status Prop		perty Type		Zoning		tion	Cit	y Size Par		cel Size				
		Irrigati	ion Type:			A) 2	B)	05	19. 200 23	(C)	5	D)	3	E)	0	F)	9				
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	4A1					4G1											890				
	4A		44PL 400		200 400		Shelterbe	_	1G		5	5.58	0			27,	790				
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<b></b>	1D		22.420		74,095		on			1.38					<b>m</b> 00						
·	2D1 2D							Wa:	-			1.44	<u> </u>				720				
	3D1		8.420		24,965	AGI	AND :			· · · · · · · · · · · · · · · · · · ·	35	5.27	n		6	76	815				
	3D					AGI	Z11 (L)	Roa	_			8.96		e <b>18</b> 7 7 5 1		V.	****				
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Outbui	ldings				8,155	No	n-AG '	OTA	$\mathbf{L}$		1	0.96	0			38,	840				

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	ACCOUNTS OF THE PROPERTY OF TH
JTWD; TRANSFER PROPERTY INTO REVOCABLE TRUST	
	,
Comments from Con	mments:
001405300 001405500 001405900 001406100 0014063	300
	(Continue on back)

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



Good Life, Great Service.

Yes
Secretor's Name, Address, and Telephone (Please Print)   9 Grante's Name, Address, and Telephone (Please Print)   9 Grante's Name, Address, and Telephone (Please Print)
S Granter's Name, Address, and Telephone (Please Print)   G Grantee's Name, (Seller)
Granter's Name (Seller) David A. Gleason and Lisa A. Gleason Street or Other Mailing Address 3310 W Cottonwood Road  City State Zip Code (Asamey NE 68845) Phone Number Is the grantee a 501(c)(3) organization?
See attachment   Street or Other Mailing Address   Street or Other Maili
State   Stat
NE   68845   Phone Number   Is the grantee a 501(c)(3) organization?   Yes   Vocation   Nes   Ves   Vocation   Nes   Ves   V
Email Address   It Yes, is the grantee a 509(a) foundation?   Yes   No   No   No   No   No   No   No   N
Email Address In/a  7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home.  (A) Status  (B) Property Type  (C)    Improved
(A) Status  (B) Property Type  (C)    Improved   Improved   Industrial   Industrial   Improved   Industrial   Improved
Improved   Single Family
Unimproved
Total   Recreational   Recreationa
8 Type of Deed
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 (LR.C. § 1031 Exchange) by buyer or seller? Auction Easement Glift Llife Estate Sale Trustee to Beneficiary  Buyer Seller No Court Decree Exchange Grantor Trust Partition Satisfaction of Contract Other (Explain)  11 Was ownership transferred in full? (If No, explain the division.)  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-child  14 What is the current market value of the real property?  15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)  Yes No S
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   Court Decree   Exchange   Grantor Trust   Partition   Satisfaction of Contract   Other (Explain)
9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller?
Buyer Seller No Court Decree Exchange Grantor Trust Partition Satisfaction of Contract Other (Explain)  11 Was ownership transferred in full? (If No, explain the division.)  12 Was real estate purchased for same use? (If No, state the intended use.  Yes No No 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?  369,465.00  To Was transfer through a real estate purchased for same use? (If No, state the intended use.  Yes No  Other  Other  Step-parent and Step-child  15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)  Yes No S  Was real estate purchased for same use? (If No, state the intended use.  Yes No  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.)  Was transfer through a real estate agent or a title company? (If Yes, include the name
Buyer Seller No Court Decree Exchange Grantor Trust Partition Satisfaction of Contract Other (Explain)  11 Was ownership transferred in full? (If No, explain the division.)  12 Was real estate purchased for same use? (If No, state the intended use.  Yes No  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?  369,465.00  15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)  Yes No S  Yes No S  Yes Indicate the intended use.  Yes No S  Yes No S  Yes Indicate the intended use.  Yes No S  Yes Indicate the intended use.
11 Was ownership transferred in full? (If No, explain the division.)    Yes
Yes No  13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (if Yes, check the appropriate box.)  Yes 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?  369,465.00 Yes No S  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
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (if Yes, check the appropriate box.)    Yes
Yes
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?  369,465.00 Tyes No S
Ex-spouse
14 What is the current market value of the real property?  369,465.00  15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)  %  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
369,465.00
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 group as title appropriately —
Yes V No of the agent or title company contact.) Yes V No
18 Address of Property 19 Name and Address of Person to Whom the Tax Statement Should be Sent
489 Road 1800 David A. Gleason and Lisa A. Gleason, Cotrustees
Guide Rock, NE 68942 3310 W Cottonwood Road
18a No address assigned 18b Vacant land Kearney, NE 68845
20 Legal Description (Attach additional pages, if needed.)
see attachment
21 If agricultural, list total number of acres transferred in this transaction 366.23±
22 Total purchase price, including any liabilities assumed
22 Total purchase price, including any liabilities assumed. 23 Was non-real property included in the purchase? 29 State of the purchase price, including any liabilities assumed. 29 State of the purchase price, including any liabilities assumed. 21 State of the purchase price, including any liabilities assumed.
22 Total purchase price, including any liabilities assumed.  22 \$ 0,00  23 Was non-real property included in the purchase?  Yes V No (If Yes, enter dollar amount and attach itemized list.) (see instructions)
22 Total purchase price, including any liabilities assumed. 23 Was non-real property included in the purchase? 29 State of the purchase price, including any liabilities assumed. 29 State of the purchase price, including any liabilities assumed. 21 State of the purchase price, including any liabilities assumed.

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

Under penalties of faw, 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 stgn this statement.

| A. B. | Cason | Contrasted |

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

27 If yes, is the required affidavit attached to this filing? Yes Vo

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

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

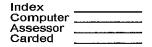
#### **ATTACHMENT**

### 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:

- 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.



NEBRASKA DOCUMENTARY STAMP TAX Date: 09/03/25

\$ Ex004 By AS

State o

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

Physical 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:

- 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 ) ss:

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

GENERAL NOTARY - State of Nebraska AMY L. BOWMAN My Comm. Exp. September 1, 2025 Notary Public

# Residential & Commercial Sales Worksheet

Cnty No.	Bo	ok 🦈	Раде			Sale Date	MENTERS.	er têrê Kalesa	School District Code							Salty (*)		
91	20	25	1857		8/	/5/2025	Base: 9	91-0	0002		Affilia	ated:		Unified:				
Location	ID .	Sale	Númber	Us	seabil	ity & Code#	SACTORY OF				F	arcel l	Yumber	rjensky statisticky statistics of the statistics				
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1975年第18月基	<b>.</b>	ate of S	ale Assessed	Valu	це		4491				00	0	10005	,		030	0000	
Land		Imp	rovements			Total	対の正義。	Date of Sale Property Classification Code								ode=		
4	,730		168,120	)	Later Service	172,850	Status	F	roperty	Ty	oe .	Zoning	Locati	on I	City	Size	Parcel Size	
Assessor Lo	cation:	RED	CLOUD (I	RC)			A) 1	В	e e opposition de	3	С	Alternation and the	D) <b>1</b>	er (or 12	E)	6	F) 3	
	rivovij, i	eren in Vi			jy tr	Residential	NAME OF	W/184	<b>学</b> 传	salin (		14:12:191	Comm	rcia	i 🤃	ty a very		
* e. e. i	Mul	tiple Im	provements:	Multi	ple. Im	provements. :		SARAMINI.	Multi	ple.	Improve	ements.:	3	21272E	Secret April	<u>Uzeek oo beeed.</u>	<u> </u>	
	Translation of the	STATE OF BUILDING	uction Date:		ruction	Date :			Multiple, Improvements. : 3  Construction Date : 1900									
173.4 (19)	<b>有分数</b>		Floor:	Floor	Sq. Ft.	:			Floor Sq. Ft.: 572									
		Buildin	ig Cost New:	Cost :	:				Cost	:		18	3,465					
Single Family	Style:			Resi	dentia	l Condition:	会。H·基次的 Stantes		Com	mei	cial O	ccupan	cy Code:		, Ale		erica.	
(100) 🗆 Mol	bile Hon	ne		(10)		Worn Out			Prim	ary:	471	<b>O</b> 1	her1: 3	53	C	Other2:	473	
(101) 🗆 One	Story			(20)		Badly Worn	o .		Com	mei	rcial C	onstruc	tion Clas	s: 4		er sayatsar Referansi		
(102) 🗆 Two	Story			(30)		Average			(1)		Firep	roof Str	uctural St	eel Fr	ame			
(103) 🗆 Spli	t Level			(40)		Good			(2)		Rein	forced C	oncrete F	rame				
(104) 🗆 1 1/2	2 Story			(50)		Very Good			(3)		Masc	nry Bea	ring Wall	s				
(111) 🗆 Bi-I	Level			(60)		Excellent			(4)	*	Woo	d or Ste	el Framed	Ext.	Wall	s		
(106) □ Other									(5)		Meta	l Frame	and Walls	5				
Townhouse or Duplex Style: Residential Quality:									(6)	212 123	5400A.186.1 1.1	Frame	10751 Bu ve V	· V · 1 · 1 · 1	Janes	Service sees	No. 100 No. 100 No. 100 No.	
(301) □ One Story (10) □ Low								Cost			0 💮 🤄		Con	ditio	n: 40	[6] (4) (4) (6)		
	(302) □ Two Story					(20)			(10)									
	(307) 🗆 1 1/2 Story				(30)   Average				(20) Ma Average (20) 🗆 Bar						Badly	Worn		
	t Level			(40) □ Good					(30) Above Average (30) Average						ge			
(309) 🗆 2 1/2				(50) 🗆 Very Good					(40) ☐ High (40) 🖬 Good									
(304) □ One		-		(60)		Excellent	40. je graja 1854 v	net Mis	1300			AND THE		(50)		Very (		
(305) 🗆 Two	Story I	Duplex		Magazini		Arronnia e iz eus	(A = A , E , O )	de especial		Mac a	i jud		W 27 94	(60)		Excelle	ent	
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Assessor Co			leason for A	djust	ment	<del> </del>												
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Comments for	rom							Comi	ments							****	<u></u>	
			· · · · · · · · · · · · · · · · · · ·				````											
																(Conti	nue on back)	

166

### NEBRASKA-Good Life, Great Service.

**Real Estate Transfer Statement** 

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

**FORM 521** 

	រា ស្រប់ពេលដែរ និងដូច នៃ រាម					
	od will not be recorded	unless this statemen			bly completed.  Date of Deed	
1 County Name	2 County Number		3 Date of Sale/Trans	05 <sub>Yr.</sub> 2025		05 Yr. 2025
Webster - 9				Address, and Telephon		/
5 Grantor's Name, Address, and T Grantor's Name (Seller)	alebitone (Stease Littl)		Grantee's Name (Bu		o (i loubo i init)	
See Exhibit A Attached			The State of Ne	braska Dept of Tra	nsportation	
Street or Other Mailing Address		10 m	Street or Other Mailin PO Box 94759	ng Address		
City	State	Zlp Code	City Lincoln		Slate NE	Zip Code 68509
Phone Number			Phone Number (402) 471-4567	is the grantee	a 501(c)(3) organiz anlee a 509(a) fou	tallon? Yes / No
Email Address		· · · · · · · · · · · · · · · · · · ·	Email Address N/A	III 186) IS IIIU BI	uined a dod(a) ida	100 1110
7 Property Classification Number	r. Check one box in catego	ries A and B. Check C If		oblie home.		
(A) Status			Property Type			(C)
	le Family 📝 Ind		Mineral Interests A	lonproducing	State Assessed	Mobile Home
Multi	l-Family	rioultural [	Mineral Interests-P	roducing	Exempl	1
IOLL Com	mercial Rea	creational				
8 Type of Deed Conserval	· ·		nd Contract/Memo			Olher
Bill of Sale Corrective			RSO L		Frusi/Truslee Warrenty	
	Ilficale Transfer on Death					ransler on Death
9 Was transfer part of IRS like kind exchange (I.R.C. § 1031 Exchange) by buyer or seller?	- 10 Type of Transfer	Distribution Fored		e Trust ☐ Revocable T ✓ Sale		ransier on Death rustee to Beneficiary
	Auoilon	Easement Gill	☐Life Estate or Trust ☐ Partition		of Contract C	•
Buyor Setter 11 Was ownership transferred in ful			12 W			No, slate the Intended use.)
7 Yes No	(1) Ido, explain the division	•)		Tyes [7] No_Bui		,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,
13 Was the Iransfer between relativ	as or if to a trustee, are the	trustor and beneficiary rela				
	unt or Uncle to Niece or Ner			Self	Oth	ier
	rothers and Sisters	====	and Grandchild	Spouse		
	x-spouse	Parents and C	hlid	Step-parent and	Slep-child	
14 What is the current market value	of the real property?		15 Was the mortga	ge assumed? (II Yes, sle	ale the amount and	l interest rate.)
420.00			☐Yes [	☑No \$		%
16 Does this conveyance divide a c	urrent parcel of land?	······································	17 Was transfer thr of the agent or t	ough a real estate agen ille company contact.)	or a Ille company	y? (If Yes, Include the name
18 Address of Property			19 Name and Addr	ess of Person to Whom	the Tax Statement	
N/A			Nebraska Dept	of Transportation		
IN/A			PO Box 94759			•
18a No address assigned	18b Vacant land	•	Lincoln, NE 686	509-4759		
20 Legal Description (Attach addition	nal pages, if needed.)				***	
See Attached Exh	ibit A					
OGG MILLOHOG EAH	DICT					
21 If agricultural, list total number	of acres transferred in this tri	ansaction				_
22 Total purchase price, including	any liabilities assumed	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,		., 22 \$	420,00
23 Was non-real property included in						!
Yes V No (If Yes, en	ler dollar emount and attac	in Nemized liet.) ( <u>see insi</u>	ruotions)	• • • • • • • • • • • • • • • • • • • •	. 23 \$	420,00
24 Adjusted purchase price paid for 25 if this transfer is exempt from the	or real estate (line 22 minus	line 23)	າ		24 \$	-120,00
26 is an afidavit as described in <u>Neb.</u>	re cocumentary stamp tex, t Hev. Stat. 6 76-2,141 required b	ecause the property is located	within a county or other	geographic area with an a	ctive air force ballistic	missile field? (See Instructions)
Yes 🗹 No						
27 If yes, is the required alliday	t allached to this filing? 🔲 🧎	∕es 🔽 No				
Under panaltles of	law, I declare that I have ex	amined this statement and	I that it is, to the best o	of my knowledge and be	ilei, Irue, complete	, and correct,
and that I am duly a	ulhorized to sign this statem	ent.		-		(402) 479-4461
Sarah Talb	Of Aranise or Authorized Re	naronantallisa				Phone Number
sign Print de Type Name	A THE PARTY OF THE PARTY OF THE	opi osemanye	ROW Proje	et Manager		9/4/2025
Clausium al Orași	ee or Authorized Representa	liva	Title	or Manage		Dale
here and restriction of Grante						
		gister of Deed's Use (				For Dept. Use Only
28 Date Deed Recorded	29 Value of Stamp o	r Exempl Number	30 Recording Date	SED IA	57	
Mo Day Yr. @	CZ & EXen	WH CO	$\Gamma$ $\Omega V^{\alpha}$	025 Kg. 18		h Day Glat SE 70 GH 27 400750
Nebroska Department of Revenue		•		' 🐧	MONITORIZED BY ME	b. Rev. Stal. §§ 76-214, 77-1327(2

# 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.

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NEBRASKA DOCUMENTARY STAMP TAX

Date: 09/04/25 \$ Ex002

By AS

Bk 2025, Pg 1857

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 01:10 o'clock PM. Recorded in Book 2025 on Pages 1857-1860

Jana Lynder A

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 $2$	ugust 1	A.D. 20 <u><i>45</i></u> .
	Norder Holding Co	mpany, a Nebraska corporation
	Twod A	20ml
	ĄU	thorized Officer or Agent
	14	
	Timothy A. Norda Print name of Authorized C	or, President  Officer or Agent and Title
	Phint hame of Authorized C	once of Agent and Title
STATE OF Nebraska	)ss.	
COUNTY OF Thayer		_
The foregoing instrument was acknowl	edged before me this $5^\circ$ d	ay of Quaust
Timot	by A. Norder	
The foregoing instrument was acknowled to the foregoing instrument was acknowledged to the foregoing instrument	ndividual who appeared before	re Notary) (Title of officer or agent)
Of Norder Holding Company.		
	Innya L Max Notary Public	leg
Γ	GENERAL NOTARY - State of Nebrasi TONYA L., MANLEY My Comm. Exp. August 1, 2027	1 (a)

### **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	туре: Tract Owner	Tract #: 64
I, Timothy A. Norder, the (Print name of Individual signing on behalf of Organization)		wing is true and accurate to
the best of my knowledge (complete both items 1 and 2	2):	
1 I am the <u>President</u> for	Norder Holding Con (Name of Organization)	Thermy
AND	NEDTUSICE and lawre	iny operating in Nooraska,
2 I am authorized to sign any and all documentation on bel		
property rights in general or specifically for a project of (Check one of the following and complete appropriate blanks.)	the State of Nebraska - Department o	FTransportation based on:
(Check one of the following and complete alshirolitate manas)		
The capacity expressly provided in the Large	porate Bylaws · _	
	ws, Operating Agreement, or Partnership Agre	
The Resolution of the		
(Corporate Board or Co		
Dated this 5th day of August 20 =	love of He Worl	
_ <del></del>	mothy A. Norder	- American
State of Nebraska ) ss		
County of Thayer		
Subscribed and sworn before me this \$\frac{25}{25}\$ day of _\text{\text{\$\text{\$\alpha\$}}}	1945t ,20 25	
	GENERAL NOTARY TONYA My Comm. E	State of Netwaska L. MANLEY p. August 1, 2027
Louga L. Manley		
Signature of Notary Public		

## Agricultural Land Sales Worksheet

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

### PAPO Good Life. Great Service

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

department of revenue	<ul> <li>If additional space is n</li> </ul>	eeded, add an attachr	nent and identify the applicabl	le item number.	
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1 County Name	2 County Number	and the second of the second o	3 Date of Sale/Transfer	4 Date of Deed	o 25
	ms - 01 <b>▼</b>	APSA A LOVACON ASSESSMENTANCES AND MINISTER AS DESIGNATION OF ASSESSMENTANCES AS DESIGNATION OF ASSESSMENTAN	Mo. 8 Day 8 Yr. 25	······································	8 <sub>Y</sub> . 25
5 Grantor's Name, Addr Grantor's Name (Selfer)	ress, and Telephone (Please Print)		6 Grantee's Name, Address, and 1	relephone (Please Print)	
See Attachment			Grantee's Name (Buyer) Daly and Jones Rentals, LL	С	
Street or Other Mailing A 422W, 12th St.	ddress	Andrea de Carlos de La composição de la Carlo de La Ca	Street or Other Mailing Address,		<del>Mil. vol. 1 5 to 10 1 10 2 1 7 vol. 1 * 1 5 1 (                            </del>
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Phone Number			Phone Number   Is the 402 - 4544-2558 If Yes,	grantee a 501(c)(3) organizati is the grantee a 509(a) found	ion? Yes VNo ation? Yes VNo
Email Address N/A			Email Address N/A		
7 Property Classification	on Number. Check one box in catego	ries A and B. Check C If	property is also a mobile home.		
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Improved	Single Family	ustria!	Mineral Interests-Nonproducing	State Assessed	Mobile Home
Unimproved	house the same to	icultural creational	Mineral Interests-Producing	Exempt	
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grants projects	Corrective	Easement Lea			
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		Easement Giff	Life Estate		itee to Beneficiary
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Yes No	daments.	pr	artnership, or LLC Self		######################################
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	Ex-spouse	Parents and Ch	aild Step-par	ent and Step-child	
14 What is the current ma	irket value of the real property?	, , , , , , , , , , , , , , , , , , ,	15 Was the mortgage assumed? (I	Yes, state the amount and in	terest rate.)
120,000.00			☐Yes ✔ No \$_		%
16 Does this conveyance	divide a current parcel of land?		17 Was transfer through a real esta of the agent or title company co	nte agent or a title company? (	(If Yes, include the name
18 Address of Property	CONTRACTOR	VARIA	19 Name and Address of Person to		
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		ŀ	Ordinocs		
18a No address assig	gned 18b 🗹 Vacantiland				
20 Legal Description (Alta	ch additional pages, if needed.)		***************************************		
See Attachme	ent.				
21 II agricultural, list total	number of acres transferred in this tran	nsaction	onlesses = 1		
22 Total purchase price, i	including any liabilities assumed	1145515114511545	*********	22 \$	120,000,00
23 Was non-real property I					0,00
	If Yes, enter dollar amount and attach				120,000,00
24 Adjusted purchase pri- 25 If this transfer is exem	ice paid for real estate (line 22 minus ti ipt from the documentary stamp tax, lia	t the exemption number	*************	<u>83243 3</u>	120,000
26 Is an affidavit as describe	ed in Neb. Rev. Stat. § 76-2,141 required bed	ause the property is located	within a county or other geographic area.	with an active air force ballistic mis	ssile field? (See Instructions)
Yes V No		د م الشما			
27 If yes, is the require	ed affidavit attached to this filing? Tye	s [✔] No			
Under pen	aities of law, I declare that I have example duly authorized to eigh this statemen	nined this statement and t	hal it is, to the best of my knowledge	and belief, true, complete, an	d correct,
anguar) a	am duly authorized to sign this statement	II.		40	2-984-23
Print artify	pe Name of Grantile or Authorized Rep	resentative	WANTED TO THE PARTY OF THE PART		Phone Number
sign S	En/h au		Grantee		8/8/2025
here algnature	of Grantee or Authorized Representativ		Title		Date
	Dani Dani	ster of Deed's Use Or			For Dept, Use Only
28 Date Deed Recorded	29 Value of Stamp or		30 Flecording Data		· or mater and critis
Mo. 9 Day 4	_ <sub>v.</sub> 25 s 278.4	0	BK2025 6 18	6.3	

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 ½) 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
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Assessor
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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 sald county this 04 day of September A.D., 2025, at 02:52 o'clock PM. Recorded in Book 2025 on Page 1863

Fee: \$10.00 By: AS Deputy Electronically Recorded

Return to: Prairie Title Inc, 420 West 5th 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 %) of Section Eighteen (18), Township One (1)
North, Range Nine (9) West of the 6th 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.

AARON D. HYDE, TRUSTEE

BARBARA L. HYDE

STATE OF NEBRASKA

SS:

COUNTY OF ADAMS

, 2025

BLAKE J. TYDE, TRUSTEE

GENERAL NOTARY - State of Nebraska JENNIFER KRINGS My Comm. Exp. July 24. 2025

My commission expires: July 24, 2025

Notary Public Tenhi Per Krings

# Residential & Commercial Sales Worksheet

Cnty No.	Bo	ok 🦠	Pag	e 🐩	750°77	Sale Date 👂		Ú.		School District Code										
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### FBRASKA

god Life. Great Service.

### **Estate Transfer Statement**

**FORM** 

If additional space is needed, add an attachment and identify the applicable item number & The deed will not be recorded unless this statement is signed and items 1-27 are accurately completed. 1 County Name 2 County Number 3 Date of Sale/Transfer 4 Date of Deed Webster 91 **09**\_ Day 02 2025 Mo. 07 07 Yr. 2025 Day Mo. Yr. 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) Joy A. Davenport, Personal Representative of the Estate of Cynthia J. Samuel D. Sheltrown and Brittany J. Sheltrown Street or Other Mailing Address Street or Other Mailing Address 2606 Bernhurst Drive 901 W Saline Street City State Zip Code City Zip Code Knoxville Blue Hill, NE 68930 TN 37918 Phone Number No No Phone Number Is the grantee a 501(c)(3) organization? Yes (402) 705-0327 402-257-7536 If Yes, is the grantee a 509(a) foundation? Yes Email Address **Email Address** sschutte@charter-title.net sschutte@charter-title.net 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. (A) Status (B) Property Type (C) Single Family Industrial Mineral Interests-Nonproducing State Assessed Mobile Home Multi-Family Agricultural Mineral Interests-Producing Exempt Unimproved Commercial Recreational IOLL 8 Type of Deed Conservator Distribution Land Contract/Memo Partition Sherriff Other Bill of Sale Personal Rep. Corrective Easement Lease Trust/Trustee Cemetery Death Certificate - Transfer on Death **Warranty** Executor Mineral Quit Claim 9 Was transfer part of IRS like-kind 10 Type of Transfer Distribution Foreclosure Irrevocable Trust Revocable Trust Transfer on Death exchange? (I.R.C. § 1031 X Sale Auction Easement Gift Life Estate Trustee to Beneficiary Exchange) by buyer or seller Court Decree Exchange Grantor Trust Partition Satisfaction of Contract Other (Explain) Seller No Buyer 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.) X Yes X 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.) No. Yes Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC Self Other **Brothers and Sisters** Grandparents and Grandchild Spouse Parents and Child Ex-spouse 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.) \$55,000.00 X Yes X 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.) X Yes Charter Title No 19 Name and Address of Person to Whom Tax Statement Should be Sent Samuel D. Sheltrown and Brittany J. Sheltrown 901 W Saline St. Po 60x 24
Blue Hill, NE 68930 18 Address of Property 901 W Saline St Blue Hill, NE 68930 18a No address assigned 18b Vacant Land 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 55.000 00 23 Was non-real property included in the purchase? Tyes X No (If Yes, enter dollar amount and attach itemized list.) 23 \$ 55,000 00 24 Adjusted purchase price paid for real estate (line 22 minus line 23) 24 25 If this transfer is exempt from the documentary stamp tax, list the exemption number 26 Is an affidavit as described in Neb. Rev. Stat. § 76-2.141 required because the property is located within a county or other geographic area with an active air force ballistic missile field? 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 Samuel D. Sheltrown and Brittany J. Sheltrown 402-257-7536 Print or Type Name of Grantee or Authorized Representative Phone Number Grantee or Authorized Representative September\_2 Date Signature of Grantee or Authorized Representative here Register of Deeds' Use Only For Dept. Use Only 28 Date Deed Recorded 29 Value of Stamp or Exempt Number 30 Recording Data 1903 Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327 (2)

State of Nebraska ) es. County of Webster

Entered on the

100K 2025 PAGE 1903

AFTER RECORDING RETURN TO:

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

numerical index and filed for record in the Clerk's office of said county this \_\_\_\_\_ day of \_\_\_\_\_ A.D., 2025, at \_\_\_\_ ... Lo o'clock \_\_\_\_ P.M. Recorded in Book \_\_\_\_\_ Son Page \_\_\_\_ County Clerk \_\_\_\_\_ County Clerk \_\_\_\_\_ Deputy Ind \_\_\_ Comp \_\_\_ Assessor \_\_\_ Carded \_\_\_\_\_

NEBRASKA DOCUMENTARY
STAMP TAX
Date 9-9-25
\$ 127.60 By (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 GRANTEES, does hereby conveys unto GRANTEE'S

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

Executed this \_\_\_\_\_ day of July, 2025.

ESTATE OF CYNTHIA J. JOHNSON A/K/A

CYNTHUIA L JQHNSON

Joy A. Davenport,

Personal Representative

STATE OF TN

COUNTY OF KNOX

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

( Cocquetine A Bolling)
Nopary Public Jacqueline A. Bolling

STATE
OF
TENNESSEE
NOTARY
PUBLIC

WOX COUNT

### Agricultural Land Sales Worksheet

Cnty No. Bo	ook 💮	Page	Sale	Date		NATE 化	数据文	ၭ	cho	ol Dist	trict	Code		化价单	表型	erti.
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Date of Sale Assessed Value				e de la compa	4371	2	11	3	6	2	000	000	1	000	01	000
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or's Adjusti	ment to Sale	Price	(+ or -):			Total Recapture Val	ue:
· Comments a	nd Reason for	Adjust	ment:				
TRANSFER	PROPERTY	INTO	REVOCABLE	TRUST			
					•		
ıts from					Comn	nents:	
							(Continue on back)
	Comments a	Comments and Reason for TRANSFER PROPERTY	Comments and Reason for Adjust	Comments and Reason for Adjustment: TRANSFER PROPERTY INTO REVOCABLE	Comments and Reason for Adjustment: TRANSFER PROPERTY INTO REVOCABLE TRUST	TRANSFER PROPERTY INTO REVOCABLE TRUST	Comments and Reason for Adjustment: TRANSFER PROPERTY INTO REVOCABLE TRUST

### 19168

## 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	3 Date of Sale/Transfer  Mo. 09 Day 08 Yr. 2025 4 Date of Deed  Mo. 09 Day 08 Yr. 2025
5 Grantor's Name, Address, and Telephone (Please Print)	6 Grantee's Name, Address, and Telephone (Please Print)
Grantor's Name (Seller) Delbert L. Elliott	Grantee's Name (Buyer) Delbert L. Elliott, Trustee, Delbert L. Elliott Revoc Trust
Street or Other Mailing Address 1207 Road H	Street or Other Mailing Address 1207 Road H
City State Zip Code Red Cloud NE 68970	City State Zip Code Red Cloud NE 68970
Phone Number (402) 746-4400	Phone Number Is the grantee a 501(c)(3) organization? Yes V No (402) 746-4400 If Yes, is the grantee a 509(a) foundation? Yes
Email Address n/a	Email Address n/a
7 Property Classification Number. Check one box in categories A and B. Check C if	property is also a mobile home.
(A) Status (B)	Property Type (C)
✓ Improved       ✓ Single Family       Industrial         ☐ Unimproved       Multi-Family       Agricultural         ☐ IOLL       Commercial       Recreational	Mineral Interests-Nonproducing State Assessed Mobile Home  Mineral Interests-Producing Exempt
Bill of Sale Corrective Easement Lea Cemetery Death Certificate – Transfer on Death Executor Min	
9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller?  Buyer Seller No Court Decree Exchange Granto  11 Was ownership transferred in full? (If No, explain the division.)	Life Estate Sale Trustee to Beneficiary
V Yes No	Yes No
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relative. Yes No Aunt or Uncle to Niece or Nephew Family Corp., P.	ives? (If Yes, check the appropriate box.) artnership, or LLC  Self Other
Brothers and Sisters Grandparents a	9900 (A) 1900 (A) 190
Ex-spouse Parents and Ch	
14 What is the current market value of the real property? 350,000.00	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?	17 Was transfer through a real estate agent or a title company? (If Yes, include the name
Yes No  18 Address of Property	of the agent or title company contact.) Yes V No  19 Name and Address of Person to Whom the Tax Statement Should be Sent
1207 Road H Red Cloud, NE 68970	(Same as Grantee)
18a No address assigned 18b 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	
Yes No (If Yes, enter dollar amount and attach itemized list.) (see instru	23 \$ 0,00 24 \$ 0,00
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	Sail
27 If yes, is the required affidavit attached to this filling?	
Under penalties of law, I declare that I have examined this statement and the and that I am duly authorized to sign this statement.	nat it is, to the best of my knowledge and belief, true, complete, and correct,
David B. Garwood	(402) 746-3613
Sign (Print or Type Name of Grantee or Authorized Representative	Attorney Phone Number 9-8-25
The state of the s	Title Date
Register of Deed's Use On	ly For Dept. Use Only
28 Date Deed Recorded  29 Value of Stamp or Exempt Number	30 Recording Data
Mo. 9 Day 10 Yr. 25 \$ Exempt # Saii	BT 2025 14 1929

The North Half of the Northwest Quarter of the Northwest Quarter (N½NW¼NW¼) 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 Menigraph CGG
County of Webster
Entered on the
numerical index and filed for record in the
Clerk's office of said county this O day
( Cast in 30 % at 11:30
of Sept A.D., 20 35, at 11:39
o'clock 14 M. Recorded in Book 2025
on Page 929
Obbey House County Clerk
10.00 O Deputy
IndCompAssessorCarded

NEBRASKA DOCUMENTARY STAMP TAX Date 9-10-25 SEXEMPT SAIL BY QD

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

#### WARRANTY DEED

The North Half of the Northwest Quarter of the Northwest Quarter (N½NW½NW¾) 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  $\mathscr{S}$ , 2025.

Defocit L. Emott

STATE OF NEBRASKA, COUNTY OF WEBSTER ) ss.

The foregoing instrument was acknowledged before me on September 2025, by Delbert L. Elliott, a single person.

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

Comm. expires 13 - 2 - 36

Notary Public