

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2025	1953	9/5/2025	Base: 65-0011		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
001110200		170		1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4375	2	9	21	3	00000	1	000	1445		
Land		Improvements		Total		Date of Sale Property Classification Code								
234,335				234,335		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type:				A) 2	B) 05	C) 5	D) 3	E) 0	F) 9					
LCG		ACRES:		VALUE:		LCG		ACRES:		VALUE:				
IRRIGATED	1A1					GRASSLAND	1G1	7.000	11,655					
	1A						1G							
	2A1						2G1							
	2A						2G							
	3A1						3G1							
	3A						3G							
	4A1						4G1							
	4A						4G							
DRYLAND	1D1	14.000	46,270			Shelterbelt/Timber								
	1D	14.000	46,270			Accretion								
	2D1	9.000	28,215			Waste								
	2D	24.000	75,240			Other								
	3D1	9.000	26,685			AG LAND TOTAL		77.000	234,335					
	3D					Roads		3.000						
	4D1					Farm Sites								
	4D					Home Sites								
						Recreation								
	Dwellings					Other								
	Outbuildings					Non-AG TOTAL		3.000						

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

(Continue on back)

Real Estate Transfer Statement

170

FORM
521

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

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

1 County Name Webster	2 County Number 91	3 Date of Sale/Transfer Mo. 09 Day 05 Yr. 2025	4 Date of Deed Mo. 09 Day 05 Yr. 2025
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Jack R. Pelsch Street or Other Mailing Address 858 Hwy 78 City Guide Rock State Nebraska Zip Code 68942 Phone Number (402)984-1400 Email Address jrpelsch@gmail.com		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) See attached Street or Other Mailing Address See attached City State Zip Code Phone Number Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation? Yes ☐ No ☒ Yes ☐ No ☐ Email Address See attached	

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 ☒ Unimproved ☐ IOLL	☐ Single Family ☐ Multi-Family ☐ Commercial ☐ Industrial ☒ Agricultural ☐ Recreational ☐ Mineral Interests-Nonproducing ☐ Mineral Interests-Producing ☐ State Assessed ☐ Exempt	☐ Mobile Home

8 Type of Deed	☐ Conservator ☐ Bill of Sale ☐ Cemetery ☐ Corrective ☐ Death Certificate - Transfer on Death ☐ Distribution ☐ Easement ☐ Executor ☐ Land Contract/Memo ☐ Lease ☐ Mineral ☐ Partition ☐ Personal Rep. ☐ Quit Claim ☒ Sheriff ☐ Trust/Trustee ☒ Warranty ☐ Other
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9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? ☐ Buyer ☐ Seller ☒ No	10 Type of Transfer ☐ Auction ☐ Court Decree ☐ Exchange ☐ Distribution ☐ Easement ☐ Grantor Trust ☐ Foreclosure ☐ Gift ☐ Irrevocable Trust ☐ Life Estate ☐ Partition ☐ Revocable Trust ☒ Sale ☐ Satisfaction of Contract ☐ Transfer on Death ☐ Trustee to Beneficiary ☐ Other (Explain)
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11 Was ownership transferred in full? (If No, explain the division.) ☒ Yes ☐ No	12 Was real estate purchased for same use? (If No, state the intended use.) ☒ Yes ☐ No
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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 ☐ Brothers and Sisters ☐ Ex-spouse ☐ Family Corp., Partnership, or LLC ☐ Grandparents and Grandchild ☐ Parents and Child ☐ Self ☐ Spouse ☐ Step-parent and Step-child ☐ Other
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14 What is the current market value of the real property? 365,250	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) ☐ Yes ☒ No \$ %
--	--

16 Does this conveyance divide a current parcel of land? ☐ Yes ☒ No	17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) ☒ Yes Ideal Title ☐ No
---	--

18 Address of Property S12SW1/4 21-2-9, Webster County Guide Rock, NE 68942	19 Name and Address of Person to Whom the Tax Statement Should be Sent Dusty Wulf 2071 Hwy 136 Guide Rock NE 68942
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18a ☒ No address assigned	18b ☐ Vacant land
---	--

20 Legal Description (Attach additional pages, if needed.) SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF
--

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

22 Total purchase price, including any liabilities assumed.	22 \$ 365,250.00
23 Was non-real property included in the purchase? ☐ Yes ☒ No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	23 \$
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24 \$ 365,250.00

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

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

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

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

sign here	Print or Type Name of Grantee or Authorized Representative Jennifer M. Jensen	402-879-4341 Phone Number
	Signature of Grantee or Authorized Representative <i>Jennifer M. Jensen</i>	Title / Closing Agent 9-11-2025 Date

Register of Deed's Use Only		For Dept. Use Only
28 Date Deed Recorded Mo. 09 Day 11 Yr. 25	29 Value of Stamp or Exempt Number \$ 849.12	30 Recording Data BK 2025 Pg 1953

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

6. Grantee's:

Dusty Wulf, 2671 Highway 136, Guide Rock, NE 68942
Phone 402-984-2552; Email drwulf48@gmail.com

Jesse Wulf, 625 Road 2800, Guide Rock, NE 68942
Phone 402-257-7076; Email wulf_j2008@gmail.com

Body Wulf, 2657 Road F, Guide Rock, NE 68942
Phone 402-257-7136; Email wulf38.BW@gmail.com

20. Legal Description

The South Half of the Southwest Quarter (S½SW¼) of Section Twenty-one (21), Township Two (2) North, Range Nine (9) West of the 6th P.M., Webster County, Nebraska.

Index _____
Computer _____
Assessor _____
Carded _____

NEBRASKA DOCUMENTARY
STAMP TAX
Date: 09/11/25
\$ 849.12 By AS

Bk 2025, Pg 1953

State of Nebraska } ss.
County of Webster }

Entered on the
numerical index and filed for record in the
Clerk's office of said county this 11 day
of September A.D., 2025, at 03:33
o'clock PM. Recorded in Book 2025
on Page 1953

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

RETURN TO: John Hodge, Attorney at Law, PO Box 385, Nelson, NE 68961

WARRANTY DEED

JACK R. PETSCH, a single person, GRANTOR, in consideration of Three hundred Sixty-five Thousand Two Hundred Fifty Dollars (\$365,250.00) received from GRANTEEES, **DUSTY WULF, JESSE WULF, and BRODY WULF**, convey to GRANTEEES the following described real estate (as defined in Neb. Rev. Stat. §76-201):

The South Half of the Southwest Quarter (S½SW¼) of Section Twenty-one (21), Township Two (2) North, Range Nine (9) West of the 6th P.M., Webster County, Nebraska.

GRANTOR covenants with GRANTEEES 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;
- (3) warrants and will defend title to the real estate against the lawful claims of all persons;

Executed the 11th day of September 2025.

Jack R. Petsch

Jack R. Petsch

STATE OF NEBRASKA)
) ss.
COUNTY OF NUCKOLLS)

The foregoing instrument was acknowledged before me by Jack R. Petsch, a single person, on the 11th day of September 2025.



(SEAL)

Jennifer M. Jensen

Public Notary Signature
Jennifer M. Jensen

Print Name
My Commission Expires: 6-19-2026

Residential & Commercial Sales Worksheet

[illegible]

Real Estate Transfer Statement

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

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

1 County Name Webster - 91		2 County Number		3 Date of Sale/Transfer Mo. 09 Day 12 Yr. 2025		4 Date of Deed Mo. 09 Day 12 Yr. 2025	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Deloris M. Wademan Street or Other Mailing Address 409 W Lancaster St. City Blue Hill State NE Zip Code 68930 Phone Number (402) 217-3698 Email Address dwademan_mds@yahoo.com				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Kylie Stoner Street or Other Mailing Address 409 W Lancaster St. City Blue Hill State NE Zip Code 68930 Phone Number (402) 756-2220 Is the grantee a 501(c)(3) organization? ☐ Yes ☒ No If Yes, is the grantee a 509(a) foundation? ☐ Yes ☒ No Email Address n/a			
7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home.							
(A) Status		(B) Property Type				(C)	
☒ Improved ☐ Unimproved ☐ IOLL		☒ Single Family ☐ Multi-Family ☐ Commercial ☐ Industrial ☐ Agricultural ☐ Recreational ☐ Mineral Interests-Nonproducing ☐ Mineral Interests-Producing ☐ State Assessed ☐ Exempt ☐ Mobile Home					
8 Type of Deed ☐ Conservator ☐ Distribution ☐ Land Contract/Memo ☐ Partition ☐ Sheriff ☐ Other _____ ☐ Bill of Sale ☐ Corrective ☐ Easement ☐ Lease ☐ Personal Rep. ☐ Trust/Trustee ☐ Cemetery ☐ Death Certificate - Transfer on Death ☐ Executor ☐ Mineral ☐ Quit Claim ☒ Warranty							
9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? ☐ Buyer ☐ Seller ☒ No		10 Type of Transfer ☐ Distribution ☐ Foreclosure ☐ Irrevocable Trust ☐ Revocable Trust ☐ Transfer on Death ☐ Auction ☐ Easement ☐ Gift ☐ Life Estate ☒ Sale ☐ Trustee to Beneficiary ☐ Court Decree ☐ Exchange ☐ Grantor Trust ☐ Partition ☐ Satisfaction of Contract ☐ Other (Explain) _____					
11 Was ownership transferred in full? (If No, explain the division.) ☒ Yes ☐ No				12 Was real estate purchased for same use? (If No, state the intended use.) ☒ Yes ☐ No			
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) ☐ Yes ☒ No ☐ Aunt or Uncle to Niece or Nephew ☐ Family Corp., Partnership, or LLC ☐ Self ☐ Other _____ ☐ Brothers and Sisters ☐ Grandparents and Grandchild ☐ Spouse ☐ Ex-spouse ☐ Parents and Child ☐ Step-parent and Step-child							
14 What is the current market value of the real property?				15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) ☐ Yes ☒ No \$ _____ %			
16 Does this conveyance divide a current parcel of land? ☐ Yes ☒ No				17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) ☐ Yes ☒ No			
18 Address of Property 409 W Lancaster St Blue Hill, NE 68930				19 Name and Address of Person to Whom the Tax Statement Should be Sent (Same as Grantee)			
18a ☐ No address assigned 18b ☐ Vacant land							

20 Legal Description (Attach additional pages, if needed.)
Lots Four (4) and Five (5), Block Ten (10), Rohrer'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.	22	\$	65,000'00
23 Was non-real property included in the purchase? ☐ Yes ☒ No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	23	\$	0'00
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$	65,000'00

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

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

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

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

David B. Garwood

Print or Type Name of Grantee or Authorized Representative

Signature of Grantee or Authorized Representative

Attorney

Title

(402) 746-3613

Phone Number

Date

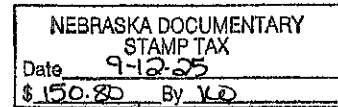
9-12-25

sign
here

Register of Deed's Use Only

For Dept. Use Only

28 Date Deed Recorded Mo. 9 Day 12 Yr. 25	29 Value of Stamp or Exempt Number \$ 150.80	30 Recording Data BK 2025, Pg 1980
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State of Nebraska } ss.
County of Webster }Entered on the
numerical index and filed for record in the
Clerk's office of said county this 12 day
of Sept A.D., 2025, at 11:28
o'clock A M. Recorded in Book 225
on Page 1980Abbey Harig County Clerk
10.00 Deputy
Ind Comp Assessor Carded

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

WARRANTY DEED

Deloris M. Wademan, a single person, GRANTOR, in consideration of SIXTY-FIVE THOUSAND AND NO/100 DOLLARS (\$65,000.00) receipt of which is hereby acknowledged, convey to Kylie Stoner, a single person, GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Lots Four (4) and Five (5), Block Ten (10), Rohrer's Addition to Blue Hill, Webster County, Nebraska;

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

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

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

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

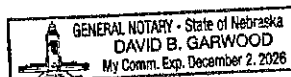
Executed September 12, 2025.

Deloris M. Wademan

By Donald E. Wademan BA
Donald E. Wademan, her Attorney in Fact

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on September 12, 2025, by Donald E. Wademan, Attorney in Fact on behalf of Deloris M. Wademan.



Comm. expires 12-2-26

David B. Garwood
Notary Public

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2025	2002	9/5/2025	Base: 65-0011			Affiliated:		Unified:					
Location ID		Sale Number		Useability & Code #		Parcel Number								
001012300		172		4 05		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value						4487	1	9	30	0	00000	1	000	6077
Land		Improvements		Total		Date of Sale Property Classification Code								
630,745		200		630,945		Status	Property Type		Zoning	Location	City Size	Parcel Size		
Irrigation Type:						A) 1	B) 05		C) 5	D) 3	E) 0	F) 10		
LCG		ACRES:		VALUE:		LCG		ACRES:		VALUE:				
IRRIGATED 1A1						GRASSLAND 1G1		49.480		82,385				
1A						1G		43.490		72,410				
2A1						2G1		140.900		212,760				
2A						2G		148.460		224,175				
3A1						3G1		8.000		11,600				
3A						3G		3.480		5,045				
4A1						4G1								
4A						4G								
DRYLAND 1D1						Shelterbelt/Timber								
1D						Accretion								
2D1						Waste		17.060		8,530				
2D						Other								
3D1						AG LAND TOTAL		410.870		616,905				
3D						Roads		9.270						
4D1						Farm Sites		1.000		13,840				
4D						Home Sites								
						Recreation								
Dwellings						Other								
Outbuildings				200		Non-AG TOTAL		10.270		13,840				

Assessor's Adjustment to Sale Price (+ or -):		Total Recapture Value:	
Assessor Comments and Reason for Adjustment:			
JTWD; TRANSFER BETWEEN HUSBAND & WIFE-ESTATE PLANNING			
Comments from		Comments:	
001012300 001012600			

(Continue on back)

Real Estate Transfer Statement

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

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

1 County Name Webster - 91		2 County Number ☒		3 Date of Sale/Transfer Mo. 9 Day 5 Yr. 2025		4 Date of Deed Mo. 9 Day 5 Yr. 2025	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Lisa J. Delka and Leonard D. Delka Street or Other Mailing Address 403 N. Church St City Doniphan State NE Zip Code 68832 Phone Number (402) 469-0820 Email Address ldelka@kdsi.net				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Lisa J. Delka and Leonard D. Delka, JTWROS Street or Other Mailing Address 403 N. Church Street City Doniphan State NE Zip Code 68832 Phone Number (402) 469-0820 Is the grantee a 501(c)(3) organization? ☐ Yes ☒ No If Yes, is the grantee a 509(a) foundation? ☐ Yes ☒ No Email Address ldelka@kdsi.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)
☒ Improved ☐ Unimproved ☐ IOLL	☐ Single Family ☐ Multi-Family ☐ Commercial ☐ Industrial ☒ Agricultural ☐ Recreational ☐ Mineral Interests-Nonproducing ☐ Mineral Interests-Producing	☐ State Assessed ☐ Exempt ☐ Mobile Home

8 Type of Deed	☐ Conservator ☐ Bill of Sale ☐ Cemetery	☐ Corrective ☐ Death Certificate - Transfer on Death	☐ Distribution ☐ Easement ☐ Executor	☐ Land Contract/Memo ☐ Lease ☐ Mineral	☐ Partition ☐ Personal Rep. ☐ Quit Claim	☐ Sheriff ☐ Trust/Trustee ☒ Warranty	☐ Other _____
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9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? ☐ Buyer ☐ Seller ☒ No	10 Type of Transfer	☐ Distribution ☐ Auction ☐ Court Decree	☐ Foreclosure ☐ Easement ☐ Exchange	☐ Irrevocable Trust ☐ Life Estate ☐ Grantor Trust	☐ Revocable Trust ☐ Sale ☐ Partition	☐ Transfer on Death ☐ Trustee to Beneficiary ☒ Other (Explain) Est. Plan
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11 Was ownership transferred in full? (If No, explain the division.) ☒ Yes ☐ No	12 Was real estate purchased for same use? (If No, state the intended use.) ☒ Yes ☐ No
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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 ☐ Brothers and Sisters ☐ Ex-spouse ☐ Family Corp., Partnership, or LLC ☐ Grandparents and Grandchild ☐ Parents and Child ☐ Self ☒ Spouse ☐ Step-parent and Step-child ☐ Other _____

14 What is the current market value of the real property? \$105,157.50 (und 1/2 int)	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) ☐ Yes ☒ No \$ _____ %
--	--

16 Does this conveyance divide a current parcel of land? ☐ Yes ☒ No	17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) ☐ Yes ☒ No
---	---

18 Address of Property	19 Name and Address of Person to Whom the Tax Statement Should be Sent Lisa J. Delka 403 N. Church Street Doniphan, NE 68832
------------------------	--

18a ☒ No address assigned 18b ☐ Vacant land

20 Legal Description (Attach additional pages, if needed.) SEE ATTACHED Undivided 1/2 interest
--

21 If agricultural, list total number of acres transferred in this transaction 421.14 +/-	22 Total purchase price, including any liabilities assumed. \$ 0.00
23 Was non-real property included in the purchase? ☐ Yes ☒ No (If Yes, enter dollar amount and attach itemized list.) (see instructions) \$ 0.00	23 \$ 0.00
24 Adjusted purchase price paid for real estate (line 22 minus line 23) \$ 0.00	24 \$ 0.00
25 If this transfer is exempt from the documentary stamp tax, list the exemption number \$76-902(5)(a)	
26 Is an affidavit as described in Neb. Rev. Stat. § 76-2.141 required because the property is located within a county or other geographic area with an active air force ballistic missile field? (See Instructions) ☐ Yes ☒ No	
27 If yes, is the required affidavit attached to this filing? ☐ Yes ☐ No	

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

Lisa J. Delka

Print or Type Name of Grantee or Authorized Representative

Lisa J. Delka

Signature of Grantee or Authorized Representative

Grantee

Title

(402) 469-0820

Phone Number

9-5-25

Date

Register of Deed's Use Only		For Dept. Use Only
28 Date Deed Recorded Mo. 9 Day 15 Yr. 25	29 Value of Stamp or Exempt Number \$ Exempt # Sai	30 Recording Data BK2025, Pg 2002

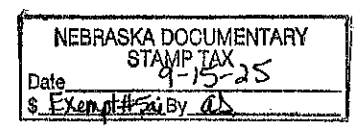
EXHIBIT "A"

LEGAL DESCRIPTION:

The Northwest Quarter (NW1/4) of Section 31, Township 1 North, Range 9 West of the 6th P.M., Webster County, Nebraska; AND

The Northwest Quarter (NW1/4); the North Half of the Northeast Quarter (N1/2NE1/4); and a tract of land in the Southwest Quarter (SW1/4) described as follows: Commencing at the Southwest corner of the NW1/4; thence East 115 rods, thence South 22.5 rods, thence West 20 rods, thence South 20 rods, thence West 55 rods, thence North 20 rods, thence West 40 rods, thence North 22.5 rods to the place of beginning, all in Section 30, Township 1 North, Range 9 West of the 6th P.M., Webster County, Nebraska.

State of Nebraska } ss.
County of Webster }
Entered on the
numerical index and filed for record in the
Clerk's office of said county this 15 day
of Sept A.D., 2025, at 10:32
o'clock PM. Recorded in Book 2025
on Page 2002-2003
Abbey Thurg County Clerk
16.00 15 Deputy
Ind. Comp. Assessor Carded



Return recorded document to:
Brad Moncrief, L.L.C.
1239 N. Burlington Avenue, Suite 200
Hastings, NE 68901

JOINT TENANCY WARRANTY DEED

LISA J. DELKA and LEONARD D. DELKA, Wife and Husband, GRANTORS,
in consideration of One and 00/100 (\$1.00) DOLLAR and other valuable consideration
received from GRANTEEES, convey to GRANTEEES, LISA J. DELKA and LEONARD
D. DELKA, Wife and Husband, as joint tenants with rights of survivorship, and not as
tenants in common, all of GRANTOR'S undivided interest in the following described
real estate (as defined in Neb. Rev. Stat., § 76-201):

SEE THE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT
"A" AND INCORPORATED HEREIN BY REFERENCE.

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

- (1) are lawfully seized 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 September 5, 2025.
Lisa J. Delka Leonard D. Delka
LISA J. DELKA LEONARD D. DELKA

STATE OF NEBRASKA)
) ss.
COUNTY OF ADAMS)

The foregoing instrument was acknowledged before me on
September 5, 2025, by LISA J. DELKA and LEONARD D. DELKA, Wife and
Husband, Grantors.

Debra L. Weber
Notary Public

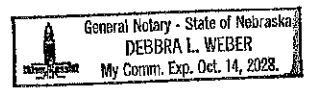


EXHIBIT "A"

LEGAL DESCRIPTION:

The Northwest Quarter (NW1/4) of Section 31, Township 1 North, Range 9 West of the 6th P.M., Webster County, Nebraska; AND

The Northwest Quarter (NW1/4); the North Half of the Northeast Quarter (N1/2NE1/4); and a tract of land in the Southwest Quarter (SW1/4) described as follows: Commencing at the Southwest corner of the NW1/4; thence East 115 rods, thence South 22.5 rods, thence West 20 rods, thence South 20 rods, thence West 55 rods, thence North 20 rods, thence West 40 rods, thence North 22.5 rods to the place of beginning, all in Section 30, Township 1 North, Range 9 West of the 6th P.M., Webster County, Nebraska.

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code									
91	2025	2004	9/5/2025	Base: 65-0011		Affiliated:		Unified:					
Location ID		Sale Number	Useability & Code #		Parcel Number								
001003500		173	4	05	GeoCde	Twn	Rng	Sect	Qrt	Subdly	Area	Blk	Parcel
Date of Sale Assessed Value				4487	1	9	8	1	00000	1	000	0000	
Land	Improvements	Total		Date of Sale Property Classification Code									
66,280		66,280		Status	Property Type		Zoning	Location	City Size		Parcel Size		
	Irrigation Type:			A) 2	B) 05		C) 5	D) 3	E) 0		F) 8		
LCG		ACRES:	VALUE:	LCG		ACRES:	VALUE:						
IRRIGATED	1A1			GRASSLAND		1G1	12.620	21,015					
	1A					1G							
	2A1					2G1	2.580	3,450					
	2A					2G							
	3A1					3G1							
	3A					3G							
	4A1					4G1							
	4A					4G	6.460	3,230					
DRYLAND	1D1			Shelterbelt/Timber									
	1D	10.050	33,215	Accretion									
	2D1			Waste									
	2D	0.070	220	Other									
	3D1			AG LAND TOTAL			33.540	66,280					
	3D			Roads			1.860						
	4D1	1.300	3,805	Farm Sites									
	4D	0.460	1,345	Home Sites									
				Recreation									
Dwellings				Other									
Outbuildings				Non-AG TOTAL			1.860						

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
JTWD; TRANSFER BETWEEN HUSBAND & WIFE-ESTATE PLANNING	
Comments from	Comments:
(Continue on back)	

Real Estate Transfer Statement

FORM

521

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

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

1 County Name Webster - 91		2 County Number ☒		3 Date of Sale/Transfer Mo. <u>9</u> Day <u>5</u> Yr. <u>2005</u>		4 Date of Deed Mo. <u>9</u> Day <u>5</u> Yr. <u>2005</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Leonard D. Delka and Lisa J. Delka Street or Other Mailing Address 403 N. Church St City Doniphan State NE Zip Code 68832 Phone Number (402) 960-4994 Email Address ldelka@kdsi.net				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Leonard D. Delka and Lisa J. Delka, JTWROS Street or Other Mailing Address 403 N. Church Street City Doniphan State NE Zip Code 68832 Phone Number (402) 960-4994 Is the grantee a 501(c)(3) organization? ☐ Yes ☒ No If Yes, is the grantee a 509(a) foundation? ☐ Yes ☒ No Email Address ldelka@kdsi.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)
☐ Improved ☒ Unimproved ☐ IOLL	☐ Single Family ☐ Multi-Family ☐ Commercial ☐ Industrial ☒ Agricultural ☐ Recreational	☐ Mineral Interests-Nonproducing ☐ Mineral Interests-Producing ☐ State Assessed ☐ Exempt ☐ Mobile Home

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

9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? ☐ Buyer ☐ Seller ☒ No	10 Type of Transfer	☐ Distribution ☐ Auction ☐ Court Decree	☐ Foreclosure ☐ Easement ☐ Exchange	☐ Irrevocable Trust ☐ Life Estate ☐ Grantor Trust	☐ Revocable Trust ☐ Sale ☐ Partition	☐ Transfer on Death ☐ Trustee to Beneficiary ☒ Other (Explain) Est. Planr
---	---------------------	--	--	--	---	--

11 Was ownership transferred in full? (If No, explain the division.) ☒ Yes ☐ No	12 Was real estate purchased for same use? (If No, state the intended use.) ☒ Yes ☐ No
---	--

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

14 What is the current market value of the real property? \$ 606,280.00	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) ☐ Yes ☒ No \$ _____ %
---	--

16 Does this conveyance divide a current parcel of land? ☐ Yes ☒ No	17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) ☐ Yes ☒ No
---	---

18 Address of Property	19 Name and Address of Person to Whom the Tax Statement Should be Sent Leonard D. Delka and Lisa J. Delka 403 N. Church Street Doniphan, NE 68832
------------------------	---

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 **35.4 +/-**

22 Total purchase price, including any liabilities 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 instructions)	23 \$	0.00
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24 \$	0.00

25 If this transfer is exempt from the documentary stamp tax, list the exemption number **\$76-902(5)(a)**

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

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

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

Leonard D. Delka

Print or Type Name of Grantee or Authorized Representative

Leonard D. Delka
Signature of Grantee or Authorized Representative

Grantee

Title

(402) 960-4994

Phone Number

9-5-2005
Date

Register of Deed's Use Only

For Dept. Use Only

28 Date Deed Recorded Mo. <u>9</u> Day <u>15</u> Yr. <u>25</u>	29 Value of Stamp or Exempt Number \$ Exempt # 5ai	30 Recording Data BK 2005, Pg. 2004
---	--	---

Lots One (1) and Two (2), in Section Eight (8), Township One (1) North, Range Nine (9) West of the 6th P.M., Webster County, Nebraska, EXCEPT that portion deeded for railroad right-of-way in Book D, Page 247, AND EXCEPT that portion deeded to the United States of America in Book 29, Page 55, AND EXCEPT that portion deeded to the County of Webster in book 89, Page 1451

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 Sept, 2025, at 10:35
o'clock A.M. recorded in Book 2025
on Page 2004
Debra L. Weber County Clerk
10.05 Deputy
Ind. Comp. Assessor Carded

NEBRASKA DOCUMENTARY STAMP TAX	
Date	<u>9-15-25</u>
\$ Exempt	By <u>AS</u>

Return recorded document to:
Brad Moncrief, L.L.C.
1239 N. Burlington Avenue, Suite 200
Hastings, NE 68901

JOINT TENANCY WARRANTY DEED

LEONARD D. DELKA and LISA J. DELKA, Husband and Wife, GRANTORS,
in consideration of One and 00/100 (\$1.00) DOLLAR and other valuable consideration
received from GRANTEEES, convey to GRANTEEES, LEONARD D. DELKA and LISA
J. DELKA, Husband and Wife, as joint tenants with rights of survivorship, and not as
tenants in common, all of GRANTORS' interest in the following described real estate (as
defined in Neb. Rev. Stat., § 76-201):

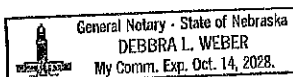
Lots One (1) and Two (2), in Section Eight (8), Township One (1) North,
Range Nine (9) West of the 6th P.M., Webster County, Nebraska,
EXCEPT that portion deeded for railroad right-of-way in Book D, Page
247, AND EXCEPT that portion deeded to the United States of America
in Book 29, Page 55, AND EXCEPT that portion deeded to the County of
Webster in book 89, Page 1451

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

- (1) are lawfully seized 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 September 5, 2025.Leonard D. Delka
LEONARD D. DELKALisa J. Delka
LISA J. DELKASTATE OF NEBRASKA)
) ss.
COUNTY OF ADAMS)

The foregoing instrument was acknowledged before me on
September 5, 2025, by LEONARD D. DELKA and LISA J. DELKA, Husband
and Wife, Grantors.

Debra L. Weber
Notary Public

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code								
91	2025	2005	9/10/2025	Base: 91-0074			Affiliated:		Unified:			
Location ID		Sale Number	Useability & Code #	Parcel Number								
000325500		174	1	GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4133			00	0	20030		006	0000
Land	Improvements	Total		Date of Sale Property Classification Code								
6,530	71,400	77,930		Status	Property Type		Zoning	Location	City Size	Parcel Size		
Assessor Location: BLUE HILL (BH)				A) 1	B) 01		C) 1	D) 1	E) 6	F) 2		
			Residential				Commercial					
Multiple Improvements:			Multiple. Improvements. :				Multiple. Improvements. :					
Construction Date:			Construction Date : 1900				Construction Date :					
Floor:			Floor Sq. Ft. : 1,072				Floor Sq. Ft. :					
Building Cost New:			Cost : 149,525				Cost :					
Single Family Style: 101			Residential Condition: 25				Commercial Occupancy Code:					
(100) ☐ Mobile Home			(10) ☐ Worn Out				Primary: Other1: Other2:					
(101) ☒ One Story			(20) ☒ Badly Worn				Commercial Construction Class:					
(102) ☐ Two Story			(30) ☒ Average				(1) ☐ Fireproof Structural Steel Frame					
(103) ☐ Split Level			(40) ☐ Good				(2) ☐ Reinforced Concrete Frame					
(104) ☐ 1 1/2 Story			(50) ☐ Very Good				(3) ☐ Masonry Bearing Walls					
(111) ☐ Bi-Level			(60) ☐ Excellent				(4) ☐ Wood or Steel Framed Ext. Walls					
(106) ☐ Other							(5) ☐ Metal Frame and Walls					
Townhouse or Duplex Style:			Residential Quality: 30				(6) ☐ Pole Frame					
(301) ☐ One Story			(10) ☐ Low				Cost Rank:			Condition:		
(302) ☐ Two Story			(20) ☐ Fair				(10) ☐ Low			(10) ☐ Worn Out		
(307) ☐ 1 1/2 Story			(30) ☒ Average				(20) ☐ Average			(20) ☐ Badly Worn		
(308) ☐ Split Level			(40) ☐ Good				(30) ☐ Above Average			(30) ☐ Average		
(309) ☐ 2 1/2 Story			(50) ☐ Very Good				(40) ☐ High			(40) ☐ Good		
(304) ☐ One Story Duplex			(60) ☐ Excellent							(50) ☐ Very Good		
(305) ☐ Two Story Duplex										(60) ☐ Excellent		
Assessor's Adjustment to Sale Price (+ or -):												
Assessor Comments and Reason for Adjustment:												
WD												
Comments from						Comments:						
000325500 000317100												

(Continue on back)

NEBRASKA

Good Life. Great Service.

DEPARTMENT OF REVENUE

Real Estate Transfer Statement

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

FORM
521

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

1 County Name Webster	2 County Number 91	3 Date of Sale/Transfer Mo. 09 Day 10 Yr. 2025	4 Date of Deed Mo. 09 Day 09 Yr. 2025
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Gosda Investments, LLC, a Nebraska limited liability company Street or Other Mailing Address 2504 Stagecoach Rd City Grand Island State NE Zip Code 68801 Phone Number 308-379-3908 Email Address rick.gosda@gmail.com		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Travis G. Haden and Lindsey N. Haden, husband and wife Street or Other Mailing Address 10550 S. Crystal Lake Ave. City Ayr State NE Zip Code 68925 Phone Number 402-984-3725 Is the grantee a 501(c)(3) organization? ☐ Yes ☒ No If Yes, is the grantee a 509(a) foundation? ☐ Yes ☒ No Email Address N/A	

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

(A) Status	(B) Property Type	(C)
☒ Improved ☐ Unimproved ☐ IOLL	☒ Single Family ☐ Multi-Family ☐ Commercial ☐ Industrial ☐ Agricultural ☐ Recreational ☐ Mineral Interests-Nonproducing ☐ Mineral Interests-Producing ☐ State Assessed ☐ Exempt	☐ Mobile Home

8 Type of Deed ☐ Bill of Sale ☐ Cemetery ☐ Conservator ☐ Corrective ☐ Death Certificate - Transfer on Death ☐ Distribution ☐ Easement ☐ Executor ☐ Land Contract/Memo ☐ Lease ☐ Mineral ☐ Partition ☐ Personal Rep. ☐ Quit Claim ☐ Sherriff ☐ Trust/Trustee ☒ Warranty ☐ Other _____	9 Was transfer part of IRS like-kind exchange? (I.R.C. § 1031 Exchange) by buyer or seller? ☐ Buyer ☐ Seller ☒ No	10 Type of Transfer ☐ Auction ☐ Court Decree ☐ Distribution ☐ Easement ☐ Exchange ☐ Foreclosure ☐ Gift ☐ Grantor Trust ☐ Irrevocable Trust ☐ Life Estate ☐ Partition ☐ Revocable Trust ☒ Sale ☐ Satisfaction of Contract ☐ Transfer on Death ☐ Trustee to Beneficiary ☐ Other (Explain) _____
---	--	--

11 Was ownership transferred in full? (If No, explain the division.) ☒ Yes ☐ No	12 Was real estate purchased for same use? (If No, state the intended use.) ☒ Yes ☐ No
---	--

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

14 What is the current market value of the real property? \$75,000.00	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) ☐ Yes ☒ No \$ _____ %
---	--

16 Does this conveyance divide a current parcel of land? ☐ Yes ☒ No	17 Was transfer through a real estate agent or a title Mach1 Realty-Lindsey ☐ No
---	---

18 Address of Property 605 S Ash St and 405 W Lancaster St Blue Hill, NE 68930 18a ☐ No address assigned 18b ☐ Vacant Land	19 Name and Address of Person to Whom Tax Statement Should be Sent Travis G. Haden and Lindsey N. Haden, husband and wife 10550 S. Crystal Lake Ave. Ayr, NE 68925
---	--

20 Legal Description Tract 1: Lots 5 and 6, Block 6, Sweezy's Addition to Blue Hill, Webster County, Nebraska. and Tract 2: Lot 3, Block 10, Rohrer's Addition to the City of Blue Hill, Webster County, Nebraska.

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

22 Total purchase price, including any liabilities assumed _____	22 \$ 75,000.00
23 Was non-real property included in the purchase? ☐ Yes ☒ No (If Yes, enter dollar amount and attach itemized list.)	23 \$
24 Adjusted purchase price paid for real estate (line 22 minus line 23) _____	24 \$ 75,000.00

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

26 Is an affidavit as described in Neb. Rev. Stat. § 76-2.141 required because the property is located within a county or other geographic area with an active air force ballistic missile field?
☐ Yes ☒ No27 If yes, is the required affidavit attached to this filing? ☐ Yes ☐ No

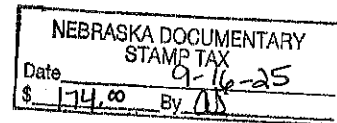
Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement

► Travis G. Haden and Lindsey N. Haden, husband and wife
Print or Type Name of Grantee or Authorized Representative402-984-3725
Phone Numbersign
hereSignature of Grantee or Authorized Representative
Lindsey N. Haden
Lindsey N. HadenGrantee or Authorized Representative
TitleSeptember 10, 2025
Date

Register of Deeds' Use Only

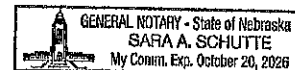
For Dept. Use Only

28 Date Deed Recorded Mo. 9 Day 16 Yr. 25	29 Value of Stamp or Exempt Number \$ 174.00	30 Recording Data BK 2025, Pg 2005
---	--	--

State of Nebraska } ss.
County of Webster }Entered on the
numerical index and filed for record in the
Clerk's office of said county this 16 day
of Sept A.D., 2025, at 2:13
o'clock A.M. Recorded in Book 2025
on Page 2005
Chadwick Hraig County Clerk
10.00 Deputy
Ind Comp Assessor CardedAFTER RECORDING RETURN TO:
Charter Title & Escrow Services, Inc.
747 North Burlington Avenue
Suite G208
Hastings, NE 68901
402-463-6788**SURVIVORSHIP WARRANTY DEED**KNOW THAT ALL MEN BY THESE PRESENTS THAT
Gosda Investments, LLC, a Nebraska limited liability company, herein called the grantor
whether one or more, in consideration of One Dollar and other valuable consideration received
from grantees, do grant, bargain, sell, convey, and confirm untoTravis G. Haden and Lindsey N. Haden, husband and wife, as joint tenants with right of
survivorship,

the following described real property in Webster County, Nebraska:

Tract 1: Lots 5 and 6, Block 6, Sweezy's Addition to Blue Hill, Webster County, Nebraska.

Tract 2: Lot 3, Block 10, Rohrer's Addition to the City of Blue Hill, Webster County,
Nebraska.To have and hold above described premises together with all tenements, hereditaments
and appurtenances thereto belonging unto the grantees and to their assigns, or to the heirs and
assigns of the survivor of them forever.And the grantor does hereby covenant with the grantees and with their assigns and with
the heirs and assigns of the survivor of them that grantor is lawfully seized of said premises; that
they are free from any encumbrance except covenants, easements and restrictions of record; all
regular taxes and special assessments; except those levied or assessed subsequent to date
hereof; that grantor has good right and lawful authority to convey the same; and that grantor
warrants and will defend the title to said premises against the lawful claims of all persons
whomsoever.It is the intention of all parties hereto that in the event of the death of either of the
grantees, the entire fee simple title to the real estate shall vest in the surviving grantee.Executed this 9th day of September, 2025.Gosda Investments, LLC, a Nebraska limited
liability companyBy: Friedrich L. Gosda
Its: Member/ManagerSTATE OF Nebraska
COUNTY OF AdamsThe foregoing instrument was acknowledged before me this 9th day of September, 2025 by
Friedrich L. Gosda, Member/Manager of Gosda Investments, LLC, a Nebraska limited
liability company.Notary Public. Sara A. Schutte

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code									
91	2025	2016	9/8/2025	Base: 65-0005		Affiliated:		Unified:					
Location ID		Sale Number	Useability & Code #		Parcel Number								
001300500		175	4	05	GeoCde	Twn	Rng	Sect	Qrt	Subdly	Area	Blk	Parcel
Date of Sale Assessed Value				4135	4	9	1	3	00000	1	000	0000	
Land	Improvements	Total		Date of Sale Property Classification Code									
425,510		425,510		Status	Property Type		Zoning	Location	City Size	Parcel Size			
	Irrigation Type:			A) 2	B) 05		C) 5	D) 3	E) 0	F) 9			
LCG	ACRES:	VALUE:		LCG	ACRES:	VALUE:							
IRRIGATED 1A1				GRASSLAND 1G1	12.020	20,015							
1A				1G	15.020	25,010							
2A1				2G1	6.390	9,650							
2A				2G	0.280	140							
3A1				3G1									
3A				3G	0.880	440							
4A1				4G1									
4A				4G	3.110	1,555							
DRYLAND 1D1	25.090	82,920		Shelterbelt/Timber									
1D	55.590	183,725		Accretion									
2D1	17.320	54,300		Waste	4.930	2,465							
2D	14.130	44,295		Other									
3D1				AG LAND TOTAL	155.100	425,510							
3D				Roads	3.980								
4D1				Farm Sites									
4D	0.340	995		Home Sites									
				Recreation									
Dwellings				Other									
Outbuildings				Non-AG TOTAL	3.980								

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
QCD; TRANSFER BETWEEN HUSBAND & WIFE-JOINT FAMILY TRUST	
Comments from	Comments:
(Continue on back)	

Real Estate Transfer Statement

FORM
521

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

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

1 County Name Webster	2 County Number 91	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) Grantor's Name (Seller) Kenneth J. Kotinek, Trustee of the Kenneth J. Kotinek Revocable Living Trust Street or Other Mailing Address 3051 S 46th Ave City Omaha State NE Zip Code 68106 Phone Number 308-384-8783 Email Address		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) See Attached Street or Other Mailing Address 3051 S 46th Ave City Omaha State NE Zip Code 68106 Phone Number 308-384-8783 Is the grantee a 501(c)(3) organization? Yes ☐ No ☒ If Yes, is the grantee a 509(a) foundation? Yes ☐ No ☒ Email Address	

7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home.				
(A) Status		(B) Property Type		(C)
☐ Improved	☐ Single Family	☐ Industrial	☐ Mineral Interests-Nonproducing	☐ State Assessed
☒ Unimproved	☐ Multi-Family	☒ Agricultural	☐ Mineral Interests-Producing	☐ Exempt
☐ IOLL	☐ Commercial	☐ Recreational		☐ Mobile Home
8 Type of Deed				
☐ Conservator	☐ Distribution	☐ Land Contract/Memo	☐ Partition	☐ Sheriff
☐ Bill of Sale	☐ Corrective	☐ Easement	☐ Lease	☐ Personal Rep.
☐ Cemetery	☐ Death Certificate - Transfer on Death	☐ Executor	☐ Mineral	☒ Quit Claim
9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? ☐ Buyer ☐ Seller ☒ No				
10 Type of Transfer				
☐ Distribution	☐ Foreclosure	☐ Irrevocable Trust	☒ Revocable Trust	☐ Transfer on Death
☐ Auction	☐ Easement	☐ Gift	☐ Life Estate	☐ Sale
☐ Court Decree	☐ Exchange	☐ Grantor Trust	☐ Partition	☐ Satisfaction of Contract
11 Was ownership transferred in full? (If No, explain the division.) ☒ Yes ☐ No				
12 Was real estate purchased for same use? (If No, state the intended use.) ☒ Yes ☐ No				
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.)				
☒ Yes	☐ No	☐ Aunt or Uncle to Niece or Nephew	☐ Family Corp., Partnership, or LLC	☒ Self
		☐ 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? \$425,510		15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) ☐ Yes ☒ No \$ _____ %		
16 Does this conveyance divide a current parcel of land? ☐ Yes ☒ No		17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) ☐ Yes ☒ No		
18 Address of Property		19 Name and Address of Person to Whom the Tax Statement Should be Sent Kenneth J. Kotinek 3051 S 46th Ave Omaha, NE 68106		
18a ☒ No address assigned		18b ☐ Vacant land		

20 Legal Description (Attach additional pages, if needed.)
The Southwest Quarter (SW1/4) of Section One (1), Township Four (4) North, Range Nine (9), West of the 6th P.M., Webster County, Nebraska

21 If agricultural, list total number of acres transferred in this transaction 159.080

22 Total purchase price, including any liabilities 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 instructions)	23 \$ 0.00
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24 \$ 0.00

25 If this transfer is exempt from the documentary stamp tax, list the exemption number 4

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

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

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

sign
here

Print or Type Name of Grantee or Authorized Representative
Loren E. Kirkland
Signature of Grantee or Authorized Representative
Date

Attorney
Title

402-390-0390
Phone Number
912125
Date

Register of Deed's Use Only		For Dept. Use Only
28 Date Deed Recorded Mo. 9 Day 16 Yr. 25	29 Value of Stamp or Exempt Number \$ Exempt #4	30 Recording Data BK2025 Pg 2016

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

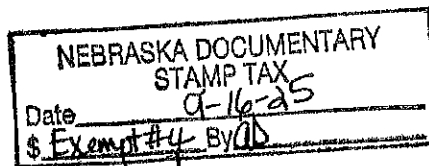
Attachment to Form 521 for The Southwest Quarter (SW1/4) of Section One (1),
Township Four (4) North, Range Nine (9), West of the 6th P.M., Webster County,
Nebraska

6. Grantee's Name: Kenneth J. Kotinek and Elena M. Kotinek, Trustees of the Kenneth
J. Kotinek and Elena M. Kotinek Joint Family Trust

State of Nebraska } ss.
County of Webs: }

BOOK 2025 PAGE 2016

Entered on the
numerical index and filed for record in the
Clerk's office of said county this 16 day
of Sept A.D., 2025, at 10:34
o'clock AM. Recorded in Book 2025
on Page 2016
Abbey Haring County Clerk
10.00 Deputy
Ind Comp Assessor Carded



QUITCLAIM DEED

Return to: Daniel L. Rock, 9290 W. Dodge Road, Suite 303, Omaha, NE 68114-3320

Kenneth J. Kotinek, Trustee of the Kenneth J. Kotinek Revocable Living Trust, GRANTOR, in consideration of (\$1.00) One Dollar received from Kenneth J. Kotinek and Elena M. Kotinek, Trustees of the Kenneth J. Kotinek and Elena M. Kotinek Joint Family Trust, GRANTEES, quitclaims to GRANTEES, the following described real estate (as defined in Neb. Rev. Stat.76-201):

The Southwest Quarter (SW1/4) of Section One (1), Township
Four (4) North, Range Nine (9), West of the 6th P.M., Webster
County, Nebraska

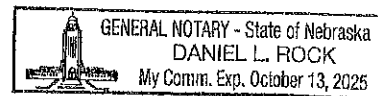
Executed 8th Sept 2025.


Kenneth J. Kotinek, Trustee of the
Kenneth J. Kotinek Revocable Living
Trust, Grantor

STATE OF NEBRASKA)
) ss.
COUNTY OF DOUGLAS)

The foregoing instrument was acknowledged before me on September 8,
2025 by Kenneth J. Kotinek, Trustee of the Kenneth J. Kotinek Revocable Living Trust.

D. Rock
Notary Public



Residential & Commercial Sales Worksheet

[illegible]

Real Estate Transfer Statement

176

FORM
521

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

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

1 County Name Webster - 91	2 County Number 91	3 Date of Sale/Transfer Mo. 9 Day 12 Yr. 25	4 Date of Deed Mo. 9 Day 7 Yr. 25
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Keenan J. White and Kinsey O. White fka Kinsey O. Sawyer Street or Other Mailing Address 309 S. Sycamore St. City Blue Hill State NE Zip Code 68930 Phone Number N/A Email Address N/A		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Donna Allison and Rick Bures Street or Other Mailing Address 309 S. Sycamore St. City Blue Hill State NE Zip Code 68930 Phone Number 402-984-9939 Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation? Yes ☐ No ☒ Yes ☐ No ☒ Email Address N/A	

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

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

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

11 Was ownership transferred in full? (If No, explain the division.) ☒ Yes ☐ No	12 Was real estate purchased for same use? (If No, state the intended use.) ☐ Yes ☐ No
---	---

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

14 What is the current market value of the real property? 145000.00	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) ☐ Yes ☒ No \$ _____ %
--	--

16 Does this conveyance divide a current parcel of land? ☐ Yes ☒ No	17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) ☒ Yes Liz Tillemans ☐ No
---	---

18 Address of Property 309 S. Sycamore St., Blue Hill, NE 68930	19 Name and Address of Person to Whom the Tax Statement Should be Sent Grantee
--	---

18a ☐ No address assigned	18b ☐ Vacant land
--	--

20 Legal Description (Attach additional pages, if needed.)
Lots 6 and 7, Block 22, Original Town of Blue Hill, Webster County, Nebraska, according to the recorded plat thereof

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

22 Total purchase price, including any liabilities assumed.	22 \$ 145,000.00
23 Was non-real property included in the purchase? ☐ Yes ☒ No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	23 \$ 0.00
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24 \$ 145,000.00

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

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

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

Donna Allison

Print or Type Name of Grantee or Authorized Representative

402 984-9939

Phone Number

sign
here

Signature of Grantee or Authorized Representative

Grantee
Title9-12-2025
Date

Register of Deed's Use Only

For Dept. Use Only

28 Date Deed Recorded Mo. 9 Day 16 Yr. 25	29 Value of Stamp or Exempt Number \$ 336.40	30 Recording Data BK 2025 Pg 2017
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Index _____
Computer _____
Assessor _____
Carded _____

NEBRASKA DOCUMENTARY
STAMP TAX
Date: 09/16/25
\$ 336.40 By AS

Bk 2025, Pg 2017

State of Nebraska } ss.
County of Webster }

Entered on the
numerical index and filed for record in the
Clerk's office of said county this 16 day
of September A.D., 2025, at 01:38
o'clock PM. Recorded in Book 2025
on Page 2017

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

Return to: Prairie Title Inc, 420 West 5th Street, Hastings, NE 68901

JOINT TENANCY WARRANTY DEED

KEENAN J. WHITE AND KINSEY O. WHITE, FKA KINSEY O. SAWYER, husband and wife, GRANTORS, in consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, convey to **DONNA ALLISON**, a single person **AND RICK BURES**, a single person, as joint tenants and not as tenants in common, GRANTEES, the following described real estate (as defined in Neb. Rev. Stat. Section 76-201):

Lots Six (6) and Seven (7), Block Twenty-Two (22), Original Town of Blue Hill, Webster County, Nebraska, according to the recorded plat thereof.

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

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

Executed: September 7th, 2025.

Keenan J. White

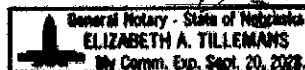
KEENAN J. WHITE

Kinsey O. White

KINSEY O. WHITE

STATE OF NEBRASKA)
) SS:
COUNTY OF)

The foregoing warranty deed was acknowledged before me on September 7, 2025, by Keenan J. White and Kinsey O. White.



Elizabeth A. Tillemans
Notary Public - Elizabeth A. Tillemans

My commission expires: 9-20-28

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code									
91	2025	2077	8/15/2025	Base: 91-0002		Affiliated:		Unified:					
Location ID		Sale Number	Useability & Code #		Parcel Number								
000163800		177	4	11	GeoCde	Twn	Rng	Sect	Qrt	Subdly	Area	Blk	Parcel
Date of Sale Assessed Value				4371			00	0	10095		000	0000	
Land	Improvements	Total		Date of Sale Property Classification Code									
20,000	124,950	144,950		Status	Property Type		Zoning	Location	City Size	Parcel Size			
Assessor Location: RED CLOUD (RC)				A) 1	B) 01	C) 1	D) 1	E) 6	F) 6				
				Residential				Commercial					
Multiple Improvements:				Multiple Improvements :				Multiple Improvements :					
Construction Date:				Construction Date : 1929				Construction Date :					
Floor:				Floor Sq. Ft. : 1,638				Floor Sq. Ft. :					
Building Cost New:				Cost : 279,455				Cost :					
Single Family Style: 104				Residential Condition: 35				Commercial Occupancy Code:					
(100) ☐ Mobile Home				(10) ☐ Worn Out				Primary: Other1: Other2:					
(101) ☐ One Story				(20) ☐ Badly Worn				Commercial Construction Class:					
(102) ☐ Two Story				(30) ☒ Average				(1) ☐ Fireproof Structural Steel Frame					
(103) ☐ Split Level				(40) ☒ Good				(2) ☐ Reinforced Concrete Frame					
(104) ☒ 1 1/2 Story				(50) ☐ Very Good				(3) ☐ Masonry Bearing Walls					
(111) ☐ Bi-Level				(60) ☐ Excellent				(4) ☐ Wood or Steel Framed Ext. Walls					
(106) ☐ Other								(5) ☐ Metal Frame and Walls					
Townhouse or Duplex Style:				Residential Quality: 30				(6) ☐ Pole Frame					
(301) ☐ One Story				(10) ☐ Low				Cost Rank:				Condition:	
(302) ☐ Two Story				(20) ☐ Fair				(10) ☐ Low				(10) ☐ Worn Out	
(307) ☐ 1 1/2 Story				(30) ☒ Average				(20) ☐ Average				(20) ☐ Badly Worn	
(308) ☐ Split Level				(40) ☐ Good				(30) ☐ Above Average				(30) ☐ Average	
(309) ☐ 2 1/2 Story				(50) ☐ Very Good				(40) ☐ High				(40) ☐ Good	
(304) ☐ One Story Duplex				(60) ☐ Excellent								(50) ☐ Very Good	
(305) ☐ Two Story Duplex												(60) ☐ Excellent	
Assessor's Adjustment to Sale Price (+ or -):													
Assessor Comments and Reason for Adjustment:													
WD; BUILD ROADS													
Comments from													
Comments:													

(Continue on back)

40250

NEBRASKA

Good Life. Great Service.

DEPARTMENT OF REVENUE

Real Estate Transfer Statement

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

FORM

521

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

1 County Name Webster - 91	2 County Number	3 Date of Sale/Transfer Mo. 08 Day 15 Yr. 2025	4 Date of Deed Mo. 08 Day 15 Yr. 2025		
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) See Exhibit A Attached Street or Other Mailing Address		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) The State of Nebraska Dept of Transportation Street or Other Mailing Address PO Box 94759			
City	State	Zip Code	City Lincoln	State NE	Zip Code 68509
Phone Number		Phone Number (402) 471-4567	Is the grantee a 501(c)(3) organization? 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.		
(A) Status	(B) Property Type	(C)
☒ Improved ☐ Unimproved ☐ TOLL	☒ Single Family ☐ Multi-Family ☐ Commercial ☐ Industrial ☐ Agricultural ☐ Recreational ☐ Mineral Interests-Nonproducing ☐ Mineral Interests-Producing ☐ State Assessed ☐ Exempt	☐ Mobile Home

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

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

11 Was ownership transferred in full? (If No, explain the division.) ☒ Yes ☐ No	12 Was real estate purchased for same use? (If No, state the intended use.) ☐ Yes ☒ No Bulld roads
---	---

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 ☐ Brothers and Sisters ☐ Ex-spouse ☐ Family Corp., Partnership, or LLC ☐ Grandparents and Grandchild ☐ Parents and Child ☐ Self ☐ Spouse ☐ Step-parent and Step-child ☐ Other	
--	--

14 What is the current market value of the real property? 250.00	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) ☐ Yes ☒ No \$ _____ %
--	--

16 Does this conveyance divide a current parcel of land? ☒ Yes ☐ No	17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) ☐ Yes ☒ No
---	--

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

18a ☐ No address assigned	18b ☐ Vacant land
--	--

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

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

22 Total purchase price, including any liabilities assumed.	22 \$ 250.00
23 Was non-real property included in the purchase? ☐ Yes ☒ No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	23 \$ 1
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24 \$ 250.00

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

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

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

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

Karla Smith

Print or Type Name of Grantee or Authorized Representative

Karla Smith

Signature of Grantee or Authorized Representative

ROW Project Manager

Title

(402) 479-3985

Phone Number

9/16/2025

Date

sign
here

Register of Deed's Use Only

For Dept. Use Only

28 Date Deed Recorded Mo. 9 Day 18 Yr. 25	29 Value of Stamp or Exempt Number \$ Exempt # 2	30 Recording Data BK 2025, Pg 2077
---	--	--

Nebraska Department of Revenue
Form No. 06-289-2008 7-2024 Rev. Supersedes 06-289-2008 10-2020

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

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

Exhibit A
To Form 521 - Real Estate Transfer Statement

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

Joseph E. Shuck, a married person ;
130 N Webster Street Red Cloud
Red Cloud, NE 68970-2539

Phone No.: (402) 669-2980

Field No. 20: Legal Description

ROW1 - A TRACT OF LAND DESCRIBED AS THE WEST 1.47 FEET OF THE SOUTH 275 FEET OF LOT A, KOONTZ SUB-DIVISION TO RED CLOUD, WEBSTER COUNTY, NEBRASKA CONTAINING 404.82 SQUARE FEET, MORE OR LESS.

SAID GRANTOR DOES HEREBY RETAIN AND RESERVE TO SAID GRANTOR AND TO HIS, HER OR THEIR HEIRS, SUCCESSORS AND ASSIGNS ALL RIGHTS TO MINERALS, IN OR ON THE ABOVE DESCRIBED REAL PROPERTY. SAID GRANTOR AND/OR HIS, HER OR THEIR HEIRS, 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 HIS, HER OR THEIR HEIRS, SUCCESSORS AND ASSIGNS IN EXTRACTING SAID MINERALS FROM SAID REAL PROPERTY, DAMAGE OR IN ANY WAY IMPAIR THE USE OF SAID REAL PROPERTY.

Index _____
Computer _____
Assessor _____
Carded _____

NEBRASKA DOCUMENTARY
STAMP TAX

Date: 09/18/25

\$ Ex002 By AS

Bk 2025, Pg 2077

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 18 day
of September A.D., 2025, at 08:43
o'clock AM. Recorded in Book 2025
on Pages 2077-2080

Anthony King

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: 61

KNOW ALL PERSONS BY THESE PRESENTS:

THAT : Joseph E. Shuck, a married person

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

A TRACT OF LAND DESCRIBED AS THE WEST 1.47 FEET OF THE SOUTH 275 FEET
OF LOT A, KOONTZ SUB-DIVISION TO RED CLOUD, WEBSTER COUNTY, NEBRASKA
CONTAINING 404.82 SQUARE FEET, MORE OR LESS.

SAID GRANTOR DOES HEREBY RETAIN AND RESERVE TO SAID GRANTOR AND TO
HIS, HER OR THEIR HEIRS, SUCCESSORS AND ASSIGNS ALL RIGHTS TO MINERALS, IN
OR ON THE ABOVE DESCRIBED REAL PROPERTY. SAID GRANTOR AND/OR HIS, HER OR
THEIR HEIRS, 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 HIS, HER OR THEIR HEIRS,
SUCCESSORS AND ASSIGNS IN EXTRACTING SAID MINERALS FROM SAID REAL
PROPERTY, DAMAGE OR IN ANY WAY IMPAIR THE USE OF SAID REAL PROPERTY.

WARRANTY DEED

PROJECT NO.: 281-1(117)

C.N.: 42619

TRACT: 61

TO HAVE AND TO HOLD the premises above described, together with all Tenements, Hereditaments and Appurtenances thereunto belonging, unto THE STATE OF NEBRASKA, DEPARTMENT OF TRANSPORTATION, and to its successors and assigns forever.

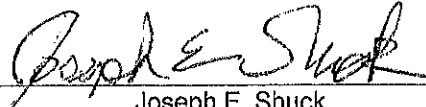
And the Grantor does hereby covenant with THE STATE OF NEBRASKA, DEPARTMENT OF TRANSPORTATION, and with its successors and assigns that the Grantor is lawfully seized of said premises; that they are free from encumbrance; that the Grantor has good right and lawful authority to sell the same; and the grantor does hereby covenant to warrant and defend the title to said premises against the lawful claims of all persons, whomsoever.

WARRANTY DEED

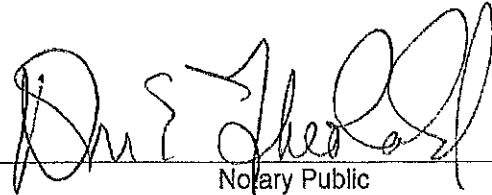
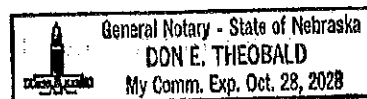
PROJECT NO.: 281-1(117)

C.N.: 42619

TRACT: 61

Duly executed this 15 day of August, A.D. 2025.

Joseph E. Shuck

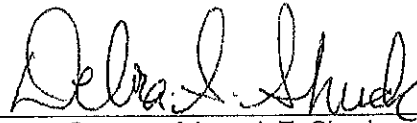
STATE OF NEBRASKA)
COUNTY OF WEBSTER) ss.The foregoing instrument was acknowledged before me this 15 day of August,
A.D., 2025, by Joseph E. Shuck.
Notary Public

WARRANTY DEED

PROJECT NO.: 281-1(117)

C.N.: 42619

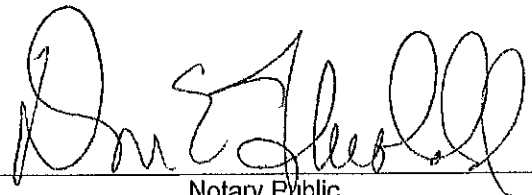
TRACT: 61

Duly executed this 15 day of August, A.D. 2025.

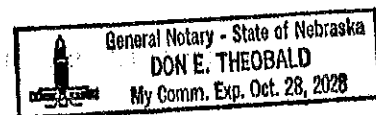
Spouse of Joseph E. Shuck

Debra S. Shuck

Print name of spouse

STATE OF NEBRASKA)
COUNTY OF WEBSTER) ss.The foregoing instrument was acknowledged before me this 15 day of August,
A.D., 2025, by Debra S. Shuck

Notary Public



Residential & Commercial Sales Worksheet

[illegible]

31780

NEBRASKA

Good Life. Great Service.

DEPARTMENT OF REVENUE

Real Estate Transfer Statement

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

FORM
521

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

1 County Name Webster - 91		2 County Number		3 Date of Sale/Transfer Mo. 08 Day 08 Yr. 2025		4 Date of Deed Mo. 08 Day 08 Yr. 2025	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) See Exhibit A Attached Street or Other Mailing Address City State Zip Code Phone Number Email Address N/A				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) The State of Nebraska Dept of Transportation Street or Other Mailing Address PO Box 94759 City Lincoln State NE Zip Code 68509 Phone Number (402) 471-4567 Is the grantee a 501(c)(3) organization? Yes ☐ No ☒ If Yes, Is the grantee a 509(a) foundation? Yes ☐ No ☒ Email Address N/A			
7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home.							
(A) Status		(B) Property Type				(C)	
☒ Improved ☒ Unimproved ☐ I.O.L.		☐ Single Family ☐ Multi-Family ☒ Commercial ☐ Industrial ☐ Agricultural ☐ Recreational ☐ Mineral Interests-Nonproducing ☐ Mineral Interests-Producing ☐ State Assessed ☐ Exempt ☐ Mobile Home					
8 Type of Deed ☐ Conservator ☐ Distribution ☐ Land Contract/Memo ☐ Partition ☐ Sheriff ☐ Other _____ ☐ Bill of Sale ☐ Corrective ☐ Easement ☐ Lease ☐ Personal Rep. ☐ Trust/Trustee ☐ Cemetery ☐ Death Certificate - Transfer on Death ☐ Executor ☐ Mineral ☐ Quit Claim ☒ Warranty							
9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? ☐ Buyer ☐ Seller ☒ No		10 Type of Transfer ☐ Distribution ☐ Foreclosure ☐ Irrevocable Trust ☐ Revocable Trust ☐ Transfer on Death ☐ Auction ☐ Easement ☐ Gift ☐ Life Estate ☒ Sale ☐ Trustee to Beneficiary ☐ Court Decree ☐ Exchange ☐ Grantor Trust ☐ Partition ☐ Satisfaction of Contract ☐ Other (Explain) _____					
11 Was ownership transferred in full? (If No, explain the division.) ☒ Yes ☐ No				12 Was real estate purchased for same use? (If No, state the intended use.) ☐ Yes ☒ No Build roads			
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? 100.00				15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) ☐ Yes ☒ No \$ _____ %			
16 Does this conveyance divide a current parcel of land? ☒ Yes ☐ No				17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) ☐ Yes ☒ No			
18 Address of Property N/A				19 Name and Address of Person to Whom the Tax Statement Should be Sent Nebraska Dept of Transportation PO Box 94759 Lincoln, NE 68509-4759			
10a ☐ No address assigned 10b ☐ Vacant land							
20 Legal Description (Attach additional pages, if needed.) See Attached Exhibit A							
21 If agricultural, list total number of acres transferred in this transaction _____							
22 Total purchase price, including any liabilities assumed.						22	\$ 100.00
23 Was non-real property included in the purchase? ☐ Yes ☒ No (If Yes, enter dollar amount and attach itemized list.) (see instructions)						23	\$
24 Adjusted purchase price paid for real estate (line 22 minus line 23)						24	\$ 100.00
25 If this transfer is exempt from the documentary stamp tax, list the exemption number 2							
26 Is an affidavit as described in Neb. Rev. Stat. § 76-2,141 required because the property is located within a county or other geographic area with an active air force ballistic missile field? (See Instructions) ☐ Yes ☒ No							
27 If yes, is the required affidavit attached to this filing? ☐ Yes ☒ No							

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

Karla Smith

Print or Type Name of Grantee or Authorized Representative

(402) 479-3985

Phone Number

9/16/2025

Date

sign
here

Signature of Grantee or Authorized Representative

ROW Project Manager

Title

Register of Deed's Use Only

For Dept. Use Only

28 Date Deed Recorded Mo. 9 Day 18 Yr. 25	29 Value of Stamp or Exempt Number \$ Exempt #2	30 Recording Data BK2025 Pg 2081
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Nebraska Department of Revenue

Form No. 06-200-2008 7-2024 Rev. Supersedes 06-200-2008 10-2020

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

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

Exhibit A
To Form 521 - Real Estate Transfer Statement

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

Peoples-Webster County Bank, Red Cloud, Nebraska ;
1101 12th Street-PO Box 329 Aurora
Aurora, NE 68818-0329

Phone No.: (402) 694-3136

Field No. 20: Legal Description

ROW1 - A TRACT OF LAND DESCRIBED AS THE NORTH 1.00 FOOT OF LOT 24, BLOCK 26, ORIGINAL TOWN, NOW CITY OF RED CLOUD, WEBSTER COUNTY, NEBRASKA CONTAINING 142.00 SQUARE FEET, MORE OR LESS.

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

Index _____
Computer _____
Assessor _____
Carded _____

NEBRASKA DOCUMENTARY
STAMP TAX

Date: 09/18/25

\$ Ex002 By AS

Bk 2025, Pg 2081

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 18 day
of September A.D., 2025, at 08:43
o'clock AM. Recorded in Book 2025
on Pages 2081-2083

Allyssa King

County Clerk

Fee: \$22.00 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: 77

KNOW ALL PERSONS BY THESE PRESENTS:

THAT: Peoples-Webster County Bank, Red Cloud, Nebraska

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 DESCRIBED AS THE NORTH 1.00 FOOT OF LOT 24, BLOCK 26, ORIGINAL TOWN, NOW CITY OF RED CLOUD, WEBSTER COUNTY, NEBRASKA CONTAINING 142.00 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.

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.

WARRANTY DEED

PROJECT NO.: 281-1(117)

C.N.: 42619

TRACT: 77

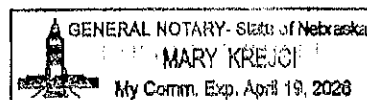
Said Grantor does hereby covenant with THE STATE OF NEBRASKA, DEPARTMENT OF TRANSPORTATION, and with its successors and assigns; that said Grantor is lawfully seized of said real property; that said real property is free from encumbrance; that said Grantor is duly authorized to sell said real property; 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: 77

Duly executed this 8th day of August, A.D. 2025.Peoples-Webster County Bank, Red Cloud, Nebraska
by
Authorized Officer or AgentJacob Arendt, President
Print name of Authorized Officer or Agent and TitleSTATE OF Nebraska)
COUNTY OF Hamilton) ss.The foregoing instrument was acknowledged before me this 8th day of August,A.D., 2025, by Jacob Arendt, President,
(Printed Name of Individual who appeared before Notary) (Title of officer or agent)Of Peoples-Webster County Bank, Red Cloud, Nebraska.
Notary Public

Residential & Commercial Sales Worksheet

[illegible]

31270

NEBRASKA

Good Life. Great Service.

DEPARTMENT OF REVENUE

Real Estate Transfer Statement

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

FORM
521

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

1 County Name Webster - 91		2 County Number 91		3 Date of Sale/Transfer Mo. 09 Day 19 Yr. 25		4 Date of Deed Mo. 09 Day 10 Yr. 25	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Allan Pettit and Nicole Pettit Street or Other Mailing Address 210 N. Seward St. City Red Cloud State NE Zip Code 68970 Phone Number (402) 401-0294 Email Address na				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Honorio Bravo Mejia Street or Other Mailing Address 417 S. Logan St. City Grand Island State NE Zip Code 68803 Phone Number (308) 383-3976 Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation? 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	(B) Property Type	(C)
☒ Improved ☐ Unimproved ☐ IOLL	☒ Single Family ☐ Multi-Family ☐ Commercial ☐ Industrial ☐ Agricultural ☐ Recreational ☐ Mineral Interests-Nonproducing ☐ Mineral Interests-Producing ☐ State Assessed ☐ Exempt	☐ Mobile Home

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

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

11 Was ownership transferred in full? (If No, explain the division.) ☒ Yes ☐ No	12 Was real estate purchased for same use? (If No, state the intended use.) ☒ Yes ☐ No
---	--

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

14 What is the current market value of the real property? 13,000.00	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) ☐ Yes ☒ No \$ _____ %
---	--

16 Does this conveyance divide a current parcel of land? ☐ Yes ☒ No	17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) ☒ Yes ☐ No GI Abstract
---	---

18 Address of Property 205 N. Seward St. Red Cloud, NE 68970	19 Name and Address of Person to Whom the Tax Statement Should be Sent same as #6
--	---

18a ☐ No address assigned	18b ☐ Vacant land
--	--

20 Legal Description (Attach additional pages, if needed.) Lot Twelve (12), Block Twenty-One (21), Original Town of Red Cloud, Webster County, Nebraska

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

22 Total purchase price, including any liabilities assumed.	22 \$ 13,000.00
--	------------------------

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

24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24 \$ 13,000.00
---	------------------------

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. § 78-2,141 required because the property is located within a county or other geographic area with an active air force ballistic missile field? (See Instructions) ☐ Yes ☒ No

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

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

Honorio Bravo Mejia

Print or Type Name of Grantee or Authorized Representative

(308) 383-3976

Phone Number

sign
here

Signature of Grantee or Authorized Representative

Grantee

Title

9/19/2025

Date

Register of Deed's Use Only

For Dept. Use Only

28 Date Deed Recorded Mo. 9 Day 19 Yr. 25	29 Value of Stamp or Exempt Number \$ 30.16	30 Recording Data BK2025, Pg 2089
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Nebraska Department of Revenue

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

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

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

Assessor
Carded

STAMP TAX
Date: 09/19/25
\$ 30.16 By AS

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 19 day
of September A.D., 2025, at 11:01
o'clock AM. Recorded in Book 2025
on Page 2089

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

WARRANTY DEED

Record and return to:

Grand Island Abstract, Escrow & Title Co.
704 West 3rd Street, Grand Island, NE 68801

KNOW ALL MEN by these presents that, Allan Pettit and Nicole Pettit, husband and wife, herein called the grantor whether one or more, in consideration of One Dollar and other valuable consideration received from grantee, do hereby grant, bargain, sell, convey and confirm unto Honorio Bravo Mejia, herein called the grantee whether one or more, the following described real property in Webster County, NE

Lot Twelve (12), Block Twenty-One (21), Original Town of Red Cloud, Webster County, Nebraska.

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

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

Dated this September 19, 2025

Allan Pettit
Allan Pettit

Nicole Pettit
Nicole Pettit

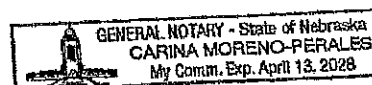
STATE OF Nebraska
COUNTY OF Hall

The foregoing instrument was acknowledged before me this 19th day of September, 2025, by Allan Pettit and Nicole Pettit, husband and wife.

Notary Public, State and County aforesaid

Carina Moreno-Perales
Notary Public Signature

My commission expires: April 13, 2028



Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code									
91	2025	2091	7/31/2025	Base: 65-0005		Affiliated:		Unified:					
Location ID		Sale Number	Useability & Code #		Parcel Number								
001200700		180	4	05	GeoCde	Twn	Rng	Sect	Qrt	Subdty	Area	Blk	Parcel
Date of Sale Assessed Value					4241	3	9	3	1	00000	1	000	1795
Land	Improvements		Total		Date of Sale Property Classification Code								
350,980			350,980		Status	Property Type		Zoning		Location	City Size		Parcel Size
	Irrigation Type:				A) 2	B) 05		C) 5		D) 3	E) 0		F) 10
LCG	ACRES:		VALUE:		LCG	ACRES:		VALUE:					
IRRIGATED 1A1					GRASSLAND 1G1	48.650		81,000					
1A					1G	29.940		49,850					
2A1					2G1	19.720		29,780					
2A					2G								
3A1					3G1								
3A					3G								
4A1					4G1								
4A					4G								
DRYLAND 1D1					Shelterbelt/Timber								
1D	33.890	112,005		Accretion									
2D1					Waste								
2D	21.650	67,875		Other									
3D1					AG LAND TOTAL	157.430		350,980					
3D					Roads	3.990							
4D1					Farm Sites								
4D	3.580	10,470		Home Sites									
					Recreation								
Dwellings					Other								
Outbuildings					Non-AG TOTAL	3.990							

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

NEBRASKA

Good Life. Great Service.

DEPARTMENT OF REVENUE

Real Estate Transfer Statement

180

FORM

521

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

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

1 County Name Webster - 91		2 County Number		3 Date of Sale/Transfer Mo. 7 Day 31 Yr. 2025		4 Date of Deed Mo. 7 Day 31 Yr. 2025	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Mary Ann Brown PR Estate of Allan J. Fiscus Street or Other Mailing Address 5030 38th Ave, Suite 2 City Moline State IL Zip Code 61265 Phone Number (309) 944-2188 Email Address mabrown@nashbeanford.com				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Daryl V Fiscus Street or Other Mailing Address 3407 Avenue of the Cities City Moline State IL Zip Code 61265-4418 Phone Number (309) 764-2254 Is the grantee a 501(c)(3) organization? ☐ Yes ☒ No If Yes, is the grantee a 509(a) foundation? ☐ Yes ☒ No Email Address biker60.df@gmail.com			
7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home.							
(A) Status		(B) Property Type				(C)	
☐ Improved ☒ Unimproved ☐ IOLL		☐ Single Family ☐ Multi-Family ☐ Commercial ☐ Industrial ☒ Agricultural ☐ Recreational ☐ Mineral Interests-Nonproducing ☐ Mineral Interests-Producing ☐ State Assessed ☐ Exempt				☐ Mobile Home	
8 Type of Deed ☐ Conservator ☐ Distribution ☐ Land Contract/Memo ☐ Partition ☐ Sheriff ☐ Other _____ ☐ Bill of Sale ☐ Corrective ☐ Easement ☐ Lease ☐ Personal Rep. ☐ Trust/Trustee _____ ☐ Cemetery ☐ Death Certificate - Transfer on Death ☐ Executor ☐ Mineral ☐ Quit Claim ☒ Warranty							
9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? ☐ Buyer ☐ Seller ☒ No		10 Type of Transfer ☒ Distribution ☐ Foreclosure ☐ Irrevocable Trust ☐ Revocable Trust ☐ Transfer on Death ☐ Auction ☐ Easement ☐ Gift ☐ Life Estate ☐ Sale ☐ Trustee to Beneficiary ☐ Court Decree ☐ Exchange ☐ Grantor Trust ☐ Partition ☐ Satisfaction of Contract ☐ Other (Explain) _____					
11 Was ownership transferred in full? (If No, explain the division.) ☒ Yes ☐ No				12 Was real estate purchased for same use? (If No, state the intended use.) ☒ Yes ☐ No			
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) ☒ Yes ☐ No ☐ Aunt or Uncle to Niece or Nephew ☐ Family Corp., Partnership, or LLC ☐ Self ☐ Other _____ ☒ Brothers and Sisters ☐ Grandparents and Grandchild ☐ Spouse _____ ☐ Ex-spouse ☐ Parents and Child ☐ Step-parent and Step-child							
14 What is the current market value of the real property? 262,300.00				15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) ☐ Yes ☒ No \$ _____ %			
16 Does this conveyance divide a current parcel of land? ☐ Yes ☒ No				17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) ☐ Yes ☒ No			
18 Address of Property Rural Webster County				19 Name and Address of Person to Whom the Tax Statement Should be Sent Daryl V Fiscus 3047 Avenue of the Cities Moline, IL 61265			
18a ☐ No address assigned 18b ☐ Vacant land							
20 Legal Description (Attach additional pages, if needed.) NE1/4 3-3-9, West of the 6th P.M., Webster County, NE							

21 If agricultural, list total number of acres transferred in this transaction 160	
22 Total purchase price, including any liabilities assumed.	22 \$ 0.00
23 Was non-real property included in the purchase? ☐ Yes ☒ No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	23 \$ 0.00
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24 \$ 0.00
25 If this transfer is exempt from the documentary stamp tax, list the exemption number 15	
26 Is an affidavit as described in Neb. Rev. Stat. § 76-2,141 required because the property is located within a county or other geographic area with an active air force ballistic missile field? (See Instructions) ☐ Yes ☒ No	
27 If yes, is the required affidavit attached to this filing? ☐ Yes ☒ No	

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

Jennifer Fleischer

Print or Type Name of Grantee or Authorized Representative

(402) 762-3524

Phone Number

9/18/2025

Date

sign
here

Signature of Grantee or Authorized Representative

Attorney

Title

Register of Deed's Use Only

For Dept. Use Only

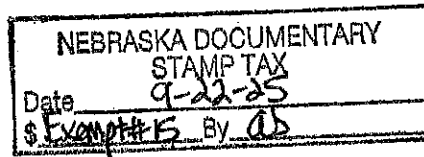
28 Date Deed Recorded Mo. 9 Day 22 Yr. 25	29 Value of Stamp or Exempt Number \$ Exempt #15	30 Recording Data BK2025 Pg 2091
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Nebraska Department of Revenue

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

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

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

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 Sept A.D., 2025, at 10:02
o'clock AM. Recorded in Book 2025
on Page 2091
Abbe Havig County Clerk
10.00 AS Deputy
Ind Comp Assessor CardedWARRANTY DEED

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

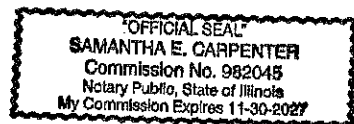
MARY ANN BROWN, Special Administrator of the Estate of Allan J. Fiscus, Deceased, herein called Grantors, in consideration of one dollar and other valuable consideration, received from grantee, do grant, bargain, sell, convey and confirm unto **DARYL V. FISCUS, a single person**, Grantee, the following described real estate in Webster County, Nebraska:

ANY AND ALL INTEREST, REMAINDER OR OTHERWISE IN AND TO:

THE NORTHEAST QUARTER (NE1/4) OF SECTION THREE (3), TOWNSHIP THREE (3) NORTH,
RANGE NINE (9) WEST OF THE 6TH P.M., WEBSTER COUNTY, NEBRASKA.

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

And the grantors do hereby covenant with the grantee and with the grantee's heirs and assigns that grantors are lawfully seized of said premises; that they are free from encumbrances; that grantors have good right and lawful authority to convey the same; and that the grantor warrants and will defend the title to said premises against the lawful claims of all persons whomsoever.

Executed: Sept 4, 2025Mary Ann Brown
Mary Ann Brown, Special Administrator
of the Estate of Allan J. Fiscus, GrantorSTATE OF Illinois)
COUNTY OF Henry) ss.Before me, a notary public qualified for said county, personally came Mary Ann Brown, Special Administrator of the Estate of Allan J. Fiscus, 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 September 4, 2025Samantha Carpenter
Notary Public

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code									
91	2025	2092	9/18/2025	Base: 91-0074		Affiliated:		Unified:					
Location ID		Sale Number	Useability & Code #		Parcel Number								
000340100		181	1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value					4133			00	0	20060		002	0000
Land		Improvements	Total		Date of Sale Property Classification Code								
4,320		347,060	351,380		Status	Property Type		Zoning	Location	City Size	Parcel Size		
Assessor Location: BLUE HILL (BH)					A) 1	B) 01		C) 1	D) 1	E) 6	F) 2		
			Residential				Commercial						
Multiple Improvements:			Multiple. Improvements. :				Multiple. Improvements. :						
Construction Date:			Construction Date : 1915				Construction Date :						
Floor:			Floor Sq. Ft. : 2,013				Floor Sq. Ft. :						
Building Cost New:			Cost : 328,740				Cost :						
Single Family Style: 101			Residential Condition: 40				Commercial Occupancy Code:						
(100) ☐ Mobile Home			(10) ☐ Worn Out				Primary: Other1: Other2:						
(101) ☒ One Story			(20) ☐ Badly Worn				Commercial Construction Class:						
(102) ☐ Two Story			(30) ☐ Average				(1) ☐ Fireproof Structural Steel Frame						
(103) ☐ Split Level			(40) ☒ Good				(2) ☐ Reinforced Concrete Frame						
(104) ☐ 1 1/2 Story			(50) ☐ Very Good				(3) ☐ Masonry Bearing Walls						
(111) ☐ Bi-Level			(60) ☐ Excellent				(4) ☐ Wood or Steel Framed Ext. Walls						
(106) ☐ Other							(5) ☐ Metal Frame and Walls						
Townhouse or Duplex Style:			Residential Quality: 20				(6) ☐ Pole Frame						
(301) ☐ One Story			(10) ☐ Low				Cost Rank:				Condition:		
(302) ☐ Two Story			(20) ☒ Fair				(10) ☐ Low				(10) ☐ Worn Out		
(307) ☐ 1 1/2 Story			(30) ☐ Average				(20) ☐ Average				(20) ☐ Badly Worn		
(308) ☐ Split Level			(40) ☐ Good				(30) ☐ Above Average				(30) ☐ Average		
(309) ☐ 2 1/2 Story			(50) ☐ Very Good				(40) ☐ High				(40) ☐ Good		
(304) ☐ One Story Duplex			(60) ☐ Excellent								(50) ☐ Very Good		
(305) ☐ Two Story Duplex											(60) ☐ Excellent		
Assessor's Adjustment to Sale Price (+ or -):													
Assessor Comments and Reason for Adjustment:													
JTWD													
Comments from							Comments:						

(Continue on back)

10

Real Estate Transfer Statement

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

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

1 County Name Webster - 91	2 County Number 91	3 Date of Sale/Transfer Mo. 9 Day 18 Yr. 25	4 Date of Deed Mo. 9 Day 15 Yr. 25
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Matthew J. Lukasiewicz and Summer A. Lukasiewicz Street or Other Mailing Address 2907 N. W. Road City Clarks State NE Zip Code 68628 Phone Number N/A Email Address N/A		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Carroll L. Troutt and Cyndia R. Troutt Street or Other Mailing Address 205 S. Payne St. City Blue Hill State NE Zip Code 68930 Phone Number 402-756-7514 Is the grantee a 501(c)(3) organization? ☐ Yes ☒ No If Yes, is the grantee a 509(a) foundation? ☐ Yes ☒ No Email Address N/A	

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

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

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

11 Was ownership transferred in full? (If No, explain the division.) ☒ Yes ☐ No	12 Was real estate purchased for same use? (If No, state the intended use.) ☒ Yes ☐ No
---	--

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

14 What is the current market value of the real property? 350397.38	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) ☐ Yes ☒ No \$ _____ %
---	--

16 Does this conveyance divide a current parcel of land? ☐ Yes ☒ No	17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) ☒ Yes Prairie Title ☐ No
---	--

18 Address of Property 205 S. Payne St., Blue Hill, NE 68930	19 Name and Address of Person to Whom the Tax Statement Should be Sent Grantee
--	--

18a ☐ No address assigned 18b ☐ Vacant land

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

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

22 Total purchase price, including any liabilities assumed.	22 \$ 350,397.38
23 Was non-real property included in the purchase? ☐ Yes ☒ No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	23 \$ 0.00
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24 \$ 350,397.38

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

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

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

sign here	Print or Type Name of Grantee or Authorized Representative Carroll L. Troutt	Grantee Carroll L. Troutt	402-756-7514 Phone Number
	Signature of Grantee or Authorized Representative	Title	9-18-2025 Date

Register of Deed's Use Only		For Dept. Use Only
28 Date Deed Recorded Mo. 9 Day 22 Yr. 25	29 Value of Stamp or Exempt Number \$ 814.32	30 Recording Data BK2025 Pg 2092

All of Lot Five (5), and all of Lot Four (4), Excepting the East 41.0 feet of the South 20.94 feet thereof, both in Block Two (2), Tyler's Subdivision; and the North 25.06 feet of the West 66.60 feet of Lot Ten (10), Block Five (5), Grussell's Subdivision; and the West 66.68 feet of the vacated alley North of and adjacent to the last described tract; all in the City of Blue Hill, Webster County, Nebraska, according to the recorded plat thereof.

Index _____
Computer _____
Assessor _____
Carded _____

NEBRASKA DOCUMENTARY
STAMP TAX

Date: 09/22/25

\$ 814.32 By AS

Bk 2025, Pg 2092

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 September A.D., 2025, at 11:47
o'clock AM. Recorded in Book 2025
on Page 2092

Attest

County Clerk

Fee: \$10.00 By: AS Deputy
Electronically Recorded

Return to: Prairie Title Inc, 420 West 5th Street, Hastings, NE 68901

JOINT TENANCY WARRANTY DEED

MATTHEW J. LUKASIEWICZ AND SUMMER A. LUKASIEWICZ, husband and wife,
GRANTORS, in consideration of One Dollar (\$1.00) and other good and valuable consideration,
receipt of which is hereby acknowledged, convey to **CARROLL L. TROUDT AND CYNDIA
R. TROUDT**, husband and wife, as joint tenants and not as tenants in common, GRANTEES,
the following described real estate (as defined in Neb. Rev. Stat. Section 76-201):

All of Lot Five (5), and all of Lot Four (4), Excepting the
East 41.0 feet of the South 20.94 feet thereof, both in
Block Two (2), Tyler's Subdivision; and the North 25.06
feet of the West 66.60 feet of Lot Ten (10), Block Five
(5), Grussell's Subdivision; and the West 66.68 feet of the
vacated alley North of and adjacent to the last described
tract; all in the City of Blue Hill, Webster County,
Nebraska, according to the recorded plat thereof.

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

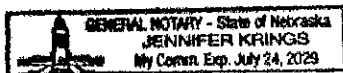
- (1) are lawfully seised of such real estate and that it is free from encumbrances, except
easements and restrictions of record;
- (2) have legal power and lawful authority to convey the same;
- (3) warrant and will defend title to the real estate against the lawful claims of all persons.

Executed: September 15, 2025.

Matthew J. Lukasiewicz
MATTHEW J. LUKASIEWICZ
Summer A. Lukasiewicz
SUMMER A. LUKASIEWICZ

STATE OF NEBRASKA)
COUNTY OF Adams) SS:

The foregoing warranty deed was acknowledged before me on September 15, 2025, by
Matthew J. Lukasiewicz and Summer A. Lukasiewicz.



Jennifer Krings
Notary Public - Jennifer Krings

My commission expires: July 24, 2029

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code									
91	2025	2104	9/22/2025	Base: 65-0005		Affiliated:		Unified:					
Location ID		Sale Number	Useability & Code #		Parcel Number								
001316500		182	4	05	GeoCde	Twn	Rng	Sect	Qtr	Subdly	Area	Blk	Parcel
Date of Sale Assessed Value					4135	4	9	35	2	00000	1	000	0000
Land	Improvements		Total		Date of Sale Property Classification Code								
314,710	214,410		529,120		Status	Property Type		Zoning	Location	City Size	Parcel Size		
	Irrigation Type:				A) 1	B) 05		C) 5	D) 3	E) 0	F) 9		
LCG	ACRES:		VALUE:		LCG	ACRES:		VALUE:					
IRRIGATED 1A1					GRASSLAND 1G1	89.150		148,435					
1A					1G								
2A1					2G1	45.020		67,985					
2A					2G								
3A1					3G1								
3A					3G								
4A1					4G1								
4A					4G								
DRYLAND 1D1	17.760		58,695		Shelterbelt/Timber								
1D					Accretion								
2D1					Waste								
2D	4.460		13,980		Other								
3D1					AG LAND TOTAL	156.600		289,710					
3D					Roads	2.000							
4D1					Farm Sites								
4D	0.210		615		Home Sites	1.000		25,000					
					Recreation								
Dwellings			214,410		Other								
Outbuildings					Non-AG TOTAL	3.000		25,000					

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

Real Estate Transfer Statement

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

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

1 County Name Webster - 91	2 County Number 91	3 Date of Sale/Transfer Mo. 09 Day 22 Yr. 2025	4 Date of Deed Mo. 09 Day 22 Yr. 2025
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Traci J. Novak f/k/a Traci J. Specht Street or Other Mailing Address 2309 Road V City Lawrence State NE Zip Code 68957 Phone Number 4023039674 Email Address n/a		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Traci J. Novak, as Trustee of the Traci J. Novak Trust U/A dated September 22, 2025 Street or Other Mailing Address 2309 Road V City Lawrence State NE Zip Code 68957 Phone Number 4023039674 Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation? Yes ☐ No ☒ Email Address n/a	

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

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

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

11 Was ownership transferred in full? (If No, explain the division.) ☒ Yes ☐ No	12 Was real estate purchased for same use? (If No, state the intended use.) ☒ Yes ☐ No
---	--

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

14 What is the current market value of the real property? \$214,410	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) ☐ Yes ☒ No \$ _____ %
--	--

16 Does this conveyance divide a current parcel of land? ☐ Yes ☒ No	17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) ☐ Yes ☒ No
---	---

18 Address of Property 2309 Road V Lawrence, NE 68957 18a ☐ No address assigned 18b ☐ Vacant land	19 Name and Address of Person to Whom the Tax Statement Should be Sent Traci J. Novak 2309 Road V Lawrence, NE 68957
--	---

20 Legal Description (Attach additional pages, if needed.) The Northwest Quarter of Section Thirty-five (35), Township Four (4) North, Range Nine (9) West of the 6th P.M., Webster County, Nebraska.
--

21 If agricultural, list total number of acres transferred in this transaction 159.6
--

22 Total purchase price, including any liabilities 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 instructions)	23 \$ -
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24 \$ 0.00
25 If this transfer is exempt from the documentary stamp tax, list the exemption number 4	
26 Is an affidavit as described in Neb. Rev. Stat. § 78-2,141 required because the property is located within a county or other geographic area with an active air force ballistic missile field? (See instructions) ☐ Yes ☒ No	
27 If yes, is the required affidavit attached to this filing? ☐ Yes ☐ No	

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

Patrick K. Kenney
Print or Type Name of Grantee or Authorized Representative

(402) 934-4770
Phone Number

sign
here

Signature of Grantee or Authorized Representative

Attorney
Title

09/22/2025
Date

Register of Deed's Use Only

For Dept. Use Only

28 Date Deed Recorded Mo. 9 Day 23 Yr. 25	29 Value of Stamp or Exempt Number \$ Exempt #4	30 Recording Data BK2025 Pg 2104
--	--	-------------------------------------

Index _____
Computer _____
Assessor _____
Carded _____

NEBRASKA DOCUMENTARY
STAMP TAX
Date: 09/23/25
\$ Ex004 By AS

Bk 2025, Pg 2104

State of Nebraska } ss.
County of Webster }

Entered on the
numerical index and filed for record in the
Clerk's office of said county this 23 day
of September A.D., 2025, at 10:18
o'clock AM. Recorded in Book 2025
on Pages 2104-2105

Attorney General

County Clerk

Fee: \$16.00 By: AS Deputy
Electronically Recorded

PLEASE RETURN TO: Patrick K. Kenney, Dvorak Law Group, LLC, 9500 West Dodge Road, Suite 100, Omaha, NE 68114

QUITCLAIM DEED

Traci J. Novak, f/k/a Traci J. Specht, a single person ("Grantor"), in consideration of One Dollar (\$1.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, does hereby quitclaim and convey to Traci J. Novak, as Trustee, or any successor Trustee or Co-Trustee, of the Traci J. Novak Trust under agreement dated September 22, 2025, together with any amendments made thereto ("Grantee"), all of Grantor's right, title and interest in and to the following described real estate:

See Attached Exhibit "A".

This transaction is exempt from documentary stamp tax pursuant to Neb. Rev. Stat. § 76-902(4).

Executed this September 22, 2025.

Traci J. Novak
Traci J. Novak, Grantor

STATE OF NEBRASKA)
) SS.
COUNTY OF ADAMS)

The foregoing instrument was acknowledged before me this September 22, 2025, by Traci J. Novak, Grantor.

Amy R. Fischer
Notary Public

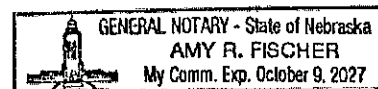


EXHIBIT "A"

The Northwest Quarter of Section Thirty-five (35), Township Four (4) North, Range Nine (9) West of the 6th P.M., Webster County, Nebraska.

Residential & Commercial Sales Worksheet

[illegible]

Real Estate Transfer Statement

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

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

1 County Name Webster - 91		2 County Number 91		3 Date of Sale/Transfer Mo. 09 Day 26 Yr. 2025		4 Date of Deed Mo. 09 Day 26 Yr. 2025	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Donald A. Mullen and Tami L. Mullen Street or Other Mailing Address 541 N Walnut St City Red Cloud State NE Zip Code 68970 Phone Number (719) 600-8543 Email Address n/a				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Donald A. Mullen and Tami L. Mullen, Trustees of the Don and Tami M Street or Other Mailing Address 541 N Walnut St City Red Cloud State NE Zip Code 68970 Phone Number (719) 600-8543 Email Address n/a			
				Is the grantee a 501(c)(3) organization? ☐ Yes ☒ No If Yes, is the grantee a 509(a) foundation? ☐ 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	(B) Property Type	(C)
☒ Improved ☐ Unimproved ☐ IOLL	☒ Single Family ☐ Multi-Family ☐ Commercial ☐ Industrial ☐ Agricultural ☐ Recreational ☐ Mineral Interests-Nonproducing ☐ Mineral Interests-Producing	☐ State Assessed ☐ Exempt ☐ Mobile Home

8 Type of Deed		9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller?		10 Type of Transfer		11 Was ownership transferred in full? (If No, explain the division.)		12 Was real estate purchased for same use? (If No, state the intended use.)	
☐ Bill of Sale ☐ Cemetery ☐ Conservator ☐ Corrective ☐ Death Certificate - Transfer on Death	☐ Distribution ☐ Easement ☐ Executor ☐ Land Contract/Memo ☐ Lease ☐ Mineral ☐ Partition ☐ Personal Rep. ☐ Quit Claim ☒ Sheriff ☐ Trust/Trustee ☒ Warranty ☐ Other	☐ Buyer ☐ Seller ☒ No	☐ Auction ☐ Court Decree ☐ Exchange ☐ Grantor Trust ☐ Irrevocable Trust ☐ Life Estate ☐ Partition ☒ Revocable Trust ☐ Sale ☐ Satisfaction of Contract ☐ Transfer on Death ☐ Trustee to Beneficiary ☐ Other (Explain)	☒ Yes ☐ No	☒ Yes ☐ No	☒ Yes ☐ No	☒ Yes ☐ No	☒ 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.)		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 ☐ Aunt or Uncle to Niece or Nephew ☐ Brothers and Sisters ☐ Ex-spouse	☐ Family Corp., Partnership, or LLC ☐ Grandparents and Grandchild ☐ Parents and Child	☒ Self ☐ Spouse ☐ Step-parent and Step-child	☐ Yes ☒ No	☐ Yes ☒ No	☐ 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 of the agent or title company contact.)	
☐ Yes ☒ No	☐ Yes ☒ No	☐ Yes ☒ No	☐ Yes ☒ No
18 Address of Property 541 N Walnut St and 821 N Franklin St Red Cloud, NE 68970		19 Name and Address of Person to Whom the Tax Statement Should be Sent Same as Grantee	
18a ☐ No address assigned	18b ☐ Vacant land		

20 Legal Description (Attach additional pages, if needed.) See attached		21 If agricultural, list total number of acres transferred in this transaction 4	
22 Total purchase price, including any liabilities assumed.		23 Was non-real property included in the purchase?	
302,705		☐ Yes ☒ No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	
24 Adjusted purchase price paid for real estate (line 22 minus line 23)		25 If this transfer is exempt from the documentary stamp tax, list the exemption number 4	
26 Is an affidavit as described in Neb. Rev. Stat. § 76-2.141 required because the property is located within a county or other geographic area with an active air force ballistic missile field? (See Instructions)		27 If yes, is the required affidavit attached to this filing? ☐ Yes ☐ No	
☐ Yes ☒ No		☐ Yes ☐ No	

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

Kory McCracken
Print or Type Name of Grantee or Authorized Representative

(402) 746-3613
Phone Number

sign
here

Signature of Grantee or Authorized Representative

Attorney
Title

09/26/25
Date

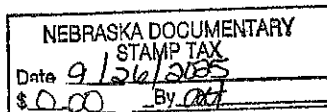
Register of Deed's Use Only

For Dept. Use Only

28 Date Deed Recorded Mo. 9 Day 26 Yr. 25	29 Value of Stamp or Exempt Number \$ Exempt #4	30 Recording Data BK 2025, Pg 2132
--	--	---------------------------------------

The North Ninety (90) Feet of the Northeast Quarter ($NE\frac{1}{4}$) of Block Four (4), LeDuc's Addition to the City of Red Cloud, Webster County, Nebraska; AND

Annex Lot 8 to the City of Red Cloud, also described as beginning at a point 40 feet North and 40 feet West of the Northwest corner of Block 1, Radcliff's Addition to Red Cloud, thence West 760 feet, thence North 380 feet, thence East 760 feet, thence South 380 feet to the point of beginning, located in Webster County, Nebraska.

State of Nebraska } ss.
County of Webster }Entered on the
numerical index and filed for record in the
Clerk's office of said county this 26th day
of Sept A.D., 2025 at 3:10
o'clock P. M. Recorded in Book 2025
on Page 2132
Amber Haring County Clerk
\$10.00 Deputy
Ind. Comp Assessor Carded

WARRANTY DEED

Donald A. Mullen and Tami L. Mullen, husband and wife, GRANTOR, whether one or more, in consideration of ONE AND NO/100 DOLLARS (\$1.00) and transfer to trust for benefit of Grantors, receipt of which is hereby acknowledged, convey to Donald A. Mullen and Tami L. Mullen, Trustees of the Don and Tami Mullen Family Trust under agreement dated September 26, 2025, GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

The North Ninety (90) Feet of the Northeast Quarter (NE $\frac{1}{4}$) of Block Four (4), LeDuc's Addition to the City of Red Cloud, Webster County, Nebraska;
AND

Annex Lot 8 to the City of Red Cloud, also described as beginning at a point 40 feet North and 40 feet West of the Northwest corner of Block 1, Radcliff's Addition to Red Cloud, thence West 760 feet, thence North 380 feet, thence East 760 feet, thence South 380 feet to the point of beginning, located in Webster County, Nebraska.

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

- (1) is lawfully seized of such real estate and that it is free from encumbrances; except 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 26, 2025.

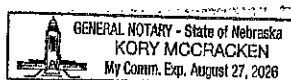
Donald A. Mullen
Donald A. Mullen

Tami L. Mullen
Tami L. Mullen

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on September 26, 2025, by Donald A. Mullen and Tami L. Mullen, husband and wife.

Comm. expires



[Signature]
Notary Public

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code									
91	2025	2135	9/22/2025	Base: 01-0123		Affiliated:		Unified:					
Location ID		Sale Number	Useability & Code #		Parcel Number								
002404300		185	4	05	GeoCde	Twn	Rng	Sect	Qtr	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4247	3	12	33	1	00000	1	000	0000	
Land	Improvements	Total		Date of Sale Property Classification Code									
809,280		809,280		Status	Property Type		Zoning	Location	City Size	Parcel Size			
	Irrigation Type:			A) 2	B) 05		C) 5	D) 3	E) 0	F) 10			
LCG	ACRES:		VALUE:	LCG	ACRES:		VALUE:						
IRRIGATED 1A1	28.770		165,860	GRASSLAND 1G1									
1A				1G									
2A1	22.030		127,005	2G1									
2A	21.690		120,270	2G									
3A1				3G1									
3A				3G									
4A1	32.750		173,250	4G1									
4A	26.740		141,455	4G									
DRYLAND 1D1				Shelterbelt/Timber									
1D	10.270		33,940	Accretion									
2D1				Waste	1.210		605						
2D	5.760		18,060	Other									
3D1				AG LAND TOTAL	155.170		797,850						
3D				Roads	3.990								
4D1	2.300		6,730	Farm Sites	1.000		11,430						
4D	3.650		10,675	Home Sites									
				Recreation									
Dwellings				Other									
Outbuildings				Non-AG TOTAL	4.990		11,430						

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

NEBRASKA

Good Life. Great Service.

DEPARTMENT OF REVENUE

Real Estate Transfer Statement

FORM

521

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

• If additional space is needed, add an attachment and identify the applicable item number.

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

1 County Name Webster - 91	2 County Number	3 Date of Sale/Transfer Mo. 9 Day 22 Yr. 2025	4 Date of Deed Mo. 9 Day 22 Yr. 2025
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Kelly Shawn Corman PR Estate of Mary Alice Corman, Deceased Street or Other Mailing Address P.O. Box 211 City Bassett State NE Zip Code 68714 Phone Number (402) 326-8037 Email Address N/A		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Kelly Shawn Corman, et.al. (see attachment) Street or Other Mailing Address P.O. Box 211 City Bassett State NE Zip Code 68714 Phone Number (402) 326-8037 Is the grantee a 501(c)(3) organization? ☐ Yes ☒ No If Yes, is the grantee a 509(a) foundation? ☐ Yes ☒ No Email Address N/A	

7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home.					
(A) Status		(B) Property Type			(C)
☐ Improved ☒ Unimproved ☐ IOLL		☐ Single Family ☐ Multi-Family ☐ Commercial ☐ Industrial ☒ Agricultural ☐ Recreational ☐ Mineral Interests-Nonproducing ☐ Mineral Interests-Producing ☐ State Assessed ☐ Exempt			☐ Mobile Home
8 Type of Deed ☐ Conservator ☐ Distribution ☐ Land Contract/Memo ☐ Partition ☐ Sheriff ☐ Other <u>Per WILL</u> ☐ Bill of Sale ☐ Corrective ☐ Easement ☐ Lease ☒ Personal Rep. ☐ Trust/Trustee ☐ Cemetery ☐ Death Certificate - Transfer on Death ☐ Executor ☐ Mineral ☐ Quit Claim ☐ Warranty					
9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? ☐ Buyer ☐ Seller ☒ No		10 Type of Transfer ☒ Distribution ☐ Foreclosure ☐ Irrevocable Trust ☐ Revocable Trust ☐ Transfer on Death ☐ Auction ☐ Easement ☐ Gift ☐ Life Estate ☐ Sale ☐ Trustee to Beneficiary ☐ Court Decree ☐ Exchange ☐ Grantor Trust ☐ Partition ☐ Satisfaction of Contract ☐ Other (Explain) <u>Per WILL</u>			
11 Was ownership transferred in full? (If No, explain the division.) ☒ Yes ☐ No			12 Was real estate purchased for same use? (If No, state the intended use.) ☒ Yes ☐ No		
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) ☒ Yes ☐ No ☐ Aunt or Uncle to Niece or Nephew ☐ Family Corp., Partnership, or LLC ☐ Self ☐ Other _____ ☐ Brothers and Sisters ☐ Grandparents and Grandchild ☐ Spouse ☐ Ex-spouse ☒ Parents and Child ☐ Step-parent and Step-child					
14 What is the current market value of the real property? \$540,763.52			15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) ☐ Yes ☒ No \$ _____ %		
16 Does this conveyance divide a current parcel of land? ☐ Yes ☒ No			17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) ☐ Yes ☒ No		
18 Address of Property Rural Route, Webster County, Nebraska			19 Name and Address of Person to Whom the Tax Statement Should be Sent Kelly Shawn Corman, et.al P.O. Box 211, Bassett, NE 68714		
18a ☐ No address assigned 18b ☐ Vacant land					

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

An undivided one-half (1/2) interest in The Northeast Quarter (NE1/4) 33-3-12 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 ☒ No (If Yes, enter dollar amount and attach itemized list.) (see instructions)		23 \$	0.00	
24 Adjusted purchase price paid for real estate (line 22 minus line 23)		24 \$	0.00	
25 If this transfer is exempt from the documentary stamp tax, list the exemption number 15				
26 Is an affidavit as described in Neb. Rev. Stat. § 76-2,141 required because the property is located within a county or other geographic area with an active air force ballistic missile field? (See Instructions) ☐ Yes ☒ No				
27 If yes, is the required affidavit attached to this filing? ☐ Yes ☒ No				

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

Kelly Shawn Corman

c/o Don C. Bottorf

(402) 773-5225

Print or Type Name of Grantee or Authorized Representative

Phone Number

sign
here

Signature of Grantee or Authorized Representative

Attorney at Law

9-22-25

Title

Date

Register of Deed's Use Only

For Dept. Use Only

28 Date Deed Recorded Mo. 9 Day 29 Yr. 25	29 Value of Stamp or Exempt Number \$ Exempt #15	30 Recording Data BR2025, Pg 2135
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Nebraska Department of Revenue

Form No. 96-289-2008 7-2024 Rev. Supersedes 96-289-2008 10-2020

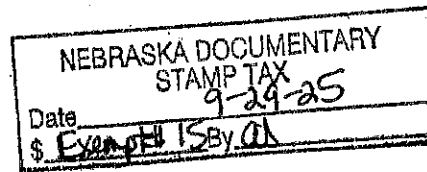
Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2)

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

State of Nebraska } ss.
County of Webster }

BOOK 2025 PAGE 2135

Entered on the
numerical index and filed for record in the
Clerk's office of said county this 29 day
of Sept A.D., 2025, at 10:26
o'clock A.M. Recorded in Book 2025
on Page 2135-2136
Abbey Thurg County Clerk
16.000 Deputy
Ind Comp Assessor Carded



Bottorf Law Offices
P.O. Box 348
Sutton, NE 68979

DEED OF DISTRIBUTION BY PERSONAL REPRESENTATIVE

Kelly Shawn Corman, Personal Representative of the Estate of Mary Alice Corman, Deceased, as appointed by the County Court of Nuckolls County, Nebraska, GRANTOR, conveys and releases to Kelly Shawn Corman, Crystal Kay Corman, and Angela Lynn Millington, as tenants-in-common, to each an undivided one-third (1/3) interest, GRANTEE, the following described real estate (as defined in Neb. Rev. Stat, 76-201):

An undivided one-half (1/2) interest in:

The Northeast Quarter (NE1/4) of Section Thirty-three (33), Township Three (3) North, Range Twelve (12), West of the 6th P.M., Webster County, Nebraska.

subject to easements and restrictions of record.

GRANTOR has determined that the GRANTEE is the person entitled to distribution of the real estate from said estate. GRANTOR covenants with GRANTEE that GRANTOR has legal power and lawful authority to convey and release the same.

Executed this 22 day of September, 2025.

ESTATE OF MARY ALICE CORMAN, DECEASED

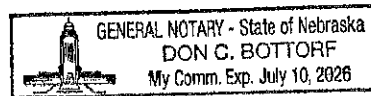
Kelly Shawn Corman
By: Kelly Shawn Corman

STATE OF NEBRASKA)
) SS.
COUNTY OF CLAY)

The foregoing DEED OF DISTRIBUTION BY PERSONAL REPRESENTATIVE was acknowledged before me on September 22, 2025, by **Kelly Shawn Corman**, Personal Representative of the Estate of **Mary Alice Corman, Deceased**.

Don C. Bottorf
Notary Public

My Commission Expires:



Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code								
91	2025	2160	9/29/2025	Base: 01-0123			Affiliated:		Unified:			
Location ID	Sale Number	Useability & Code #		Parcel Number								
002007900	186	4	05	GeoCde	Twn	Rng	Sect	Ort	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4245	3	11	6	3	00000	1	000	9325
Land	Improvements	Total		Date of Sale Property Classification Code								
51,245	119,150	170,395		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type:				A) 1	B) 05	C) 5	D) 3	E) 0	F) 6			
LCG	ACRES:	VALUE:		LCG	ACRES:	VALUE:						
IRRIGATED 1A1				GRASSLAND 1G1	6.000	9,990						
1A				1G								
2A1				2G1	1.600	2,415						
2A				2G								
3A1				3G1								
3A				3G								
4A1				4G1								
4A				4G								
DRYLAND 1D1				Shelterbelt/Timber								
1D				Accretion								
2D1				Waste								
2D				Other								
3D1				AG LAND TOTAL	7.600	12,405						
3D				Roads	0.400							
4D1				Farm Sites	1.000	13,840						
4D				Home Sites	1.000	25,000						
				Recreation								
Dwellings		81,765		Other								
Outbuildings		37,385		Non-AG TOTAL	2.400	38,840						

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
QCD; TRANSFER PROPERTY TO LIFE ESTATE	
Comments from	Comments:
(Continue on back)	

Real Estate Transfer Statement

FORM

521

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

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

1 County Name Webster - 91		2 County Number 91		3 Date of Sale/Transfer Mo. 09 Day 29 Yr. 2025		4 Date of Deed Mo. 09 Day 29 Yr. 2025	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Meredith M and Cheryl K Engelhardt Street or Other Mailing Address 722 Road T City Bladen State NE Zip Code 68928 Phone Number 402.756.1282 Email Address n/a				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Timothy M and Melanie Engelhardt Street or Other Mailing Address 2272 SPUR 91A City Bladen State NE Zip Code 68928 Phone Number 402.756.1620 Is the grantee a 501(c)(3) organization? ☐ Yes ☒ No If Yes, is the grantee a 509(a) foundation? ☐ Yes ☒ No Email Address n/a			

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

(A) Status	(B) Property Type		(C)
☒ Improved ☐ Unimproved ☐ IOLL	☒ Single Family ☐ Multi-Family ☐ Commercial	☐ Industrial ☐ Agricultural ☐ Recreational	☐ Mineral Interests-Nonproducing ☐ Mineral Interests-Producing ☐ State Assessed ☐ Exempt ☐ Mobile Home

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

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

11 Was ownership transferred in full? (If No, explain the division.) ☐ Yes ☒ No Grantors reserved a life estate	12 Was real estate purchased for same use? (If No, state the intended use.) ☒ Yes ☐ No
---	--

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

14 What is the current market value of the real property? 165000	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) ☐ Yes ☒ No \$ _____ %
---	--

16 Does this conveyance divide a current parcel of land? ☐ Yes ☒ No	17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) ☐ Yes ☒ No
---	---

18 Address of Property 722 Road T Bladen, NE 68928	19 Name and Address of Person to Whom the Tax Statement Should be Sent (Same as Grantee)
--	--

18a ☐ No address assigned	18b ☐ Vacant land
--	--

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

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

22 Total purchase price, including any liabilities assumed.	22 \$ 0'00
23 Was non-real property included in the purchase? ☐ Yes ☒ No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	23 \$ 0'00
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24 \$ 0'00
25 If this transfer is exempt from the documentary stamp tax, list the exemption number 5a	
26 Is an affidavit as described in Neb. Rev. Stat. § 76-2.141 required because the property is located within a county or other geographic area with an active air force ballistic missile field? (See Instructions) ☐ Yes ☒ No	
27 If yes, is the required affidavit attached to this filing? ☐ Yes ☐ No	

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

sign here **David B. Garwood**
Print or Type Name of Grantee or Authorized Representative
Signature of Grantee or Authorized Representative
Attorney
Title
402.746.3613
Phone Number
9-29-25
Date

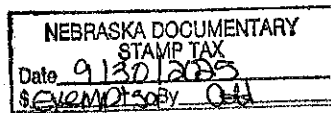
Register of Deeds Use Only

For Dept. Use Only

28 Date Deed Recorded Mo. 9 Day 30 Yr. 2025	29 Value of Stamp or Exempt Number \$ Exempt #5a	30 Recording Data BK 2025 Pg 21160
--	---	---------------------------------------

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

A tract of land located in the Southwest Quarter (SW $\frac{1}{4}$) of Section Six (6), Township Three (3) North, Range Eleven (11), West of the Sixth Principal Meridian, Webster County, Nebraska, described as follows: Commencing at the Southeast corner of said Southwest Quarter (SW $\frac{1}{4}$); thence Westerly in the South line of said Section Six (6) a distance of 921 feet to the Point of Beginning; thence North, parallel with the East Line of said Southwest Quarter (SW $\frac{1}{4}$), a distance of 800 feet; thence West, Parallel with the South line of said Southwest Quarter (SW $\frac{1}{4}$), a distance of 546 feet; thence South, parallel with the East Line of said Southwest Quarter (SW $\frac{1}{4}$), a distance of 800 feet; thence East, in the South line of said Section Six (6), a distance of 546 feet to the Point of Beginning.

State of Nebraska } ss.
County of Webster }Entered on the
numerical index and filed for record in the
Clerk's office of said county this 30 day
of Sept, A.D., 20 25 at 10:41
o'clock A.M. Recorded in Book 8025
on Page 2110
Abbey H. Hering County Clerk
210.00 Deputy
Ind Comp Assessor Carded

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

QUITCLAIM DEED

Meredith M. Engelhardt and Cheryl K. Engelhardt, husband and wife,
GRANTORS, in consideration of ONE AND NO/100 DOLLARS (\$1.00) LOVE and
AFFECTION receipt of which is hereby acknowledged, quitclaim and convey to Timothy
M. Engelhardt and Melanie Engelhardt, husband and wife as joint tenants, GRANTEES,
the following described real estate (as defined in Neb. Rev. Stat. 76-201):

A tract of land located in the Southwest Quarter (SW $\frac{1}{4}$) of Section Six (6),
Township Three (3) North, Range Eleven (11), West of the Sixth Principal
Meridian, Webster County, Nebraska, described as follows: Commencing at
the Southeast corner of said Southwest Quarter (SW $\frac{1}{4}$); thence Westerly in
the South line of said Section Six (6) a distance of 921 feet to the Point of
Beginning; thence North, parallel with the East Line of said Southwest
Quarter (SW $\frac{1}{4}$), a distance of 800 feet; thence West, Parallel with the South
line of said Southwest Quarter (SW $\frac{1}{4}$), a distance of 546 feet; thence South,
parallel with the East Line of said Southwest Quarter (SW $\frac{1}{4}$), a distance of
800 feet; thence East, in the South line of said Section Six (6), a distance of
546 feet to the Point of Beginning.

**GRANTORS HEREBY RESERVE TO THEMSELVES OR THE
SURVIVOR OF THEM A LIFE ESTATE IN SAID REAL ESTATE.**

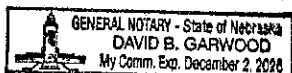
Executed September 29, 2025.

Meredith M. Engelhardt
Meredith M. Engelhardt

Cheryl K. Engelhardt
Cheryl K. Engelhardt

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on September 29,
2025, by Meredith M. Engelhardt and Cheryl K. Engelhardt, husband and wife.

Comm. expires 12-2-2026

David B. Garwood
Notary Public

Residential & Commercial Sales Worksheet

[illegible]

Real Estate Transfer Statement

FORM
521

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

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

1 County Name Webster - 91		2 County Number 91		3 Date of Sale/Transfer Mo. 9 Day 30 Yr. 2025		4 Date of Deed Mo. 9 Day 30 Yr. 2025	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Sally J. Dickman Street or Other Mailing Address 65 W. Willetta Street City Poenix State AZ Zip Code 85003 Phone Number 6029805900 Email Address n/a				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Rodney P. Ely, Trustee and Laraine J. Ely, Trustee Street or Other Mailing Address 620 N Cherry Sreet City Red Cloud State NE Zip Code 68970 Phone Number 4022577080 Is the grantee a 501(c)(3) organization? ☐ Yes ☒ No If Yes, is the grantee a 509(a) foundation? ☐ Yes ☒ No Email Address n/a			

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

(A) Status	(B) Property Type		(C)
☒ Improved	☒ Single Family	☐ Industrial	☐ Mobile Home
☐ Unimproved	☐ Multi-Family	☐ Agricultural	☐ Mineral Interests-Nonproducing
☐ IOLL	☐ Commercial	☐ Recreational	☐ Mineral Interests-Producing
			☐ State Assessed
			☐ Exempt

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

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

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

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

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

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

14 What is the current market value of the real property?
150,000

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

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

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

18 Address of Property
620 N Cherry Street
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

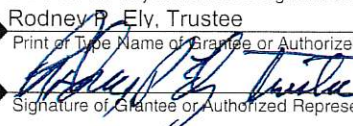
20 Legal Description (Attach additional pages, if needed.)

Lot Ten (10) and the North Ten (10) feet of Lot Eleven (11), Block Six (6), LeDuc's Addition to the City of Red Cloud, Webster County, Nebraska

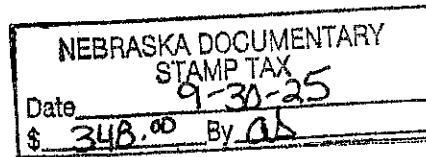
21 If agricultural, list total number of acres transferred in this transaction _____

22 Total purchase price, including any liabilities assumed.	22	\$	150,000.00
23 Was non-real property included in the purchase? ☐ Yes ☒ No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	23	\$	1
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$	150,000.00
25 If this transfer is exempt from the documentary stamp tax, list the exemption number _____			
26 Is an affidavit as described in Neb. Rev. Stat. § 76-2,141 required because the property is located within a county or other geographic area with an active air force ballistic missile field? (See Instructions) ☐ Yes ☒ No			
27 If yes, is the required affidavit attached to this filing? ☐ Yes ☐ No			

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

sign here  Rodney P. Ely, Trustee
Print or Type Name of Grantee or Authorized Representative
Signature of Grantee or Authorized Representative
Grantee
Title
4022577080
Phone Number
9/30/2025
Date

Register of Deed's Use Only			For Dept. Use Only
28 Date Deed Recorded Mo. 9 Day 30 Yr. 25	29 Value of Stamp or Exempt Number \$ 348.00	30 Recording Data BK2025 Pg 2161	

State of Nebraska } ss.
County of Webster }Entered on the
numerical index and filed for record in the
Clerk's office of said county this 30 day
of Sept A.D., 2025, at 2:09
o'clock P M. Recorded in Book 2025
on Page 2161
Abbey Taniig County Clerk
10.00 Deputy
Ind Comp Assessor CardedReturn to:
Southern Title, LLC
P O Box 221
Red Cloud, NE 68970

WARRANTY DEED

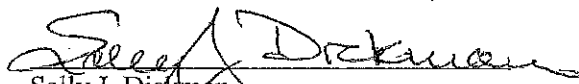
Sally J. Dickman, a single person, Grantor, in consideration of ONE DOLLAR (\$1.00) and other valuable consideration received from Grantees, Laraine J. Ely, Trustee of the Laraine J. Ely Revocable Trust and Rodney P. Ely, Trustee of the Rodney P. Ely Revocable Trust, conveys to Grantees, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Lot Ten (10) and the North Ten (10) feet of Lot Eleven (11), Block Six (6), LeDuc's Addition to the City of Red Cloud, Webster County, Nebraska

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

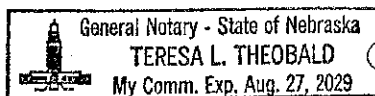
- (1) is lawfully seised of such real estate and that it is free from encumbrances;
- (2) has legal power and lawful authority to convey the same;
- (3) warrants and will defend title to the real estate against the lawful claims of all persons.

Executed September 30, 2025.


Sally J. Dickman

STATE OF NEBRASKA)
) ss.
COUNTY OF WEBSTER)

The foregoing instrument was acknowledged before me on September 30, 2025 by Sally J. Dickman, a single person.




Notary Public

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2025	2175	9/19/2025	Base: 91-0074			Affiliated:		Unified:					
Location ID		Sale Number		Useability & Code #		Parcel Number								
001713700		189		4 05		GeoCde	Twn	Rng	Sect	Qtr	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value						4133	4	10	22	3	00000	1	000	0000
Land		Improvements		Total		Date of Sale Property Classification Code								
74,650		562,280		636,930		Status	Property Type		Zoning	Location	City Size	Parcel Size		
Irrigation Type:						A) 1	B) 05		C) 5	D) 3	E) 0	F) 8		
LCG		ACRES:		VALUE:		LCG		ACRES:		VALUE:				
IRRIGATED 1A1						GRASSLAND 1G1								
1A						1G		18.530		30,855				
2A1						2G1		3.280		4,955				
2A						2G								
3A1						3G1								
3A						3G								
4A1						4G1								
4A						4G								
DRYLAND 1D1						Shelterbelt/Timber								
1D						Accretion								
2D1						Waste								
2D						Other								
3D1						AG LAND TOTAL		21.810		35,810				
3D						Roads								
4D1						Farm Sites		1.000		13,840				
4D						Home Sites		1.000		25,000				
						Recreation								
Dwellings				420,090		Other								
Outbuildings				142,190		Non-AG TOTAL		2.000		38,840				

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

(Continue on back)

NEBRASKA

Good Life. Great Service.

DEPARTMENT OF REVENUE

Real Estate Transfer Statement

FORM
521

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

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

1 County Name Webster - 91		2 County Number		3 Date of Sale/Transfer Mo. <u>09</u> Day <u>19</u> Yr. <u>2025</u>		4 Date of Deed Mo. <u>09</u> Day <u>19</u> Yr. <u>2025</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) See attached Street or Other Mailing Address City State Zip Code Phone Number Email Address				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) See attached Street or Other Mailing Address City State Zip Code Phone Number Is the grantee a 501(c)(3) organization? Yes ☒ No ☒ If Yes, is the grantee a 509(a) foundation? Yes ☐ No ☒ Email Address			
7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home.							
(A) Status		(B) Property Type				(C)	
☒ Improved ☐ Unimproved ☐ IOLL		☐ Single Family ☐ Multi-Family ☐ Commercial ☐ Industrial ☒ Agricultural ☐ Recreational ☐ Mineral Interests-Nonproducing ☐ Mineral Interests-Producing ☐ State Assessed ☐ Exempt ☐ Mobile Home					
8 Type of Deed ☐ Conservator ☐ Distribution ☐ Land Contract/Memo ☐ Partition ☐ Sheriff ☐ Other _____ ☐ Bill of Sale ☐ Corrective ☐ Easement ☐ Lease ☐ Personal Rep. ☐ Trust/Trustee ☐ Cemetery ☐ Death Certificate - Transfer on Death ☐ Executor ☐ Mineral ☐ Quit Claim ☒ Warranty							
9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? ☐ Buyer ☐ Seller ☒ No		10 Type of Transfer ☐ Distribution ☐ Foreclosure ☐ Irrevocable Trust ☒ Revocable Trust ☐ Transfer on Death ☐ Auction ☐ Easement ☐ Gift ☐ Life Estate ☐ Sale ☐ Trustee to Beneficiary ☐ Court Decree ☐ Exchange ☐ Grantor Trust ☐ Partition ☐ Satisfaction of Contract ☐ Other (Explain) _____					
11 Was ownership transferred in full? (If No, explain the division.) ☒ Yes ☐ No				12 Was real estate purchased for same use? (If No, state the intended use.) ☒ Yes ☐ No			
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) ☒ Yes ☐ No ☐ Aunt or Uncle to Niece or Nephew ☐ Family Corp., Partnership, or LLC ☒ Self ☒ Other <u>Grantors' Trust</u> ☐ 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? 636,930.00				15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) ☒ Yes ☐ No \$ _____ %			
16 Does this conveyance divide a current parcel of land? ☐ Yes ☒ No				17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) ☐ Yes ☒ No			
18 Address of Property 1602 Hwy 4, Blue Hill, NE 68930				19 Name and Address of Person to Whom the Tax Statement Should be Sent Same as No. 6 above			
18a ☐ No address assigned 18b ☐ Vacant land							

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

A part of the Southwest Quarter (SW¼) of Section 22, Township 4 North, Range 10 West of the 6th P.M., Webster County, Nebraska.

21 If agricultural, list total number of acres transferred in this transaction **23.81**

22 Total purchase price, including any liabilities assumed.	22 \$ <u>0</u>
23 Was non-real property included in the purchase? ☐ Yes ☒ No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	23 \$ _____
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24 \$ <u>0</u>
25 If this transfer is exempt from the documentary stamp tax, list the exemption number 76-902(4)	
26 Is an affidavit as described in Neb. Rev. Stat. § 76-2.141 required because the property is located within a county or other geographic area with an active air force ballistic missile field? (See Instructions) ☐ 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.

Jasmine L. Beringer

Print or Type Name of Grantee or Authorized Representative

(402) 475-5100

Phone Number

sign
here

Signature of Grantee or Authorized Representative

Attorney

Title

9/10/2025

Date

Register of Deed's Use Only

For Dept. Use Only

28 Date Deed Recorded Mo. <u>10</u> Day <u>1</u> Yr. <u>25</u>	29 Value of Stamp or Exempt Number \$ Exempt # 4	30 Recording Data BK2025, Pg 2175
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Nebraska Department of Revenue
Form No. 96-269-2008 9-2025 Rev. Supersedes 96-269-2008 7-2024

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

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

2025 Oct 01 09:28 AM Ex004 Book 2025 Page 2175

ATTACHMENT TO REAL ESTATE TRANSFER STATEMENT

No. 5 Grantor's Name, Address, and Telephone Number

Randy Lynn Meyer a/k/a Randy L. Meyer and April Ann Meyer a/k/a April A. Meyer.

1602 Hwy 4
Blue Hill, NE 68930
(402) 469-9002
Email: aprilmeyer78@gmail.com

No. 6 Grantee's Name, Address, and Telephone Number

Randy L. Meyer and April A. Meyer, as Trustee of The Randy L. Meyer and April A. Meyer Revocable Trust, or any duly qualified successor Trustee thereof, pursuant to a written Trust Agreement dated September 19, 2025.

1602 Hwy 4
Blue Hill, NE 68930
(402) 469-9002
Email: aprilmeyer78@gmail.com

Index _____
Computer _____
Assessor _____
Carded _____

NEBRASKA DOCUMENTARY
STAMP TAX

Date: 10/01/25

\$ Ex004 By AS

Bk 2025, Pg 2175

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 01 day
of October A.D., 2025, at 09:28
o'clock AM. Recorded in Book 2025
on Pages 2175-2176

Abigail

County Clerk

Fee: \$16.00 By: AS Deputy
Electronically Recorded

Please record and return to: Jasmine L. Beringer, Rambolt Ludtke LLP, 1128 Lincoln Mall, Suite 300, Lincoln, NE 68508

WARRANTY DEED

RANDY LYNN MEYER a/k/a RANDY L. MEYER and APRIL ANN MEYER a/k/a APRIL A. MEYER, husband and wife, GRANTORS, for no consideration, convey to GRANTEEES, RANDY L. MEYER and APRIL A. MEYER, as Trustee of THE RANDY L. MEYER AND APRIL A. MEYER REVOCABLE TRUST, or to any duly qualified successor Trustee thereof, pursuant to a written Trust Agreement dated September 19, 2025, as may be amended or restated from time to time, the following described real estate (as defined in Neb. Rev. Stat. § 76-201):

SEE ATTACHED EXHIBIT A

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

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

Executed: September 19, 2025.

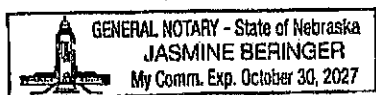
Randy L. Meyer
RANDY L. MEYER, Grantor

April A. Meyer
APRIL A. MEYER, Grantor

STATE OF NEBRASKA)
) ss:
COUNTY OF LANCASTER)

The foregoing instrument was acknowledged before me on September 19, 2025, by RANDY L. MEYER and APRIL A. MEYER, husband and wife.

(SEAL)



Jasmine L. Beringer
Jasmine L. Beringer, Notary Public

EXHIBIT A

(PID: 001713700)

A part of the Southwest Quarter (SW¼) of Section 22, Township 4 North, Range 10
West of the 6th P.M., Webster County, Nebraska.

44196.000/4936-3837-9847, v. 1

Residential & Commercial Sales Worksheet

[illegible]

Real Estate Transfer Statement

188

FORM
521

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

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

1 County Name Webster - 91 ☒		2 County Number		3 Date of Sale/Transfer Mo. 10 Day 01 Yr. 25		4 Date of Deed Mo. 9 Day 30 Yr. 25	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) The Blue Hill Nine, LLC Street or Other Mailing Address 3120 Brentwood Circle City Grand Island, State NE Zip Code 68801 Phone Number 308-379-7152 Email Address N/A				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Mark Watson and Hiruni Wijesena Street or Other Mailing Address 2908 Merle Ave City Hastings State NE Zip Code 68901 Phone Number 402-770-1539 Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation?			
				Yes ☐ No ☒		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		(B) Property Type				(C)	
☒ Improved ☐ Unimproved ☐ IOLL		☐ Single Family ☐ Multi-Family ☒ Commercial ☐ Industrial ☐ Agricultural ☐ Recreational ☐ Mineral Interests-Nonproducing ☐ Mineral Interests-Producing ☐ State Assessed ☐ Exempt				☐ Mobile Home	
8 Type of Deed ☐ Conservator ☐ Distribution ☐ Land Contract/Memo ☐ Partition ☐ Sheriff ☐ Other ☐ Bill of Sale ☐ Corrective ☐ Easement ☐ Lease ☐ Personal Rep. ☐ Trust/Trustee ☐ Cemetery ☐ Death Certificate - Transfer on Death ☐ Executor ☐ Mineral ☐ Quit Claim ☒ Warranty							
9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031)? Exchange by buyer or seller? ☐ Buyer ☐ Seller ☒ No		10 Type of Transfer ☐ Distribution ☐ Foreclosure ☐ Irrevocable Trust ☐ Revocable Trust ☐ Transfer on Death ☐ Auction ☐ Easement ☐ Gift ☐ Life Estate ☒ Sale ☐ Trustee to Beneficiary ☐ Court Decree ☐ Exchange ☐ Grantor Trust ☐ Partition ☐ Satisfaction of Contract ☐ Other (Explain)					
11 Was ownership transferred in full? (If No, explain the division.) ☒ Yes ☐ No				12 Was real estate purchased for same use? (If No, state the intended use.) ☒ Yes ☐ No			
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) ☐ Yes ☒ No ☐ Aunt or Uncle to Niece or Nephew ☐ Family Corp., Partnership, or LLC ☐ Self ☐ Other ☐ Brothers and Sisters ☐ Grandparents and Grandchild ☐ Spouse ☐ Ex-spouse ☐ Parents and Child ☐ Step-parent and Step-child							
14 What is the current market value of the real property? 24000.00				15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) ☐ Yes ☒ No \$ %			
16 Does this conveyance divide a current parcel of land? ☐ Yes ☒ No				17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) ☒ Yes Nate Kosse ☐ No			
18 Address of Property 514 W. Gage St., Blue Hill, NE 68930				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.) Lots 32 and 33, Block 9, Original Town of Blue Hill, Webster County, Nebraska, according to the recorded plat thereof.							
21 If agricultural, list total number of acres transferred in this transaction							
22 Total purchase price, including any liabilities assumed.						22 \$ 24,000.00	
23 Was non-real property included in the purchase? ☐ Yes ☒ No (If Yes, enter dollar amount and attach itemized list.) (see instructions)						23 \$ 0.00	
24 Adjusted purchase price paid for real estate (line 22 minus line 23)						24 \$ 24,000.00	
25 If this transfer is exempt from the documentary stamp tax, list the exemption number							
26 Is an affidavit as described in Neb. Rev. Stat. § 76-2,141 required because the property is located within a county or other geographic area with an active air force ballistic missile field? (See Instructions) ☐ Yes ☒ No							
27 If yes, is the required affidavit attached to this filing? ☐ Yes ☒ No							

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

Mark Watson

Print or Type Name of Grantee or Authorized Representative

Grantee
Title

Phone Number

10-01-2025

Date

sign
here

Signature of Grantee or Authorized Representative

Register of Deed's Use Only

For Dept. Use Only

28 Date Deed Recorded Mo. 10 Day 1 Yr. 25	29 Value of Stamp or Exempt Number \$ 55.68	30 Recording Data BK2025, Pg 2174
--	--	--------------------------------------

Index _____
Computer _____
Assessor _____
Carded _____

NEBRASKA DOCUMENTARY
STAMP TAX
Date: 10/01/25
\$ 55.68 By AS

BK 2025, Pg 2174

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 01 day
of October A.D., 2025, at 09:27
o'clock AM. Recorded in Book 2025
on Page 2174

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

Return to: Prairie Title Inc, 420 West 5th Street, Hastings, NE 68901

JOINT TENANCY WARRANTY DEED

THE BLUE HILL NINE, LLC, a Nebraska Limited Liability Company, GRANTOR, in consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, conveys to **MARK WATSON**, a single person **AND HIRUNI WIJESENA**, a single person, as joint tenants and not as tenants in common, GRANTEES, the following described real estate (as defined in Neb. Rev. Stat. Section 76-201):

Lots Thirty-Two (32) and Thirty-Three (33), Block Nine (9), Original Town of Blue Hill, Webster County, Nebraska, according to the recorded plat thereof.

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, 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: Sept 30, 2025.

THE BLUE HILL NINE, LLC,
A Nebraska Limited Liability Company

BY:

David Ostdiek
DAVID OSTDIEK, Managing Member

STATE OF NEBRASKA)
) SS:
COUNTY OF Adams)

The foregoing warranty deed was acknowledged before me on Sept. 30, 2025 by David Ostdiek on behalf of The Blue Hill Nine, LLC.



Laurie L. Hawes

Notary Public - Laurie L. Hawes

My commission expires: 6-24-27

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code								
91	2025	2177	10/1/2025	Base: 65-0011		Affiliated:		Unified:				
Location ID		Sale Number	Useability & Code #	Parcel Number								
000616200		190	1	GeoCde	Twn	Rng	Sect	Ort	Subdly	Area	Blk	Parcel
Date of Sale Assessed Value				4487			00	0	40020		003	0000
Land	Improvements	Total	Date of Sale Property Classification Code									
1,570		1,570	Status	Property Type		Zoning	Location		City Size		Parcel Size	
Assessor Location: GUIDE ROCK (GR)				A) 2	B) 01		C) 1	D) 1	E) 7	F) 2		
			Residential				Commercial					
Multiple Improvements:			Multiple Improvements. :				Multiple Improvements. :					
Construction Date:			Construction Date :				Construction Date :					
Floor:			Floor Sq. Ft. :				Floor Sq. Ft. :					
Building Cost New:			Cost :				Cost :					
Single Family Style:			Residential Condition:				Commercial Occupancy Code:					
(100) ☐ Mobile Home			(10) ☐ Worn Out				Primary: Other1: Other2:					
(101) ☐ One Story			(20) ☐ Badly Worn				Commercial Construction Class:					
(102) ☐ Two Story			(30) ☐ Average				(1) ☐ Fireproof Structural Steel Frame					
(103) ☐ Split Level			(40) ☐ Good				(2) ☐ Reinforced Concrete Frame					
(104) ☐ 1 1/2 Story			(50) ☐ Very Good				(3) ☐ Masonry Bearing Walls					
(111) ☐ Bi-Level			(60) ☐ Excellent				(4) ☐ Wood or Steel Framed Ext. Walls					
(106) ☐ Other							(5) ☐ Metal Frame and Walls					
Townhouse or Duplex Style:			Residential Quality:				(6) ☐ Pole Frame					
(301) ☐ One Story			(10) ☐ Low				Cost Rank:			Condition:		
(302) ☐ Two Story			(20) ☐ Fair				(10) ☐ Low			(10) ☐ Worn Out		
(307) ☐ 1 1/2 Story			(30) ☐ Average				(20) ☐ Average			(20) ☐ Badly Worn		
(308) ☐ Split Level			(40) ☐ Good				(30) ☐ Above Average			(30) ☐ Average		
(309) ☐ 2 1/2 Story			(50) ☐ Very Good				(40) ☐ High			(40) ☐ Good		
(304) ☐ One Story Duplex			(60) ☐ Excellent							(50) ☐ Very Good		
(305) ☐ Two Story Duplex										(60) ☐ Excellent		
Assessor's Adjustment to Sale Price (+ or -):												
Assessor Comments and Reason for Adjustment:												
JTWD												
Comments from						Comments:						
(Continue on back)												

100

Real Estate Transfer Statement

100

• 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 <u>Webster</u>		2 County Number <u>91</u>	3 Date of Sale/Transfer Mo. <u>10</u> Day <u>01</u> Yr. <u>2025</u>		4 Date of Deed Mo. <u>10</u> Day <u>01</u> Yr. <u>2025</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) <u>Chad Wulf and Krystal Wulf</u> Street or Other Mailing Address <u>2702 Highway 128</u> City <u>Burr Oak</u> State <u>Kansas</u> Zip Code <u>66936</u> Phone Number <u>402-879-1816</u> Email Address <u>Krystalandjames@yahoo.com NA</u>			6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) <u>Lloyd Williams and Fawnelle S. Williams</u> Street or Other Mailing Address <u>515 High Street</u> City <u>Guide Rock</u> State <u>Nebraska</u> Zip Code <u>68942</u> Phone Number <u>(906)399-1033</u> Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation? Yes ☐ No ☒ Email Address			
7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home.						
(A) Status ☒ Improved ☐ Unimproved ☐ IOLL		(B) Property Type ☒ Single Family ☐ Multi-Family ☐ Commercial ☐ Industrial ☐ Agricultural ☐ Recreational ☐ Mineral Interests-Nonproducing ☐ Mineral Interests-Producing ☐ State Assessed ☐ Exempt		(C) ☐ Mobile Home		
8 Type of Deed ☐ Bill of Sale ☐ Cemetery ☐ Conservator ☐ Corrective ☐ Death Certificate - Transfer on Death ☐ Distribution ☐ Easement ☐ Executor ☐ Land Contract/Memo ☐ Lease ☐ Mineral ☐ Partition ☐ Personal Rep. ☐ Quit Claim ☒ Sheriff ☐ Trust/Trustee ☐ Warranty ☐ Other						
9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? ☐ Buyer ☐ Seller ☒ No		10 Type of Transfer ☐ Auction ☐ Court Decree ☐ Distribution ☐ Easement ☐ Exchange ☐ Foreclosure ☐ Gift ☐ Grantor Trust ☐ Irrevocable Trust ☐ Life Estate ☐ Partition ☒ Revocable Trust ☒ Sale ☐ Satisfaction of Contract ☐ Transfer on Death ☐ Trustee to Beneficiary ☐ Other (Explain)				
11 Was ownership transferred in full? (If No, explain the division.) ☒ Yes ☐ No			12 Was real estate purchased for same use? (If No, state the intended use.) ☒ Yes ☐ No			
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) ☐ Yes ☒ No ☐ Aunt or Uncle to Niece or Nephew ☐ Brothers and Sisters ☐ Ex-spouse ☐ Family Corp., Partnership, or LLC ☐ Grandparents and Grandchild ☐ Parents and Child ☐ Self ☐ Spouse ☐ Step-parent and Step-child ☐ Other						
14 What is the current market value of the real property? <u>6000</u>			15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) ☐ Yes ☒ No \$ _____ %			
16 Does this conveyance divide a current parcel of land? ☐ Yes ☒ No			17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) ☒ Yes <u>Warne RE</u> ☐ No			
18 Address of Property <u>535 High Street</u> <u>Guide Rock, NE 68942</u>			19 Name and Address of Person to Whom the Tax Statement Should be Sent <u>Lloyd & Fawnelle S. Williams</u> <u>515 High Street</u> <u>Guide Rock, NE 68942</u>			
18a ☐ No address assigned 18b ☐ Vacant land						
20 Legal Description (Attach additional pages, if needed.) SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF						
21 If agricultural, list total number of acres transferred in this transaction _____						

22 Total purchase price, including any liabilities assumed,	22	\$	6,000.00
23 Was non-real property included in the purchase? ☐ Yes ☒ No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	23	\$	
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$	6,000.00
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. § 78-2,141 required because the property is located within a county or other geographic area with an active air force ballistic missile field? (See instructions) ☐ Yes ☒ No			
27 If yes, is the required affidavit attached to this filing? ☐ Yes ☐ No			

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

sign here
Print or Type Name of Grantee or Authorized Representative Jennifer M Jensen 402-879-4341
Signature of Grantee or Authorized Representative Jennifer M Jensen Title Title/Closing Agent Phone Number
Date 10-1-2025

Register of Deed's Use Only			For Dept. Use Only
28 Date Deed Recorded Mo. <u>10</u> Day <u>1</u> Yr. <u>25</u>	29 Value of Stamp or Exempt Number \$ <u>13.92</u>	30 Recording Data <u>BK2025, Pg 2177</u>	

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

20. Legal Description

The South Twelve and one-half (S12½) feet of Lot Two (2) and all of Lot Three (3) and the North Twenty-five (N25) feet of Lot Four (4), Block Three (3), Talbot's Addition to Guide Rock, Webster County, Nebraska.

Index _____
Computer _____
Assessor _____
Carded _____

NEBRASKA DOCUMENTARY
STAMP TAX
Date: 10/01/25
\$ 13.92 By AS

Bk 2025, Pg 2177

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 01 day
of October A.D., 2025, at 11:05
o'clock AM. Recorded in Book 2025
on Page 2177

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

RETURN TO: John Hodge, Attorney at Law, PO Box 385, Nelson, NE 68961

JOINT TENANCY WARRANTY DEED

CHAD WULF and KRYSTAL WULF, husband and wife, GRANTORS, in consideration of ONE DOLLAR OR OTHER VALUABLE CONSIDERATION received from GRANTEES, LLOYD WILLIAMS and FAWNTELLE S. WILLIAMS, husband and wife, convey to GRANTEES, as joint tenants with rights of survivorship, and not as tenants in common, the following described real estate (as defined in Neb. Rev. Stat. §76-201):

The South Twelve and one-half (S12½) feet of Lot Two (2) and all of Lot Three (3) and the North Twenty-five (N25) feet of Lot Four (4), Block Three (3), Talbot's Addition to Guide Rock, Webster County, Nebraska.

GRANTORS covenant (jointly and severally) with GRANTEES that GRANTORS:

- (1) are 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;
- (3) warrant and will defend title to the real estate against the lawful claims of all persons;

Executed the 1st day of October 2025.

Chad Wulf
Chad Wulf

Krystal Wulf
Krystal Wulf

STATE OF NEBRASKA)
) ss.
COUNTY OF NUCKOLLS)

The foregoing instrument was acknowledged before me by Chad Wulf and Krystal Wulf, husband and wife, on the 1st day of October 2025.



(SEAL)

Jennifer M. Jensen
Public Notary Signature

Jennifer M. Jensen
Print Name

My Commission Expires: 6-19-2026

Residential & Commercial Sales Worksheet

[illegible]

Real Estate Transfer Statement

FORM
521

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

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

1 County Name Webster - 91		2 County Number 91		3 Date of Sale/Transfer Mo. 10 Day 3 Yr. 2025		4 Date of Deed Mo. 9 Day 25 Yr. 2025	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Van Beber Properties II, LLC Street or Other Mailing Address 1132 Bumps Road City Centerville State MA Zip Code 92632 Phone Number Email Address n/a				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Glen Brumbaugh and Avery Brumbaugh Street or Other Mailing Address 707 W 7th Avenue City Red Cloud State NE Zip Code 68970 Phone Number 402-746-0278 Is the grantee a 501(c)(3) organization? ☐ Yes ☒ No If Yes, is the grantee a 509(a) foundation? ☐ Yes ☒ No Email Address n/a			

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

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

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

11 Was ownership transferred in full? (If No, explain the division.) ☒ Yes ☐ No	12 Was real estate purchased for same use? (If No, state the intended use.) ☒ Yes ☐ No
---	--

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

14 What is the current market value of the real property? 156000	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) ☐ Yes ☒ No \$ _____ %
---	--

16 Does this conveyance divide a current parcel of land? ☐ Yes ☒ No	17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) ☒ Yes GTA Real Estate Gro ☐ No
---	---

18 Address of Property 707 W 7th Avenue Red Cloud, NE 68970 18a ☐ No address assigned 18b ☐ Vacant land	19 Name and Address of Person to Whom the Tax Statement Should be Sent Grantees
--	--

20 Legal Description (Attach additional pages, if needed.)
The West 86 feet of Lots Seven (7), Eight (8), Nine (9) Ten (10), Eleven (11) and Twelve (12), Block One (1), Case and McNeny's Addition to Red Cloud, Webster County, Nebraska

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

22 Total purchase price, including any liabilities assumed.	22 \$ 156,000.00
23 Was non-real property included in the purchase? ☐ Yes ☒ No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	23 \$
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24 \$ 156,000.00

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

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

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

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

Teresa Theobald

Print or Type Name of Grantee or Authorized Representative

402-746-2242

Phone Number

sign
here


Signature of Grantee or Authorized Representative

Grantee
Title10/3/2025
Date

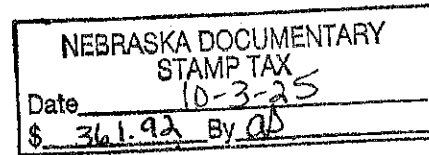
Register of Deed's Use Only

For Dept. Use Only

28 Date Deed Recorded Mo. 10 Day 3 Yr. 25	29 Value of Stamp or Exempt Number \$ 361.92	30 Recording Data BK2025, Pg 2194
--	---	--------------------------------------

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 3 day
of Oct A.D., 2025, at 1:48
o'clock P.M. Recorded in Book 2025
on Page 2194
Abbey Harig County Clerk
AB Deputy
Ind 10.00 Comp AB Assessor AB Carded AB



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

WARRANTY DEED

Van Beber Properties II, LLC, a Nebraska limited liability company, Grantor, in consideration of ONE DOLLAR (\$1.00) and other valuable consideration received from Grantees, Glen Brumbaugh and Avery Brumbaugh, a married couple*, conveys to Grantees, the following described real estate (as defined in Neb. Rev. Stat. 76-201): *as joint tenants GB AB

The West 86 feet of Lots Seven (7), Eight (8), Nine (9), Ten (10), Eleven (11) and Twelve (12), Block One (1), Case and McNeny's Addition to Red Cloud, Webster County, Nebraska

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

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

Executed September 25, 2025.

Van Beber Properties II, LLC, a Nebraska limited liability company

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

STATE OF MASSACHUSETTS)
) ss.
COUNTY OF BARNSTABLE)

The foregoing instrument was acknowledged before me on SEPTEMBER 25, 2025 by Charles R. Van Beber, Member/Manager of Van Beber Properties II, LLC, a Nebraska limited liability company.



JASON M. MITCHELL
NOTARY PUBLIC
Commonwealth of Massachusetts
My Commission Expires
January 29, 2032

Jason M. Mitchell
Notary Public JASON M. MITCHELL
01/29/2032

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code									
91	2025	2218	10/3/2025	Base: 91-0002		Affiliated:		Unified:					
Location ID		Sale Number	Useability & Code #		Parcel Number								
001917002		192	4	05	GeoCde	Twn	Rng	Sect	Qrt	Subdty	Area	Blk	Parcel
Date of Sale Assessed Value				4371	2	11	36	2	00000		000	0000	
Land	Improvements	Total		Date of Sale Property Classification Code									
1,658,350	596,880	2,255,230		Status	Property Type		Zoning	Location	City Size		Parcel Size		
	Irrigation Type:			A) 1	B) 01		C) 5	D) 2	E) 0		F) 4		
LCG	ACRES:	VALUE:		LCG	ACRES:	VALUE:							
IRRIGATED 1A1				GRASSLAND 1G1									
1A	36.020	207,655		1G	5.360	2,680							
2A1	7.290	42,025		2G1	2.920	1,460							
2A	82.200	455,800		2G									
3A1				3G1									
3A				3G	22.250	11,125							
4A1	18.360	97,125		4G1									
4A	125.540	664,105		4G	25.520	12,760							
DRYLAND 1D1				Shelterbelt/Timber									
1D	5.930	19,600		Accretion									
2D1				Waste	2.010	1,005							
2D	6.740	21,130		Other									
3D1				AG LAND TOTAL	368.530	1,619,510							
3D				Roads	8.960								
4D1	4.310	12,605		Farm Sites	1.000	13,840							
4D	24.080	70,435		Home Sites	1.000	25,000							
				Recreation									
Dwellings		501,600		Other									
Outbuildings		95,280		Non-AG TOTAL	10.960	38,840							

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
TRUSTEE'S WD; TRANSFER BETWEEN PARENT & CHILD	
Comments from	Comments:
001917002 001553800 001554600	
(Continue on back)	

Real Estate Transfer Statement

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

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

1 County Name Webster - 91		2 County Number		3 Date of Sale/Transfer Mo. 10 Day 3 Yr. 2025		4 Date of Deed Mo. 10 Day 3 Yr. 2025	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) David D. Rose/Susan K. Rose/Co-Trustees/Karen M. Rose Trust Street or Other Mailing Address See attached City _____ State _____ Zip Code _____				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) David D. Rose Street or Other Mailing Address 780 Highway 281 City Red Cloud State NE Zip Code 68970			
Phone Number _____				Phone Number (402) 984-4918		Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation? ☐ Yes ☒ No	
Email Address _____				Email Address teeituprose@yahoo.com			

7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home.							
(A) Status		(B) Property Type				(C)	
☒ Improved		☒ Single Family		☐ Industrial		☐ Mineral Interests-Nonproducing	
☒ Unimproved		☐ Multi-Family		☒ Agricultural		☐ Mineral Interests-Producing	
☐ IOLL		☐ Commercial		☐ Recreational		☐ State Assessed	
						☐ Exempt	
						☐ Mobile Home	
8 Type of Deed ☐ Conservator ☐ Distribution ☐ Land Contract/Memo ☐ Partition ☐ Sheriff ☐ Other _____							
☐ Bill of Sale ☐ Corrective ☐ Easement ☐ Lease ☐ Personal Rep. ☒ Trust/Trustee							
☐ Cemetery ☐ Death Certificate - Transfer on Death ☐ Executor ☐ Mineral ☐ Quit Claim ☐ Warranty							
9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? ☐ Buyer ☐ Seller ☒ No							
10 Type of Transfer ☒ Distribution ☐ Foreclosure ☐ Irrevocable Trust ☐ Revocable Trust ☐ Transfer on Death							
☐ Auction ☐ Easement ☐ Gift ☐ Life Estate ☐ Sale ☐ Trustee to Beneficiary							
☐ Court Decree ☐ Exchange ☐ Grantor Trust ☐ Partition ☐ Satisfaction of Contract ☐ Other (Explain) _____							
11 Was ownership transferred in full? (If No, explain the division.) ☒ Yes ☒ No Val interest							
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? See attached				15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) ☐ Yes ☒ No \$ _____ %			
16 Does this conveyance divide a current parcel of land? ☐ Yes ☒ No				17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) ☐ Yes ☒ No			
18 Address of Property See attached				19 Name and Address of Person to Whom the Tax Statement Should be Sent David D. Rose 778 Hwy 281 Red Cloud, NE 68970			
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 379.49							
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 instructions)							
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 20							
26 Is an affidavit as described in Neb. Rev. Stat. § 76-2,141 required because the property is located within a county or other geographic area with an active air force ballistic missile field? (See instructions) ☐ Yes ☒ No							
27 If yes, is the required affidavit attached to this filing? ☐ Yes ☐ No							

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

Michael E. Sullivan

Print or Type Name of Grantee or Authorized Representative

(402) 462-2119

Phone Number

sign
here

Signature of Grantee or Authorized Representative

Attorney

Title

10/6/2025

Date

Register of Deed's Use Only

For Dept. Use Only

28 Date Deed Recorded Mo. 10 Day 7 Yr. 25		29 Value of Stamp or Exempt Number \$ Exempt # 20		30 Recording Data BK2025, Pg 2218	
---	--	---	--	---	--

Attachment to Form 521 - Real Estate Transfer Statement

5. Grantor

David D. Rose, Co-Trustee of the Karen M. Rose Trust
780 Hwy 281
Red Cloud, NE 68970

Phone: 402-984-4918
Email: teeituprose@yahoo.com

Susan K. Rose, Co-Trustee of the Karen M. Rose Trust
778 Hwy 281, Red Cloud, NE 68970
Phone: 402-746-3104
Email: skrose0608@outlook.com

7. Property Classification Number.

Parcel #1: Improved/Single Family/Agriculture
Parcel #2: Unimproved /Agriculture
Parcel #3: Unimproved /Agriculture

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

Parcel #1: \$950,000.00 (1/2 = \$475,000.00)
Parcel #2: \$1,206,675.00 (1/2 = \$603,337.50)
Parcel #3: \$1,196,700.00 (1/2 = \$598,350.00)

18. Address of Property.

Parcel #1: 778 Highway 281, Red Cloud, NE
Parcel #2: Rural Webster County
Parcel #3: Rural Webster County

20. Legal Description.

An undivided one-half (1/2) interest in and to each of the following:

69160

Parcel No. 1

The Northeast Quarter of the Northwest Quarter (NE1/4NW1/4) and the South Half of the Northwest Quarter of the Northwest Quarter (S1/2NW1/4 NW1/4) of Section Thirty-six (36), Township Two (2) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska, except public highway, and except parcel described as commencing at the intersection of the center line of U. S. Highway #281 and the north line of the South Half of the Northwest Quarter of the Northwest Quarter (S1/2NW1/4NW1/4) of Section Thirty-six (36), Township Two (2) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska, thence East on said North line a distance of 209 feet, thence South 380 feet, thence West 209 feet to a point on the Center line of U. S. Highway #281, thence North 380 feet to the point of beginning, except public highway

Parcel No. 2

64425

The Northeast Quarter (NE1/4) of Section Ten (10), Township Two (2) North, Range Ten (10) West of the 6th P.M., Webster County Nebraska

Parcel No. 3

64425

The Southwest Quarter (SW1/4) of Section Eleven (11), Township Two (2) North, Range Ten (10) West of the 6th P.M., Webster County Nebraska

Index _____
Computer _____
Assessor _____
Carded _____

NEBRASKA DOCUMENTARY
STAMP TAX
Date: 10/07/25
\$ Ex020 By AS

Bk 2025, Pg 2218

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 07 day
of October A.D., 2025, at 10:26
o'clock AM. Recorded in Book 2025
on Pages 2218-2219

Allyssa King

County Clerk

Fee: \$16.00 By: AS Deputy
Electronically Recorded

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

TRUSTEES' WARRANTY DEED

David D. Rose and Susan K. Rose, Co-Trustees of the Karen M. Rose Trust, GRANTOR, in consideration of making distribution to the beneficiaries of said Trust, conveys to David D. Rose, GRANTEE, the following described real estate in Webster County, Nebraska (as defined in Neb. Rev. Stat. 76-201):

See attached Exhibit "A".

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: October 3, 2025.

David D. Rose

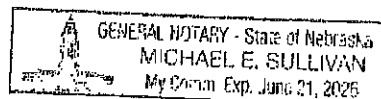
David D. Rose, Co-Trustee

Susan K. Rose

Susan K. Rose, Co-Trustee

STATE OF NEBRASKA)
) ss:
COUNTY OF ADAMS)

The foregoing instrument was acknowledged before me on October 3, 2025, by David D. Rose, and Susan K. Rose, Co-Trustees of the Virgil D. Rose Revocable Trust.



Michael E. Sullivan
Notary Public

EXHIBIT "A"

An undivided one-half (1/2) interest in and to each of the following:

Parcel No. 1

The Northeast Quarter of the Northwest Quarter (NE1/4NW1/4) and the South Half of the Northwest Quarter of the Northwest Quarter (S1/2NW1/4 NW1/4) of Section Thirty-six (36), Township Two (2) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska, except public highway, and except parcel described as commencing at the intersection of the center line of U. S. Highway #281 and the north line of the South Half of the Northwest Quarter of the Northwest Quarter (S1/2NW1/4NW1/4) of Section Thirty-six (36), Township Two (2) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska, thence East on said North line a distance of 209 feet, thence South 380 feet, thence West 209 feet to a point on the Center line of U. S. Highway #281, thence North 380 feet to the point of beginning, except public highway;

Parcel No. 2

The Northeast Quarter (NE1/4) of Section Ten (10), Township Two (2) North, Range Ten (10) West of the 6th P.M., Webster County Nebraska; and

Parcel No. 3

The Southwest Quarter (SW1/4) of Section Eleven (11), Township Two (2) North, Range Ten (10) West of the 6th P.M., Webster County Nebraska.

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code								
91	2025	2220	10/3/2025	Base: 01-0123		Affiliated:		Unified:				
Location ID	Sale Number	Useability & Code #		Parcel Number								
002114100	193	4	05	GeoCde	Twn	Rng	Sect	Qtr	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4131	4	11	29	2	00000	1	000	0730
Land	Improvements	Total		Date of Sale Property Classification Code								
1,889,365	35,630	1,924,995		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type:				A) 2	B) 05	C) 5	D) 3	E) 0	F) 9			
LCG	ACRES:	VALUE:		LCG	ACRES:	VALUE:						
IRRIGATED 1A1				GRASSLAND 1G1	4.920	8,190						
1A	30.770	177,390		1G								
2A1				2G1	0.080	120						
2A	73.640	408,335		2G								
3A1				3G1								
3A				3G								
4A1	47.190	249,635		4G1								
4A	86.400	457,055		4G								
DRYLAND 1D1	71.000	234,655		Shelterbelt/Timber								
1D	42.690	141,090		Accretion								
2D1				Waste								
2D	49.350	154,715		Other								
3D1				AG LAND TOTAL	421.200	1,875,525						
3D				Roads	14.960							
4D1	11.580	33,870		Farm Sites	1.000	13,840						
4D	3.580	10,470		Home Sites								
				Recreation								
Dwellings				Other								
Outbuildings		35,630		Non-AG TOTAL	15.960	13,840						

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
TRUSTEE'S WD ; TRANSFER BETWEEN PARENT & CHILD	
Comments from	Comments:
002114100 001554000 001554100 001554300	
(Continue on back)	

Real Estate Transfer Statement 193

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

• If additional space is needed, add an attachment and identify the applicable item number.

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

1 County Name Webster - 91		2 County Number		3 Date of Sale/Transfer Mo. 10 Day 3 Yr. 2025		4 Date of Deed Mo. 10 Day 3 Yr. 2025	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) David D. Rose/Susan K. Rose/Co-Trustees/Karen M. Rose Trust Street or Other Mailing Address See attached City _____ State _____ Zip Code _____				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Cynthia M. Hobbs Street or Other Mailing Address 1262 Hwy 136 City Red Cloud State NE Zip Code 68970			
Phone Number _____				Phone Number (402) 746-4603		Is the grantee a 501(c)(3) organization? ☐ Yes ☒ No If Yes, is the grantee a 509(a) foundation? ☐ Yes ☒ No	
Email Address _____				Email Address hobbs_ben@hotmail.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	
☐ IOLL	☐ Commercial	☐ Recreational			

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

9 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	
☐ Buyer ☐ Seller ☒ No		☐ Auction		☐ Easement		☐ Gift		☐ Life Estate		☐ Sale		☐ Trustee to Beneficiary	
		☐ Court Decree		☐ Exchange		☐ Grantor Trust		☐ Partition		☐ Satisfaction of Contract		☐ Other (Explain) _____	

11 Was ownership transferred in full? (If No, explain the division.)		12 Was real estate purchased for same use? (If No, state the intended use.)	
☒ Yes ☒ No 1/2 int		☒ 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
☐ Brothers and Sisters	☐ Grandparents and Grandchild	☐ Spouse	☐ Other _____
☐ 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.)	
See attached		☐ 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 of the agent or title company contact.)	
☐ Yes ☒ No		☐ Yes ☒ No	

18 Address of Property See attached		19 Name and Address of Person to Whom the Tax Statement Should be Sent Cynthia M. Hobbs 778 Hwy 281 Red Cloud, NE 68970	
---	--	---	--

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 437.16	
--	--

22 Total purchase price, including any liabilities assumed.		22 \$	0.00
---	--	-------	-------------

23 Was non-real property included in the purchase?		23 \$	0.00
☐ Yes ☒ No (If Yes, enter dollar amount and attach itemized list.) (see instructions)		24 \$	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 20	
26 Is an affidavit as described in Neb. Rev. Stat. § 76-2,141 required because the property is located within a county or other geographic area with an active air force ballistic missile field? (See instructions)	
☐ Yes ☒ No	

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

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

Michael E. Sullivan
Print or Type Name of Grantee or Authorized Representative

(402) 462-2119

Phone Number

10/6/2025

Date

sign
here

Signature of Grantee or Authorized Representative

Attorney

Title

Register of Deed's Use Only

For Dept. Use Only

28 Date Deed Recorded Mo. 10 Day 7 Yr. 25		29 Value of Stamp or Exempt Number \$ Exempt #20		30 Recording Data BK2025 Pg 2220	
---	--	--	--	--	--

Attachment to Form 521 - Real Estate Transfer Statement

5. Grantor

David D. Rose, Co-Trustee of the Karen M. Rose Trust
780 Hwy 281
Red Cloud, NE 68970

Phone: 402-984-4918
Email: teeituprose@yahoo.com

Susan K. Rose, Co-Trustee of the Karen M. Rose Trust
778 Hwy 281, Red Cloud, NE 68970
Phone: 402-746-3104
Email: skrose0608@outlook.com

7. Property Classification Number.

Parcel #1: Unimproved/Agriculture
Parcel #2: Unimproved/Agriculture
Parcel #3: Unimproved/Agriculture
Parcel #4: Improved/Agriculture

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

Parcel #1: \$780,000.00 (1/2 = \$390,000.00)
Parcel #2: \$602,550.00 (1/2 = \$301,275.00)
Parcel #3: \$300,900.00 (1/2 = \$150,450.00)
Parcel #4: \$1,280,425.00 (1/2 = \$640,212.50)

18. Address of Property.

Parcel #1: Rural Webster County
Parcel #2: Rural Webster County
Parcel #3: Rural Webster County
Parcel #4: Rural Webster County

20. Legal Description.

An undivided one-half (1/2) interest in and to each of the following:

70930

Parcel No. 1

The Northwest Quarter (NW1/4) of Section Twenty-nine (29), Township Four (4) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska

64435

Parcel No. 2

The East Half of the Southwest Quarter (E1/2 SW1/4) of Section Ten (10), Township Two (2) North, Range Ten (10) West of the 6th P.M., Webster County Nebraska

64440

Parcel No. 3

The Southwest Quarter of the Southwest Quarter (SW1/4 SW1/4) of Section Ten (10), Township Two (2) North, Range Ten (10) West of the 6th P.M., Webster County Nebraska

64450

Parcel No. 4

The Southeast Quarter (SE1/4) of Section Ten (10), Township Two (2) North, Range Ten (10) West of the 6th P.M., Webster County Nebraska

Index _____
Computer _____
Assessor _____
Carded _____

NEBRASKA DOCUMENTARY
STAMP TAX

Date: 10/07/25

\$ Ex020 By AS

Bk 2025, Pg 2220

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 07 day
of October A.D., 2025, at 10:26
o'clock AM. Recorded in Book 2025
on Pages 2220-2221

Albuquerque

County Clerk

Fee: \$16.00 By: AS Deputy
Electronically Recorded

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

TRUSTEES' WARRANTY DEED

David D. Rose and Susan K. Rose, Co-Trustees of the Karen M. Rose Trust, GRANTOR, in consideration of making distribution to the beneficiaries of said Trust, conveys to Cynthia M. Hobbs, GRANTEE, the following described real estate in Webster County, Nebraska (as defined in Neb. Rev. Stat. 76-201):

See attached Exhibit "A".

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: October 3, 2025.

David D Rose

David D. Rose, Co-Trustee

Susan K Rose

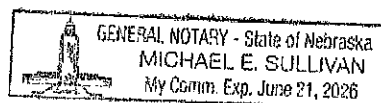
Susan K. Rose, Co-Trustee

STATE OF NEBRASKA)

) ss:

COUNTY OF ADAMS)

The foregoing instrument was acknowledged before me on October 3, 2025, by David D. Rose and Susan K. Rose, Co-Trustees of the Virgil D. Rose Revocable Trust.



Michael E Sullivan
Notary Public

EXHIBIT "A"

An undivided one-half (1/2) interest in and to each of the following:

Parcel No. 1

The Northwest Quarter (NW1/4) of Section Twenty-nine (29), Township Four (4) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska.

Parcel No. 2

The East Half of the Southwest Quarter (E1/2 SW1/4) of Section Ten (10), Township Two (2) North, Range Ten (10) West of the 6th P.M., Webster County Nebraska

Parcel No. 3

The Southwest Quarter of the Southwest Quarter (SW1/4 SW1/4) of Section Ten (10), Township Two (2) North, Range Ten (10) West of the 6th P.M., Webster County Nebraska

Parcel No. 4

The Southeast Quarter (SE1/4) of Section Ten (10), Township Two (2) North, Range Ten (10) West of the 6th P.M., Webster County Nebraska

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2025	2222	10/3/2025	Base: 91-0002		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
001500700		194		4	05	GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value						4373	2	10	23	1	00000	1	000	0000
Land		Improvements		Total		Date of Sale Property Classification Code								
1,899,290				1,899,290		Status	Property Type		Zoning	Location	City Size	Parcel Size		
Irrigation Type:						A) 2	B) 05		C) 5	D) 3	E) 0	F) 9		
LCG		ACRES:		VALUE:		LCG		ACRES:		VALUE:				
IRRIGATED 1A1		20.710		119,395		GRASSLAND 1G1								
1A		53.950		311,025		1G								
2A1		19.270		111,095		2G1		9.420				4,710		
2A		39.300		217,920		2G		0.670				1,255		
3A1		11.760		62,210		3G1								
3A						3G								
4A1		0.020		105		4G1								
4A		161.090		852,170		4G		3.860				6,735		
DRYLAND 1D1		0.990		3,270		Shelterbelt/Timber								
1D		2.520		8,330		Accretion								
2D1		21.260		66,650		Waste								
2D		13.520		42,390		Other								
3D1		2.310		6,850		AG LAND TOTAL		389.770				1,899,290		
3D						Roads		10.920						
4D1						Farm Sites								
4D		29.120		85,180		Home Sites								
						Recreation								
Dwellings						Other								
Outbuildings						Non-AG TOTAL		10.920						

Assessor's Adjustment to Sale Price (+ or -):		Total Recapture Value:	
Assessor Comments and Reason for Adjustment:			
TRUSTEE'S WD ; TRANSFER BETWEEN PARENT & CHILD			
Comments from		Comments:	
001500700 001500900 001550800			
(Continue on back)			

Real Estate Transfer Statement

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

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

1 County Name Webster - 91		2 County Number		3 Date of Sale/Transfer Mo. 10 Day 3 Yr. 25		4 Date of Deed Mo. 10 Day 3 Yr. 25	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) David D. Rose/Susan K. Rose/Co-Trustees/Karen M. Rose Trust Street or Other Mailing Address See attached City _____ State _____ Zip Code _____				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Susan K. Rose Street or Other Mailing Address 778 Highway 281 City Red Cloud State NE Zip Code 68970 Phone Number (816) 225-4641 Is the grantee a 501(c)(3) organization? ☐ Yes ☒ No If Yes, is the grantee a 509(a) foundation? ☐ Yes ☒ No Email Address skrose0608@outlook.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 ☒ Unimproved ☐ IOLL		☐ Single Family ☐ Multi-Family ☐ Commercial ☐ Industrial ☒ Agricultural ☐ Recreational ☐ Mineral Interests-Nonproducing ☐ Mineral Interests-Producing ☐ State Assessed ☐ Exempt				☐ Mobile Home	
8 Type of Deed ☐ Conservator ☐ Distribution ☐ Land Contract/Memo ☐ Partition ☐ Sheriff ☐ Other _____ ☐ Bill of Sale ☐ Corrective ☐ Easement ☐ Lease ☐ Personal Rep. ☒ Trust/Trustee ☐ Cemetery ☐ Death Certificate - Transfer on Death ☐ Executor ☐ Mineral ☐ Quit Claim ☐ Warranty							
9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? ☐ Buyer ☐ Seller ☒ No		10 Type of Transfer ☒ Distribution ☐ Foreclosure ☐ Irrevocable Trust ☐ Revocable Trust ☐ Transfer on Death ☐ Auction ☐ Easement ☐ Gift ☐ Life Estate ☐ Sale ☐ Trustee to Beneficiary ☐ Court Decree ☐ Exchange ☐ Grantor Trust ☐ Partition ☐ Satisfaction of Contract ☐ Other (Explain) _____					
11 Was ownership transferred in full? (If No, explain the division.) ☒ Yes ☒ No 2 1/2 interest				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 ☐ Sell ☐ 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? Please see attached				15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) ☐ Yes ☒ No \$ _____ %			
16 Does this conveyance divide a current parcel of land? ☐ Yes ☒ No				17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) ☐ Yes ☒ No			
18 Address of Property See attached				19 Name and Address of Person to Whom the Tax Statement Should be Sent Susan K. Rose 778 Hwy 281 Red Cloud, NE 68970			
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 400.69							
22 Total purchase price, including any liabilities 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 instructions)						23 \$ 0'00	
24 Adjusted purchase price paid for real estate (line 22 minus line 23)						24 \$ 0'00	
25 If this transfer is exempt from the documentary stamp tax, list the exemption number 20							
26 Is an affidavit as described in Neb. Rev. Stat. § 76-2,141, required because the property is located within a county or other geographic area with an active air force ballistic missile field? (See Instructions) ☐ Yes ☒ No							
27 If yes, is the required affidavit attached to this filing? ☐ Yes ☐ No							

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

Michael E. Sullivan

Print only the name of Grantee or Authorized Representative

(402) 462-2119

Phone Number

10/6/2025

Date

sign
here

Signature of Grantee or Authorized Representative

Attorney

Title

Register of Deed's Use Only

For Dept. Use Only

28 Date Deed Recorded Mo. 10 Day 7 Yr. 25	29 Value of Stamp or Exempt Number \$ Exempt #20	30 Recording Data BK 2025, Pg 2222
---	--	--

Attachment to Form 521 - Real Estate Transfer Statement

5. Grantor

David D. Rose, Co-Trustee of the Karen M. Rose Trust
780 Hwy 281
Red Cloud, NE 68970

Phone: 402-984-4918
Email: teeituprose@yahoo.com

Susan K. Rose, Co-Trustee of the Karen M. Rose Trust
778 Hwy 281, Red Cloud, NE 68970
Phone: 402-746-3104
Email: skrose0608@outlook.com

7. Property Classification Number.

Parcel #1: Unimproved/Agriculture
Parcel #2: Unimproved/Agriculture
Parcel #3: Unimproved/Agriculture

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

Parcel #1: \$1,290,560.00 (1/2 = \$645,280.00)
Parcel #2: \$576,303.00 (1/2 = \$288,151.50)
Parcel #3: \$1,039,220.00 (1/2 = \$519,610.00)

18. Address of Property.

Parcel #1: Rural Webster County
Parcel #2: Rural Webster County
Parcel #3: Rural Webster County

20. Legal Description.

An undivided one-half (1/2) interest in and to each of the following:

Parcel No. 1

The Southwest Quarter (SW1/4) of Section Two (2), Township Two (2) North,
Range Ten (10) West of the 6th P.M., Webster County Nebraska;

Parcel No. 2

64900

The North Half of the Northeast Quarter (N1/2 NE1/4) of Section Twenty-three (23), Township Two (2) North, Range Ten (10) West of the 6th P.M., Webster County Nebraska; and

Parcel No. 3

64910

The Southwest Quarter (SW1/4) of Section Twenty-four (24), Township Two (2) North, Range Ten (10) West of the 6th P.M., Webster County Nebraska.

Index _____
Computer _____
Assessor _____
Carded _____

NEBRASKA DOCUMENTARY
STAMP TAX
Date: 10/07/25
\$ Ex020 By AS

Bk 2025, Pg 2222

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 07 day
of October A.D., 2025, at 10:26
o'clock AM. Recorded in Book 2025
on Pages 2222-2223

Abbey Laing

County Clerk

Fee: \$16.00 By: AS Deputy
Electronically Recorded

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

TRUSTEES' WARRANTY DEED

David D. Rose and Susan K. Rose, Co-Trustees of the Karen M. Rose Trust, GRANTOR, in consideration of making distribution to the beneficiaries of said Trust, conveys to Susan K. Rose, GRANTEE, the following described real estate in Webster County, Nebraska (as defined in Neb. Rev. Stat. 76-201):

See attached Exhibit "A".

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: October 3, 2025.

David D. Rose

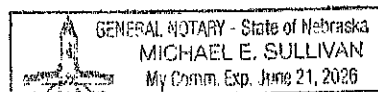
David D. Rose, Co-Trustee

Susan K. Rose

Susan K. Rose, Co-Trustee

STATE OF NEBRASKA)
) ss:
COUNTY OF ADAMS)

The foregoing instrument was acknowledged before me on October 3, 2025, by David D. Rose and Susan K. Rose, Co-Trustees of the Virgil D. Rose Revocable Trust.



Michael E. Sullivan
Notary Public

EXHIBIT "A"

An undivided one-half (1/2) interest in and to each of the following:

Parcel No. 1

The Southwest Quarter (SW1/4) of Section Two (2), Township Two (2) North, Range Ten (10) West of the 6th P.M., Webster County Nebraska;

Parcel No. 2

The North Half of the Northeast Quarter (N1/2 NE1/4) of Section Twenty-three (23), Township Two (2) North, Range Ten (10) West of the 6th P.M., Webster County Nebraska;
and

Parcel No. 3

The Southwest Quarter (SW1/4) of Section Twenty-four (24), Township Two (2) North, Range Ten (10) West of the 6th P.M., Webster County Nebraska.

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2025	2224	10/3/2025	Base: 91-0002		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
001917002		195		4	05	GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value						4371	2	11	36	2	00000		000	0000
Land		Improvements		Total		Date of Sale Property Classification Code								
1,658,350		596,880		2,255,230		Status	Property Type		Zoning	Location	City Size	Parcel Size		
Irrigation Type:						A) 1	B) 01		C) 5	D) 2	E) 0	F) 4		
LCG		ACRES:		VALUE:		LCG		ACRES:		VALUE:				
IRRIGATED 1A1						GRASSLAND 1G1								
1A		36.020		207,655		1G		5.360		2,680				
2A1		7.290		42,025		2G1		2.920		1,460				
2A		82.200		455,800		2G								
3A1						3G1								
3A						3G		22.250		11,125				
4A1		18.360		97,125		4G1								
4A		125.540		664,105		4G		25.520		12,760				
DRYLAND 1D1						Shelterbelt/Timber								
1D		5.930		19,600		Accretion								
2D1						Waste		2.010		1,005				
2D		6.740		21,130		Other								
3D1						AG LAND TOTAL		368.530		1,619,510				
3D						Roads		8.960						
4D1		4.310		12,605		Farm Sites		1.000		13,840				
4D		24.080		70,435		Home Sites		1.000		25,000				
						Recreation								
Dwellings				501,600		Other								
Outbuildings				95,280		Non-AG TOTAL		10.960		38,840				

Assessor's Adjustment to Sale Price (+ or -):		Total Recapture Value:	
Assessor Comments and Reason for Adjustment:			
TRUSTEE'S WD; TRANSFER FROM PARENT TO CHILD			
Comments from		Comments:	
001917002 001553800 001554600			

(Continue on back)

Real Estate Transfer Statement

195

FORM
521

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

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

1 County Name Webster - 91		2 County Number		3 Date of Sale/Transfer Mo. <u>10</u> Day <u>3</u> Yr. <u>2025</u>		4 Date of Deed Mo. <u>10</u> Day <u>3</u> Yr. <u>2025</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) David D. Rose/Susan K. Rose/Co-Trustees/Virgil D. Rose Rev Trust Street or Other Mailing Address See attached City _____ State _____ Zip Code _____ Phone Number _____ Email Address _____				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) David D. Rose Street or Other Mailing Address 780 Highway 281 City _____ State _____ Zip Code _____ Phone Number _____ Email Address teeituprose@yahoo.com			

7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home.		
(A) Status	(B) Property Type	(C)
☒ Improved	☒ Single Family	☐ Mobile Home
☒ Unimproved	☐ Multi-Family	
☐ TOLL	☒ Agricultural	
	☐ Commercial	
	☐ Recreational	

8 Type of Deed		9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller?	
☐ Conservator	☐ Distribution	☐ Buyer	☐ Seller
☐ Bill of Sale	☐ Easement	☒ No	
☐ Cemetery	☐ Executor		

10 Type of Transfer		11 Was real estate purchased for same use? (If No, state the intended use.)	
☒ Distribution	☐ Foreclosure	☒ Yes	☐ No
☐ Auction	☐ Gift		
☐ Court Decree	☐ Exchange		

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
☐ Brothers and Sisters	☐ Grandparents and Grandchild
☐ Ex-spouse	☒ Parents and Child

14 What is the current market value of the real property? See attached	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) ☐ Yes ☒ No \$ _____ %
--	--

16 Does this conveyance divide a current parcel of land? ☐ Yes ☒ No	17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) ☐ Yes ☒ No
---	---

18 Address of Property See attached	19 Name and Address of Person to Whom the Tax Statement Should be Sent David D. Rose 778 Hwy 281 Red Cloud, NE 68970
---	--

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

21 If agricultural, list total number of acres transferred in this transaction 379.49
--

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

25 If this transfer is exempt from the documentary stamp tax, list the exemption number 20
26 Is an affidavit as described in Neb. Rev. Stat. § 76-2, 141 required because the property is located within a county or other geographic area with an active air force ballistic missile field? (See instructions) ☐ Yes ☒ No

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

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

Michael E. Sullivan

Print or Type Name of Grantor or Authorized Representative

(402) 462-2119

Phone Number

10/6/2025

Date

sign
here

Signature of Grantor or Authorized Representative

Attorney

Title

Register of Deed's Use Only

For Dept. Use Only

28 Date Deed Recorded Mo. <u>10</u> Day <u>7</u> Yr. <u>25</u>	29 Value of Stamp or Exempt Number \$ Exempt # 20	30 Recording Data BK 2025, Pg 2224
---	---	--

Attachment to Form 521 - Real Estate Transfer Statement

5. Grantor

David D. Rose, Co-Trustee of the Virgil D. Rose Revocable Trust
780 Hwy 281
Red Cloud, NE 68970

Phone: 402-984-4918
Email: teeituprose@yahoo.com

Susan K. Rose, Co-Trustee of the Virgil D. Rose Revocable Trust
778 Hwy 281, Red Cloud, NE 68970
Phone: 402-746-3104
Email: skrose0608@outlook.com

7. Property Classification Number.

Parcel #1: Improved/Single Family/Agriculture
Parcel #2: Unimproved /Agriculture
Parcel #3: Unimproved /Agriculture

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

Parcel #1: \$950,000.00 (1/2 = \$475,000.00)
Parcel #2: \$1,206,675.00 (1/2 = \$603,337.50)
Parcel #3: \$1,196,700.00 (1/2 = \$598,350.00)

18. Address of Property.

Parcel #1: 778 Highway 281, Red Cloud, NE
Parcel #2: Rural Webster County
Parcel #3: Rural Webster County

20. Legal Description.

An undivided one-half (1/2) interest in and to each of the following:

Parcel No. 1

The Northeast Quarter of the Northwest Quarter (NE1/4NW1/4) and the South Half of the Northwest Quarter of the Northwest Quarter (S1/2NW1/4 NW1/4) of Section Thirty-six (36), Township Two (2) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska, except public highway, and except parcel described as commencing at the intersection of the center line of U. S. Highway #281 and the north line of the South Half of the Northwest Quarter of the Northwest Quarter (S1/2NW1/4NW1/4) of Section Thirty-six (36), Township Two (2) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska, thence East on said North line a distance of 209 feet, thence South 380 feet, thence West 209 feet to a point on the Center line of U. S. Highway #281, thence North 380 feet to the point of beginning, except public highway

Parcel No. 2

The Northeast Quarter (NE1/4) of Section Ten (10), Township Two (2) North, Range Ten (10) West of the 6th P.M., Webster County Nebraska

Parcel No. 3

The Southwest Quarter (SW1/4) of Section Eleven (11), Township Two (2) North, Range Ten (10) West of the 6th P.M., Webster County Nebraska

Index _____
Computer _____
Assessor _____
Carded _____

NEBRASKA DOCUMENTARY
STAMP TAX
Date: 10/07/25
\$ Ex020 By AS

Bk 2025, Pg 2224

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 07 day
of October A.D., 2025, at 10:26
o'clock AM. Recorded in Book 2025
on Pages 2224-2225

Amberella

County Clerk

Fee: \$16.00 By: AS Deputy
Electronically Recorded

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

TRUSTEES' WARRANTY DEED

David D. Rose and Susan K. Rose, Co-Trustees of the Virgil D. Rose Revocable Trust, GRANTOR, in consideration of making distribution to the beneficiaries of said Trust, conveys to David D. Rose, GRANTEE, the following described real estate in Webster County, Nebraska (as defined in Neb. Rev. Stat. 76-201):

See attached Exhibit "A".

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: October 3, 2025.

David D Rose

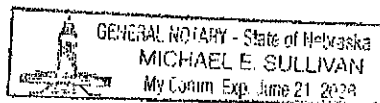
David D. Rose, Co-Trustee

Susan K Rose

Susan K. Rose, Co-Trustee

STATE OF NEBRASKA)
) ss:
COUNTY OF ADAMS)

The foregoing instrument was acknowledged before me on October 3, 2025, by David D. Rose, and Susan K. Rose, Co-Trustees of the Virgil D. Rose Revocable Trust.



Michael E Sullivan
Notary Public

EXHIBIT "A"

An undivided one-half (1/2) interest in and to each of the following:

Parcel No. 1

The Northeast Quarter of the Northwest Quarter (NE1/4NW1/4) and the South Half of the Northwest Quarter of the Northwest Quarter (S1/2NW1/4 NW1/4) of Section Thirty-six (36), Township Two (2) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska, except public highway, and except parcel described as commencing at the intersection of the center line of U. S. Highway #281 and the north line of the South Half of the Northwest Quarter of the Northwest Quarter (S1/2NW1/4NW1/4) of Section Thirty-six (36), Township Two (2) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska, thence East on said North line a distance of 209 feet, thence South 380 feet, thence West 209 feet to a point on the Center line of U. S. Highway #281, thence North 380 feet to the point of beginning, except public highway;

Parcel No. 2

The Northeast Quarter (NE1/4) of Section Ten (10), Township Two (2) North, Range Ten (10) West of the 6th P.M., Webster County Nebraska; and

Parcel No. 3

The Southwest Quarter (SW1/4) of Section Eleven (11), Township Two (2) North, Range Ten (10) West of the 6th P.M., Webster County Nebraska.

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code									
91	2025	2226	10/3/2025	Base: 01-0123		Affiliated:		Unified:					
Location ID		Sale Number	Useability & Code #		Parcel Number								
002114100		196	4	05	GeoCdc	Twn	Rng	Sect	Qtr	Subdly	Area	Blk	Parcel
Date of Sale Assessed Value				4131	4	11	29	2	00000	1	000	0730	
Land	Improvements	Total		Date of Sale Property Classification Code									
1,889,365	35,630	1,924,995		Status	Property Type		Zoning	Location	City Size	Parcel Size			
	Irrigation Type:			A) 2	B) 05		C) 5	D) 3	E) 0	F) 9			
LCG	ACRES:	VALUE:		LCG	ACRES:	VALUE:							
IRRIGATED 1A1				GRASSLAND 1G1	4.920	8,190							
1A	30.770	177,390		1G									
2A1				2G1	0.080	120							
2A	73.640	408,335		2G									
3A1				3G1									
3A				3G									
4A1	47.190	249,635		4G1									
4A	86.400	457,055		4G									
DRYLAND 1D1	71.000	234,655		Shelterbelt/Timber									
1D	42.690	141,090		Accretion									
2D1				Waste									
2D	49.350	154,715		Other									
3D1				AG LAND TOTAL	421.200	1,875,525							
3D				Roads	14.960								
4D1	11.580	33,870		Farm Sites	1.000	13,840							
4D	3.580	10,470		Home Sites									
				Recreation									
Dwellings				Other									
Outbuildings		35,630		Non-AG TOTAL	15.960	13,840							

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
TRUSTEE'S WD; TRANSFER BETWEEN PARENT & CHILD	
Comments from	Comments:
002114100 001554000 001554100 001554300	

(Continue on back)

Real Estate Transfer Statement

196

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

• If additional space is needed, add an attachment and identify the applicable item number.

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

1 County Name Webster - 91		2 County Number		3 Date of Sale/Transfer Mo. 10 Day 3 Yr. 2025		4 Date of Deed Mo. 10 Day 3 Yr. 2025	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) David D. Rose/Susan K. Rose/Co-Trustees/Virgil D. Rose Rev Trust Street or Other Mailing Address See attached City _____ State _____ Zip Code _____				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Cynthia M. Hobbs Street or Other Mailing Address 1262 Hwy 136 City Red Cloud State NE Zip Code 68970			
Phone Number _____				Phone Number (402) 746-4603		Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation? ☐ Yes ☒ No	
Email Address _____				Email Address hobbs_ben@hotmail.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 ☒ Unimproved ☐ IOLL		☒ Single Family ☐ Multi-Family ☐ Commercial ☐ Industrial ☒ Agricultural ☐ Recreational ☐ Mineral Interests-Nonproducing ☐ Mineral Interests-Producing ☐ State Assessed ☐ Exempt				☐ Mobile Home	
8 Type of Deed							
☐ Conservator ☐ Distribution ☐ Land Contract/Memo ☐ Partition ☐ Sheriff ☐ Other _____ ☐ Bill of Sale ☐ Corrective ☐ Easement ☐ Lease ☐ Personal Rep. ☒ Trust/Trustee ☐ Cemetery ☐ Death Certificate - Transfer on Death ☐ Executor ☐ Mineral ☐ Quit Claim ☐ Warranty							
9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031) Exchange by buyer or seller? ☐ Buyer ☐ Seller ☒ No							
10 Type of Transfer							
☒ Distribution ☐ Foreclosure ☐ Irrevocable Trust ☐ Revocable Trust ☐ Transfer on Death ☐ Auction ☐ Easement ☐ Gift ☐ Life Estate ☐ Sale ☐ Trustee to Beneficiary ☐ Court Decree ☐ Exchange ☐ Grantor Trust ☐ Partition ☐ Satisfaction of Contract ☐ Other (Explain) _____							
11 Was ownership transferred in full? (If No, explain the division.) ☒ Yes ☒ No vacant				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? See attached				15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) ☐ Yes ☒ No \$ _____ %			
16 Does this conveyance divide a current parcel of land? ☐ Yes ☒ No				17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) ☐ Yes ☒ No			
18 Address of Property See attached				19 Name and Address of Person to Whom the Tax Statement Should be Sent Cynthia M. Hobbs 778 Hwy 281 Red Cloud, NE 68970			
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 437.16							
22 Total purchase price, including any liabilities 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 instructions)						23 \$ 0.00	
24 Adjusted purchase price paid for real estate (line 22 minus line 23)						24 \$ 0.00	
25 If this transfer is exempt from the documentary stamp tax, list the exemption number 20							
26 Is an affidavit as described in Neb. Rev. Stat. § 76-2,141 required because the property is located within a county or other geographic area with an active air force ballistic missile field? (See Instructions) ☐ Yes ☒ No							
27 If yes, is the required affidavit attached to this filing? ☐ Yes ☐ No							

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

Michael E. Sullivan

Print or Type Name of Grantee or Authorized Representative

(402) 462-2119

Phone Number

10/6/2025

Date

sign
here

Signature of Grantee or Authorized Representative

Attorney

Title

Register of Deed's Use Only

For Dept. Use Only

28 Date Deed Recorded Mo. 10 Day 7 Yr. 25	29 Value of Stamp or Exempt Number \$ Exempt #20	30 Recording Data BK2025 Pg 2226
---	--	--

Attachment to Form 521 - Real Estate Transfer Statement

5. Grantor

David D. Rose, Co-Trustee of the Virgil D. Rose Revocable Trust
780 Hwy 281
Red Cloud, NE 68970

Phone: 402-984-4918
Email: teeituprose@yahoo.com

Susan K. Rose, Co-Trustee of the Virgil D. Rose Revocable Trust
778 Hwy 281, Red Cloud, NE 68970

Phone: 402-746-3104
Email: skrose0608@outlook.com

7. Property Classification Number.

Parcel #1: Unimproved/Agriculture
Parcel #2: Unimproved/Agriculture
Parcel #3: Unimproved/Agriculture
Parcel #4: Improved/Agriculture

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

Parcel #1: \$780,000.00 (1/2 = \$390,000.00)
Parcel #2: \$602,550.00 (1/2 = \$301,275.00)
Parcel #3: \$300,900.00 (1/2 = \$150,450.00)
Parcel #4: \$1,280,425.00 (1/2 = \$640,212.50)

18. Address of Property.

Parcel #1: Rural Webster County
Parcel #2: Rural Webster County
Parcel #3: Rural Webster County
Parcel #4: Rural Webster County

20. Legal Description.

An undivided one-half (1/2) interest in and to each of the following:

Parcel No. 1

The Northwest Quarter (NW1/4) of Section Twenty-nine (29), Township Four (4) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska

Parcel No. 2

The East Half of the Southwest Quarter (E1/2 SW1/4) of Section Ten (10), Township Two (2) North, Range Ten (10) West of the 6th P.M., Webster County Nebraska

Parcel No. 3

The Southwest Quarter of the Southwest Quarter (SW1/4 SW1/4) of Section Ten (10), Township Two (2) North, Range Ten (10) West of the 6th P.M., Webster County Nebraska

Parcel No. 4

The Southeast Quarter (SE1/4) of Section Ten (10), Township Two (2) North, Range Ten (10) West of the 6th P.M., Webster County Nebraska

Index _____
Computer _____
Assessor _____
Carded _____

NEBRASKA DOCUMENTARY
STAMP TAX
Date: 10/07/25
\$ Ex020 By AS

Bk 2025, Pg 2226

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 07 day
of October A.D., 2025, at 10:26
o'clock AM. Recorded in Book 2025
on Pages 2226-2227

Abbey D. King

County Clerk

Fee: \$16.00 By: AS Deputy
Electronically Recorded

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

TRUSTEES' WARRANTY DEED

David D. Rose and Susan K. Rose, Co-Trustees of the Virgil D. Rose Revocable Trust, GRANTOR, in consideration of making distribution to the beneficiaries of said Trust, conveys to Cynthia M. Hobbs, GRANTEE, the following described real estate in Webster County, Nebraska (as defined in Neb. Rev. Stat. 76-201):

See attached Exhibit "A".

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: October 3, 2025.

David D. Rose

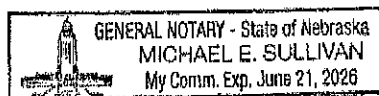
David D. Rose, Co-Trustee

Susan K. Rose

Susan K. Rose, Co-Trustee

STATE OF NEBRASKA)
) ss:
COUNTY OF ADAMS)

The foregoing instrument was acknowledged before me on October 3, 2025, by David D. Rose and Susan K. Rose, Co-Trustees of the Virgil D. Rose Revocable Trust.



Michael E. Sullivan
Notary Public

EXHIBIT "A"

An undivided one-half (1/2) interest in and to each of the following:

Parcel No. 1

The Northwest Quarter (NW1/4) of Section Twenty-nine (29), Township Four (4) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska

Parcel No. 2

The East Half of the Southwest Quarter (E1/2 SW1/4) of Section Ten (10), Township Two (2) North, Range Ten (10) West of the 6th P.M., Webster County Nebraska

Parcel No. 3

The Southwest Quarter of the Southwest Quarter (SW1/4 SW1/4) of Section Ten (10), Township Two (2) North, Range Ten (10) West of the 6th P.M., Webster County Nebraska

Parcel No. 4

The Southeast Quarter (SE1/4) of Section Ten (10), Township Two (2) North, Range Ten (10) West of the 6th P.M., Webster County Nebraska

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2025	2228	10/3/2025	Base: 91-0002		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
001550800		197		4	05	GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value						4373	2	10	2	3	00000	1	000	0000
Land		Improvements		Total		Date of Sale Property Classification Code								
1,899,290				1,899,290		Status	Property Type		Zoning	Location	City Size	Parcel Size		
Irrigation Type:						A) 2	B) 05		C) 5	D) 3	E) 0	F) 10		
LCG		ACRES:		VALUE:		LCG		ACRES:		VALUE:				
IRRIGATED 1A1		20.710		119,395		GRASSLAND 1G1								
1A		53.950		311,025		1G								
2A1		19.270		111,095		2G1		9.420		4,710				
2A		39.300		217,920		2G		0.670		1,255				
3A1		11.760		62,210		3G1								
3A						3G								
4A1		0.020		105		4G1								
4A		161.090		852,170		4G		3.860		6,735				
DRYLAND 1D1		0.990		3,270		Shelterbelt/Timber								
1D		2.520		8,330		Accretion								
2D1		21.260		66,650		Waste								
2D		13.520		42,390		Other								
3D1		2.310		6,850		AG LAND TOTAL		389.770		1,899,290				
3D						Roads		10.920						
4D1						Farm Sites								
4D		29.120		85,180		Home Sites								
						Recreation								
Dwellings						Other								
Outbuildings						Non-AG TOTAL		10.920						

Assessor's Adjustment to Sale Price (+ or -):		Total Recapture Value:	
Assessor Comments and Reason for Adjustment:			
TRUSTEE'S WD; TRANSFER BETWEEN PARENT & CHILD			
Comments from		Comments:	
001550800 001500700 001500900			

(Continue on back)

Real Estate Transfer Statement

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

FORM
521

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

1 County Name Webster - 91		2 County Number		3 Date of Sale/Transfer Mo. 10 Day 3 Yr. 25		4 Date of Deed Mo. 10 Day 3 Yr. 25	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) David D. Rose/Susan K. Rose/Co-Trustees/Virgil D. Rose Rev Trust Street or Other Mailing Address See attached City _____ State _____ Zip Code _____				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Susan K. Rose Street or Other Mailing Address 778 Highway 281 City Red Cloud State NE Zip Code 68970			
Phone Number _____				Phone Number (816) 225-4641		Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation?	
Email Address _____				Email Address skrose0608@outlook.com		Yes ☐ No ☒ 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	(B) Property Type		(C)
☐ Improved	☐ Single Family	☐ Industrial	☐ Mineral Interests-Nonproducing
☒ Unimproved	☐ Multi-Family	☒ Agricultural	☐ Mineral Interests-Producing
☐ IOLL	☐ Commercial	☐ Recreational	☐ State Assessed
			☐ Exempt
			☐ Mobile Home

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

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

11 Was ownership transferred in full? (If No, explain the division.)	12 Was real estate purchased for same use? (If No, state the intended use.)
☒ Yes ☒ No 1/2 interest	☒ 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
☐ Brothers and Sisters	☐ Family Corp., Partnership, or LLC
☐ Ex-spouse	☐ Grandparents and Grandchild
	☒ Parents and Child
	☐ Self
	☐ 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.)
See attached	☐ 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 of the agent or title company contact.)
☐ Yes ☒ No	☐ Yes ☒ No

18 Address of Property	19 Name and Address of Person to Whom the Tax Statement Should be Sent
See attached	Susan K. Rose
	778 Hwy 281
	Red Cloud, NE 68970

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	400.69
--	---------------

22 Total purchase price, including any liabilities assumed.	22 \$ 0.00
---	-------------------

23 Was non-real property included in the purchase?	23 \$ 0.00
☐ Yes ☒ No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	24 \$ 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	20
---	-----------

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

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

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

Michael E. Sullivan

Print or Type Name of Grantee or Authorized Representative

(402) 462-2119

Phone Number

10/6/2025

Date

sign here
Signature of Grantee or Authorized Representative

Attorney

Title

Register of Deed's Use Only

For Dept. Use Only

28 Date Deed Recorded Mo. 10 Day 7 Yr. 25	29 Value of Stamp or Exempt Number \$ Exempt #20	30 Recording Data BK 2025, Pg 2228
---	--	--

Attachment to Form 521 - Real Estate Transfer Statement

5. Grantor

David D. Rose, Co-Trustee of the Virgil D. Rose Revocable Trust
780 Hwy 281
Red Cloud, NE 68970

Phone: 402-984-4918
Email: teeituprose@yahoo.com

Susan K. Rose, Co-Trustee of the Virgil D. Rose Revocable Trust
778 Hwy 281, Red Cloud, NE 68970
Phone: 402-746-3104
Email: skrose0608@outlook.com

7. Property Classification Number.

Parcel #1: Unimproved/Agriculture
Parcel #2: Unimproved/Agriculture
Parcel #3: Unimproved/Agriculture

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

Parcel #1: \$1,290,560.00 (1/2 = \$645,280.00)
Parcel #2: \$576,303.00 (1/2 = \$288,151.50)
Parcel #3: \$1,039,220.00 (1/2 = \$519,610.00)

18. Address of Property.

Parcel #1: Rural Webster County
Parcel #2: Rural Webster County
Parcel #3: Rural Webster County

20. Legal Description.

An undivided one-half (1/2) interest in and to each of the following:

Parcel No. 1

The Southwest Quarter (SW1/4) of Section Two (2), Township Two (2) North,
Range Ten (10) West of the 6th P.M., Webster County Nebraska;

Parcel No. 2

The North Half of the Northeast Quarter (N1/2 NE1/4) of Section Twenty-three (23), Township Two (2) North, Range Ten (10) West of the 6th P.M., Webster County Nebraska; and

Parcel No. 3

The Southwest Quarter (SW1/4) of Section Twenty-four (24), Township Two (2) North, Range Ten (10) West of the 6th P.M., Webster County Nebraska.

Index _____
Computer _____
Assessor _____
Carded _____

NEBRASKA DOCUMENTARY
STAMP TAX

Date: 10/07/25

\$ Ex020 By AS

Bk 2025, Pg 2228

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 07 day
of October A.D., 2025, at 10:26
o'clock AM. Recorded in Book 2025
on Pages 2228-2229

Michael E. Sullivan

County Clerk

Fee: \$16.00 By: AS Deputy
Electronically Recorded

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

TRUSTEES' WARRANTY DEED

David D. Rose and Susan K. Rose, Co-Trustees of the Virgil D. Rose Revocable Trust,
GRANTOR, in consideration of making distribution to the beneficiaries of said Trust, conveys to
Susan K. Rose, GRANTEE, the following described real estate in Webster County, Nebraska (as
defined in Neb. Rev. Stat. 76-201):

See attached Exhibit "A".

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: October 3, 2025.

David D. Rose

David D. Rose, Co-Trustee

Susan K. Rose

Susan K. Rose, Co-Trustee

STATE OF NEBRASKA)

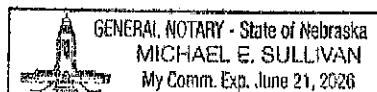
)

) ss:

COUNTY OF ADAMS)

)

The foregoing instrument was acknowledged before me on October 3, 2025, by David
D. Rose and Susan K. Rose, Co-Trustees of the Virgil D. Rose Revocable Trust.



Michael E. Sullivan
Notary Public

EXHIBIT "A"

An undivided one-half (1/2) interest in and to each of the following:

Parcel No. 1

The Southwest Quarter (SW1/4) of Section Two (2), Township Two (2) North, Range Ten (10) West of the 6th P.M., Webster County Nebraska;

Parcel No. 2

The North Half of the Northeast Quarter (N1/2 NE1/4) of Section Twenty-three (23), Township Two (2) North, Range Ten (10) West of the 6th P.M., Webster County Nebraska;
and

Parcel No. 3

The Southwest Quarter (SW1/4) of Section Twenty-four (24), Township Two (2) North, Range Ten (10) West of the 6th P.M., Webster County Nebraska.

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2025	2235	10/7/2025	Base: 91-0002		Affiliated:			Unified:					
Location ID		Sale Number		Useability & Code #		Parcel Number								
000704601		198		4 05		GeoCde	Twn	Rng	Sect	Orl	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4369					00	0	60005		007	0000
Land		Improvements		Total		Date of Sale Property Classification Code								
1,330		32,075		33,405		Status	Property Type		Zoning	Location	City Size	Parcel Size		
Assessor Location: INAVALE (INA)						A) 1	B) 01		C) 1	D) 1	E) 9	F) 3		
				Residential				Commercial						
Multiple Improvements:				Multiple Improvements. :				Multiple Improvements. :						
Construction Date:				Construction Date :				Construction Date :						
Floor:				Floor Sq. Ft. :				Floor Sq. Ft. :						
Building Cost New:				Cost :				Cost :						
Single Family Style:				Residential Condition:				Commercial Occupancy Code:						
(100) ☐ Mobile Home				(10) ☐ Worn Out				Primary: Other1: Other2:						
(101) ☐ One Story				(20) ☐ Badly Worn				Commercial Construction Class:						
(102) ☐ Two Story				(30) ☐ Average				(1) ☐ Fireproof Structural Steel Frame						
(103) ☐ Split Level				(40) ☐ Good				(2) ☐ Reinforced Concrete Frame						
(104) ☐ 1 1/2 Story				(50) ☐ Very Good				(3) ☐ Masonry Bearing Walls						
(111) ☐ Bi-Level				(60) ☐ Excellent				(4) ☐ Wood or Steel Framed Ext. Walls						
(106) ☐ Other								(5) ☐ Metal Frame and Walls						
Townhouse or Duplex Style:				Residential Quality:				(6) ☐ Pole Frame						
(301) ☐ One Story				(10) ☐ Low				Cost Rank:				Condition:		
(302) ☐ Two Story				(20) ☐ Fair				(10) ☐ Low				(10) ☐ Worn Out		
(307) ☐ 1 1/2 Story				(30) ☐ Average				(20) ☐ Average				(20) ☐ Badly Worn		
(308) ☐ Split Level				(40) ☐ Good				(30) ☐ Above Average				(30) ☐ Average		
(309) ☐ 2 1/2 Story				(50) ☐ Very Good				(40) ☐ High				(40) ☐ Good		
(304) ☐ One Story Duplex				(60) ☐ Excellent								(50) ☐ Very Good		
(305) ☐ Two Story Duplex												(60) ☐ Excellent		
Assessor's Adjustment to Sale Price (+ or -):														
Assessor Comments and Reason for Adjustment:														
QCD; TRANSFER BETWEEN PARENT & CHILD, RESERVING LIFE ESTATE														
Comments from							Comments:							
000704601 000705000														
(Continue on back)														

Real Estate Transfer Statement

198

FORM

521

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

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

1 County Name Webster - 91		2 County Number		3 Date of Sale/Transfer Mo. 10 Day 07 Yr. 2025		4 Date of Deed Mo. 10 Day 07 Yr. 2025	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Gordon Wales Street or Other Mailing Address 318 Maine Ave City Inavale State NE Zip Code 68952 Phone Number 402-746-5105 Email Address n/a				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Jayden Wales Street or Other Mailing Address 318 Maine Ave City Inavale State NE Zip Code 68952 Phone Number 704-746-5105 Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation?			
				Yes ☐ No ☒		Yes ☐ No ☒	
				Email Address n/a			

7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home.							
(A) Status		(B) Property Type				(C)	
☒ Improved		☒ Single Family		☐ Industrial		☐ Mineral Interests-Nonproducing	
☐ Unimproved		☐ Multi-Family		☐ Agricultural		☐ State Assessed	
☐ IOLL		☐ Commercial		☐ Recreational		☐ Exempt	
						☐ Mobile Home	
8 Type of Deed							
☐ Conservator		☐ Distribution		☐ Land Contract/Memo		☐ Partition	
☐ Bill of Sale		☐ Corrective		☐ Lease		☐ Personal Rep.	
☐ Cemetery		☐ Death Certificate - Transfer on Death		☐ Executor		☐ Mineral	
				☒ Quit Claim		☐ Warranty	
9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller?							
☐ Buyer		☐ Seller		☒ No			
10 Type of Transfer							
☐ Distribution		☐ Foreclosure		☐ Irrevocable Trust		☐ Revocable Trust	
☐ Auction		☐ Easement		☒ Gift		☐ Life Estate	
☐ Court Decree		☐ Exchange		☐ Grantor Trust		☐ Partition	
				☐ Satisfaction of Contract		☐ Other (Explain)	
11 Was ownership transferred in full? (If No, explain the division.)							
☐ Yes		☒ No Grantors reserved a life estate					
12 Was real estate purchased for same use? (If No, state the intended use.)							
☒ Yes		☐ No					
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.)							
☒ Yes		☐ No		☐ Aunt or Uncle to Niece or Nephew		☐ Family Corp., Partnership, or LLC	
		☐ 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?							
\$30,000.00							
15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)							
☐ Yes		☒ No \$ _____ %					
16 Does this conveyance divide a current parcel of land?							
☐ Yes		☒ No					
17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.)							
☐ Yes		☒ No					
18 Address of Property							
318 Maine Ave Inavale, NE 68952							
19 Name and Address of Person to Whom the Tax Statement Should be Sent (Same as Grantor)							
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.	22	\$	0'00
23 Was non-real property included in the purchase?	23	\$	0'00
☐ Yes ☒ No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	24	\$	0'00
24 Adjusted purchase price paid for real estate (line 22 minus line 23)			
25 If this transfer is exempt from the documentary stamp tax, list the exemption number 5a			
26 Is an affidavit as described in Neb. Rev. Stat. § 76-2.141 required because the property is located within a county or other geographic area with an active air force ballistic missile field? (See Instructions)			
☐ Yes ☒ No			
27 If yes, is the required affidavit attached to this filing? ☐ Yes ☐ No			

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

David B. Garwood

Print or Type Name of Grantee or Authorized Representative

Signature of Grantee or Authorized Representative

Attorney

Title

402-746-3613

Phone Number

10/07/2025

Date

sign
here

Register of Deed's Use Only

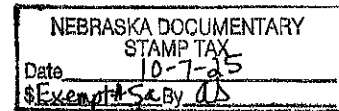
For Dept. Use Only

28 Date Deed Recorded Mo. 10 Day 7 Yr. 25	29 Value of Stamp or Exempt Number \$ Exempt # 5a	30 Recording Data BK 2025, Pg 2235
--	--	---------------------------------------

State of Nebraska } ss.
County of Webster }

BOOK 2025 PAGE 2235

Entered on the
numerical index and filed for record in the
Clerk's office of said county this 7 day
of Oct A.D., 2025, at 2:05
o'clock P.M. Recorded in Book 2025
on Page 2235
Abbey Horia County Clerk
10-20 Deputy
Ind. Comp. Assessor Carded



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

QUITCLAIM DEED

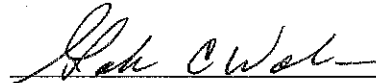
Gordon Wales, surviving spouse of Margaret Wales and still a single person, GRANTOR, whether one or more, in consideration of ONE AND NO/100 DOLLARS (\$1.00) and other valuable consideration receipt of which is hereby acknowledged, quitclaims and conveys to Jayden Wales, GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Lots Nineteen (19), Twenty (20), Twenty-one (21), Twenty-two (22), Twenty-three (23) and Twenty-four (24), Block Seven (7), Original Town of Inavale, Webster County, Nebraska.

Lots Five (5), Six (6), Seven (7) and Eight (8), Block Seven (7), Original Town of Inavale, Webster County, Nebraska.

GRANTOR HEREBY RESERVES A LIFE ESTATE IN SAID REAL ESTATE.

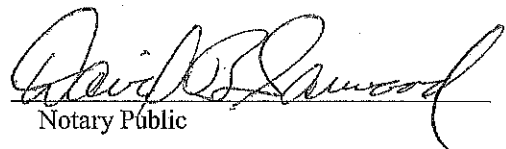
Executed October 7, 2025.

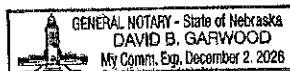

Gordon Wales

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on October 7, 2025, by Gordon Wales.

Comm. expires 12-2-2026


Notary Public



Residential & Commercial Sales Worksheet

Real Estate Transfer Statement

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

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

1 County Name Webster - 91	2 County Number 91	3 Date of Sale/Transfer Mo. 10 Day 09 Yr. 2025	4 Date of Deed Mo. 09 Day 29 Yr. 2025
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Virgil and Bobbi VanCleave Street or Other Mailing Address 521 N Franklin St City Red Cloud State NE Zip Code 68970 Phone Number (402) 257-7618 Email Address n/a		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) City of Red Cloud, Board of Public Trust Street or Other Mailing Address 540 N Webster St City Red Cloud State NE Zip Code 68970 Phone Number 4027462215 Is the grantee a 501(c)(3) organization? ☐ Yes ☒ No If Yes, is the grantee a 509(a) foundation? ☐ Yes ☒ No Email Address n/a	

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

(A) Status	(B) Property Type	(C)
☒ Improved ☐ Unimproved ☐ IOLL	☒ Single Family ☐ Multi-Family ☐ Commercial ☐ Industrial ☐ Agricultural ☐ Recreational ☐ Mineral Interests-Nonproducing ☐ Mineral Interests-Producing ☐ State Assessed ☐ Exempt	☐ Mobile Home

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

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

11 Was ownership transferred in full? (If No, explain the division.) ☒ Yes ☐ No	12 Was real estate purchased for same use? (If No, state the intended use.) ☐ Yes ☒ No
---	--

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

14 What is the current market value of the real property? \$9,740	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) ☐ Yes ☒ No \$ %
--	--

16 Does this conveyance divide a current parcel of land? ☐ Yes ☒ No	17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) ☐ Yes ☒ No
---	---

18 Address of Property 521 N Franklin St Red Cloud, NE 68970 18a ☐ No address assigned 18b ☐ Vacant land	19 Name and Address of Person to Whom the Tax Statement Should be Sent Same as grantee
---	---

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

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

22 Total purchase price, including any liabilities assumed.	22 \$ 1,500.00
23 Was non-real property included in the purchase? ☐ Yes ☒ No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	23 \$ 0.00
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24 \$ 1,500.00

25 If this transfer is exempt from the documentary stamp tax, list the exemption number 2

26 Is an affidavit as described in Neb. Rev. Stat. § 76-2.141 required because the property is located within a county or other geographic area with an active air force ballistic missile field? (See Instructions) ☐ Yes ☒ No

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

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

sign here Kory McCracken Print or Type Name of Grantee or Authorized Representative Signature of Grantee or Authorized Representative Attorney Title Date 10/09/2025 (402) 746-3613 Phone Number
--

Register of Deed's Use Only

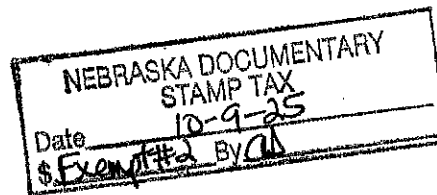
For Dept. Use Only

28 Date Deed Recorded Mo. 10 Day 9 Yr. 25	29 Value of Stamp or Exempt Number \$ Exempt # 2	30 Recording Data BK 2025, Pg 2054
--	---	---------------------------------------

Lots Seven (7), Eight (8) and Nine (9), Block One (1), Subdivision of Annex Lot Twelve (12) to the City of Red Cloud by Ordinance, Webster County, Nebraska.

State of Nebraska } ss.
County of Webster }

Entered on the
numerical index and filed for record in the
Clerk's office of said county this 9 day
of Oct A.D., 2025, at 1:59
o'clock P.M. Recorded in Book 2025
on Page 2254-2255
Anthony H. Hargis County Clerk
16:00 Deputy
Ind Comp Assessor Carded



WARRANTY DEED

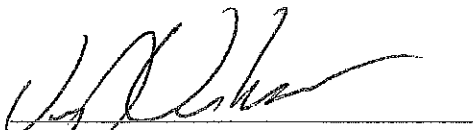
Virgil VanCleave and Bobbi VanCleave, husband and wife, GRANTOR, in consideration of ONE AND NO/100 DOLLARS (\$1.00) receipt of which is hereby acknowledged, conveys to The City of Red Cloud, Board of Public Trust, GRANTEES, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Lots Seven (7), Eight (8) and Nine (9), Block One (1), Subdivision of Annex Lot Twelve (12) to the City of Red Cloud by Ordinance, 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; EXCEPT the lien filed in Book 2025, page 1570 and 2024 real estate taxes; (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 29th, 2025.


Virgil VanCleave

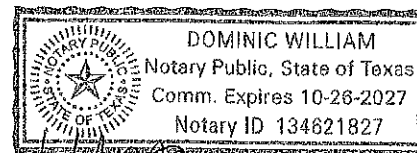

Bobbi VanCleave

STATE OF TEXAS, COUNTY OF Bell) ss.

The foregoing instrument was acknowledged before me on September 29th, 2025, by Virgil VanCleave, a married person.

Comm. expires 10/26/2027


Notary Public

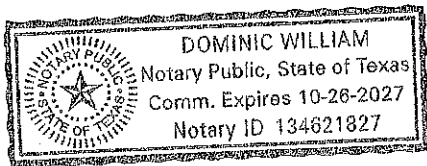


STATE OF TEXAS, COUNTY OF Bell) ss.

The foregoing instrument was acknowledged before me on September 29th, 2025, by Bobbi VanCleave, a married person.

Comm. expires 10/26/2027


Notary Public



Residential & Commercial Sales Worksheet

[illegible]

38780

NEBRASKA

Good Life. Great Service.

DEPARTMENT OF REVENUE

Real Estate Transfer Statement

213

FORM
521

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

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

1 County Name Webster - 91	2 County Number 91	3 Date of Sale/Transfer Mo. 10 Day 10 Yr. 2025	4 Date of Deed Mo. 9 Day 25 Yr. 2025
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Van Beber Properties II, LLC Street or Other Mailing Address 1132 Bumps River Road City Centerville, MA 02632 State Zip Code Phone Number n/a Email Address n/a		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Tatum Streit Street or Other Mailing Address 433 N Cherry Street City Red Cloud State NE Zip Code 68970 Phone Number 402-257-7302 Is the grantee a 501(c)(3) organization? ☐ Yes ☒ No If Yes, is the grantee a 509(a) foundation? ☐ Yes ☒ No Email Address n/a	

7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home.					
(A) Status		(B) Property Type			(C)
☒ Improved	☒ Single Family	☐ Industrial	☐ Mineral Interests-Nonproducing	☐ State Assessed	☐ Mobile Home
☐ Unimproved	☐ Multi-Family	☐ Agricultural	☐ Mineral Interests-Producing	☐ Exempt	
☐ IOLL	☐ Commercial	☐ Recreational			
8 Type of Deed ☐ Conservator ☐ Distribution ☐ Land Contract/Memo ☐ Partition ☐ Sheriff ☐ Other					
☐ Bill of Sale ☐ Corrective ☐ Easement ☐ Lease ☐ Personal Rep. ☐ Trust/Trustee					
☐ Cemetery ☐ Death Certificate - Transfer on Death ☐ Executor ☐ Mineral ☐ Quit Claim ☒ Warranty					
9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller?		10 Type of Transfer			
☐ Buyer ☐ Seller ☒ No		☐ Distribution ☐ Foreclosure ☐ Irrevocable Trust ☐ Revocable Trust ☐ Transfer on Death			
		☐ Auction ☐ Easement ☐ Gift ☐ Life Estate ☒ Sale ☐ Trustee to Beneficiary			
		☐ Court Decree ☐ Exchange ☐ Grantor Trust ☐ Partition ☐ Satisfaction of Contract ☐ Other (Explain)			
11 Was ownership transferred in full? (If No, explain the division.)			12 Was real estate purchased for same use? (If No, state the intended use.)		
☒ Yes ☐ No			☒ Yes ☐ No		
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.)					
☐ Yes ☒ No ☐ Aunt or Uncle to Niece or Nephew ☐ Family Corp., Partnership, or LLC ☐ Self ☐ 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? 67000			15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)		
			☐ Yes ☒ No \$ _____ %		
16 Does this conveyance divide a current parcel of land? ☐ Yes ☒ No			17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) ☒ Yes GTA Realty Group ☐ No		
18 Address of Property 433 N Cherry Street Red Cloud, NE 68970			19 Name and Address of Person to Whom the Tax Statement Should be Sent Grantee		
18a ☐ No address assigned 18b ☐ Vacant land					

20 Legal Description (Attach additional pages, if needed.)
Lots Four (4), Five (5) and Six (6), Block Four (4), Radcliff's Addition to Red Cloud, Webster County, Nebraska

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

22 Total purchase price, including any liabilities assumed.	22 \$ 67,000.00
23 Was non-real property included in the purchase? ☐ Yes ☒ No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	23 \$
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24 \$ 67,000.00
25 If this transfer is exempt from the documentary stamp tax, list the exemption number	
26 Is an affidavit as described in Neb. Rev. Stat. § 76-2.141 required because the property is located within a county or other geographic area with an active air force ballistic missile field? (See Instructions)	
☐ Yes ☒ No	
27 If yes, is the required affidavit attached to this filing? ☐ Yes ☐ No	

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

Tatum Streit

Print or Type Name of Grantee or Authorized Representative

402-257-7302

Phone Number

Signature of Grantee or Authorized Representative
Tatum Streit

Grantee
Title10/10/2025
Datesign
here

Register of Deed's Use Only

For Dept. Use Only

28 Date Deed Recorded Mo. 10 Day 10 Yr. 25	29 Value of Stamp or Exempt Number \$ 155.44	30 Recording Data BK2025, Pg 2299
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Nebraska Department of Revenue
Form No. 96-269-2008 8-2025 Rev. Supersedes 96-269-2008 7-2024

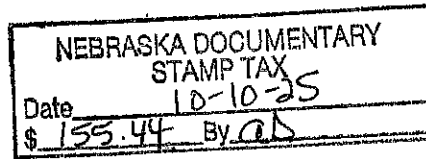
Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2)

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

State of Nebraska } ss.
County of Webster }

Entered on the
numerical index and filed for record in the
Clerk's office of said county this 10 day
of Oct A.D., 20 25 at 2:13
o'clock P M. Recorded in Book 2025
on Page 2299

Abbey Harris County Clerk
10 Deputy
Ind Comp Assessor Carded



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

WARRANTY DEED

Van Beber Properties II, LLC, a Nebraska limited liability company, Grantor, in consideration of ONE DOLLAR (\$1.00) and other valuable consideration received from Grantee, Tatum Streit, conveys to Grantee, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Lots Four (4), Five (5) and Six (6), Block Four (4), Radcliff's Addition to Red Cloud, Webster County, Nebraska

Grantor covenants, jointly and severally, with Grantee 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 September 25, 2025.

Van Beber Properties II, LLC, a Nebraska
limited liability company

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

STATE OF MASSACHUSETTS)
COUNTY OF BARNSDALE) ss.

The foregoing instrument was acknowledged before me on SEPTEMBER 25, 2025 by Charles R. Van Beber, Member/Manager of Van Beber Properties II, LLC, a Nebraska limited liability company.

Jason M. Mitchell
Notary Public JASON M MITCHELL 01/29/2032



JASON M. MITCHELL
NOTARY PUBLIC
Commonwealth of Massachusetts
My Commission Expires
January 29, 2032

Residential & Commercial Sales Worksheet

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.

214

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

1 County Name Webster - 91		2 County Number []		3 Date of Sale/Transfer Mo. 10 Day 15 Yr. 25		4 Date of Deed Mo. 9 Day 25 Yr. 2025	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Van Beber Properties, LLC c/o Charles R. Van Beber Street or Other Mailing Address 1132 Bumps River Road City Centerville State MA Zip Code 02632 Phone Number n/a Email Address n/a				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Moxana, LLC Street or Other Mailing Address 544 N Seward St City Red Cloud State NE Zip Code 68970 Phone Number 254-718-9674 Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation? Yes [] No [] Yes [] No [] Email Address n/a			

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

(A) Status	(B) Property Type	(C)
☒ Improved ☐ Unimproved ☐ IOLL	☒ Single Family ☐ Multi-Family ☐ Commercial ☐ Industrial ☐ Agricultural ☐ Recreational ☐ Mineral Interests-Nonproducing ☐ Mineral Interests-Producing ☐ State Assessed ☐ Exempt	☐ Mobile Home

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

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

14 What is the current market value of the real property? 35,000.00		15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) ☐ Yes ☒ No \$ _____ %	
16 Does this conveyance divide a current parcel of land? ☐ Yes ☒ No		17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) ☐ Yes ☒ No	
18 Address of Property See Attached		19 Name and Address of Person to Whom the Tax Statement Should be Sent Grantee	
18a ☐ No address assigned 18b ☐ Vacant land			

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

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

22 Total purchase price, including any liabilities assumed.		22	\$	35,000.00
23 Was non-real property included in the purchase? ☐ Yes ☒ No (If Yes, enter dollar amount and attach itemized list.) (see instructions)		23	\$	
24 Adjusted purchase price paid for real estate (line 22 minus line 23)		24	\$	35,000.00
25 If this transfer is exempt from the documentary stamp tax, list the exemption number				
26 Is an affidavit as described in Neb. Rev. Stat. § 76-2,141 required because the property is located within a county or other geographic area with an active air force ballistic missile field? (See Instructions) ☐ Yes ☒ No				
27 If yes, is the required affidavit attached to this filing? ☐ Yes ☐ No				

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

Mark Van Beber, Member, Moxana, LLC

Print or Type Name of Grantee or Authorized Representative

254-718-9674

Phone Number

sign
here

Mark Van Beber Member

Signature of Grantee or Authorized Representative

Grantee
TitleOct 15, 2025
Date

Register of Deed's Use Only

For Dept. Use Only

28 Date Deed Recorded Mo. 10 Day 15 Yr. 25	29 Value of Stamp or Exempt Number \$ 81.20	30 Recording Data BK 0005 Pg 2300
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36220⁰ Lots Six (6), Seven (7), Eight (8), Nine (9), Ten (10), Eleven (11) and Twelve (12), Block Sixteen (16), Smith and Moore's Addition to Red Cloud, Webster County, Nebraska

905 N Cedar Street, Red Cloud, NE

42200⁰ The North Sixty (60) feet of Block B, in Subdivision of Annex Lot Twelve (12), in the City of Red Cloud, Webster County, Nebraska

442 N Jefferson St, Red Cloud, NE

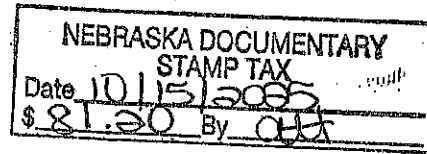
36510⁰ Lots Thirteen (13), Fourteen (14), Fifteen (15), Sixteen (16), Seventeen (17), Eighteen (18) and Nineteen (19), Block Twenty (20), Smith and Moore's Addition to Red Cloud, Webster County, Nebraska

1026 N Cedar St, Red Cloud, Nebraska

State of Nebraska } ss.
County of Webster }

Entered on the
numerical index and filed for record in the
Clerk's office of said county this 15 day
of Oct. A.D., 2025, at 9:51
o'clock A M. Recorded in Book 2025
on Page 2350-2351

Abney Harg County Clerk
316.00 Deputy
Ind Comp Assessor Carded



Return to:
Theobald Law Office
P O Box 423
Red Cloud, NE 68970

WARRANTY DEED

Van Beber Properties, LLC, a Colorado limited liability company, Grantors, in consideration of ONE DOLLAR (\$1.00) and other valuable consideration received from Grantee, Moxana, LLC, a Nebraska limited liability company, conveys to Grantee, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Lots Six (6), Seven (7), Eight (8), Nine (9), Ten (10), Eleven (11) and Twelve (12), Block Sixteen (16), Smith and Moore's Addition to Red Cloud, Webster County, Nebraska

The North Sixty (60) feet of Block B, in Subdivision of Annex Lot Twelve (12), in the City of Red Cloud, Webster County, Nebraska

Lots Thirteen (13), Fourteen (14), Fifteen (15), Sixteen (16), Seventeen (17), Eighteen (18) and Nineteen (19), Block Twenty (20), Smith and Moore's Addition to Red Cloud, 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;
- (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 25, 2025.

Van Beber Properties, LLC a Colorado
limited liability company

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

STATE OF MASSACHUSETTS)
COUNTY OF BARNSTABLE) ss.

The foregoing instrument was acknowledged before me on SEPTEMBER 25, 2025 by Charles R. Van Beber, Member/Manager of Van Beber Properties, LLC, a Colorado limited liability company.

Jason Mitchell
Notary

JASON M MITCHELL 01/29/2032



JASON M. MITCHELL
NOTARY PUBLIC
Commonwealth of Massachusetts
My Commission Expires
January 29, 2032