Agricultural Land Sales Worksheet

Cuty No.	Во	ok	Page	120	Sale Date		arayea Araba	Widter Angel	S	hool Dis	trict Code	a ragress s	gjerret oktober Talleger		
91	20	25	1953	9,	/5/2025	Base: 6	55-00	11	Affi	liated:		Unif	ĭed:		
Location	ID	Sale	Number	Useabil	ity & Code#			andre st		Parcel .	Number	AGAVEA E LERGI	eranige Satulati		
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Land		Imj	provements		Total	várálká Niczáská	D	ate of	Såle	Propert	y Classific	ation (Jode		
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		Irrigat	tion Type:	· 1 · · · - · · · · ·	н	A) 2	B)	05	A-0 5/25%	c) 5	D) 3	E)	0	F)	9
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Outl	ouildings	No. of the				No	n-AG	TOTA	\mathbf{L}		3.000				

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	**************************************
WD	111 2 200
•	
	198A-844-111
Comments from Co	omments:
	(Continue on back)

NEBRASKA-Good Life, Great Service.

Real Estate Transfer Statement

170

FORM **521**

Good Life, Great Service.	• To b	e filed with th	ne Register of	Deeds.	Read Instr	uctions o	n rever	se side.	en nember		521
DENADIMENT OF REVENUE	The deed w	ditional spac	e is needed, a orded unless	this statem	ent is sid	o identily ned and i	tems 1-2	7 are accu	irately comp	leted.	
1 County Name	1110 0000 11	2 County Nur	THE STREET STREET		3 Date	of Sale/Tra	nsfer		4 Date of D	eed	
Webster		91			1 .			Yr. 2025			05 Yr. 2025
5 Grantor's Name, Addre	ess, and Telepi	none (Please P	rint)	· · · · · · · · · · · · · · · · · · ·			408XZ111111V	s, and Telep	hone (Please	Print)	When your
Grantor's Name (Seller) Jack R. Petsch					See at	e's Name (I ached	Buyer)				
Street or Other Mailing Ac 858 Hwy 78	Idress				Street See at	r Other Ma ached	alling Addi	7888 		- ARREWANT TIME	
City Guide Rock		State Nebrask	a	Zip Code 68942	City	L. T. and L. and L.		Line Shan areas	State ntee a 501(c)(3)	offeringen.	Zip Code n? Yes ∧No
Phone Number (402)984-1400		March Median				Number Iddress		If Yes, is th	nee a sur(c)(s) ne grantée a 50	9(a) foundat	ion? Yes N
Email Address jrpetsch@gmail.com						ached					opp
7 Property Classification	n Number. Ch	eck one box in	categories A ar	nd B. Check (if propert	/ is also a	mobile h	ome.		·	
(A) Status					(B) Prope						(C)
Improved	Single Far	îly	Industrial Agricultural		يب	al Interests al Interests	•	_	State As	sessed	Mobile Home
	Commerc	lai	Recreational		Land Contr	oct/Marmo	Parti	Hon.	Sheriff	Пон	her
Bill of Sale	Conservator Corrective	e – Transfer on	East	ement 🗍	Lease Mineral	CONSTR	Perso	onal Rep.	Trust/Truste Warranty	-	
9 Was transfer part or		10 Type of Trai	Arrent .		eclosure [Irrevoca		Revocat		Trans	er on Death
kind exchange (I.R.¢ Exchange) by buyer o	C. § 1031	Auction	Easen			Life Est		Sale		Truste	e to Beneficiary
	ller No	Court De	=		ntorTrust	Partition	1	Satistaci	tion of Contract		(Explain)
11 Was ownership transfe	med in full? (If I	io, explain the o	livision.)	- 17	· · · · · · · · · · · · · · · · · · ·	12 \	Was real e	state purcha	așed for same i	ise? (If No, :	state the intended use
Yes No 13 Was the transfer between		Han a Lautha	us the treeter co	d bassissis	white mark (II	Yor chark	7X				
Yes No	generators	n wa trustee, a 'Uncle to Niece	,	Family Corp			_	ielf	· [Other_	
	2000	s and Sisters		Grandparen			<u> </u>	ipouse	·		
	☐ Exespo	นรอ	Ē	Parents and					and Step-child		
14 What is the current ma	rket value of the	real property?			15 Wa	s the morto	age assu	med? (If Yes	s, state the amo	unt and inte	rest rate.)
365,		42007 1000		· · · · · · · · · · · · · · · · · · ·		Yes		\$			%
16 Does this conveyance		parcel of land?			17 Wa	s transiert he agent o	nrougn a : r title com	real estate a pany contac	gentorat⊪ied t.) Ves	Talia	Yes, include the name
18 Address of Property	***************************************		and the supplemental state of the supplement						om the Tax \$tar	43	
\$1/25W1/421-2-9,W											
Guide Rock, NE 6894	12				20	sty W 171 Hu	0x 13	6			
18a 🖾 No address assig	ned 18b	Vacant lan	d		Gu	do P	ock	NE 6	8942-		
20 Legal Description (Atta					•						
SEE LEGAL DESCRIP	-TIONALIACE	RED HERE TO	ANDMADE APA	RIHEREOF							
21 If agricultural, list total r	number of series	e transformed in t	thie transaction								
- Al-Cardenterry V			ERATU,	· · · · · · · · · · · · · · · · · · ·	4 paravaral			<u> </u>	22 5	<u> </u>	365,250.0
22 Total purchase price, i23 Was non-real property i			4	*******						<u> </u>	
			d attach Itemized					• • • • • • • • • • • • • • • • • • • •	23 5		365,250.0
24 Adjusted purchase pri 25 If this transfer is exem							·····			<u>Ψ</u>	4.00
26 is an affidavit as describe	ed in <u>Neb, Rev. St</u>	at. \$ 76-2,141 req	uired because the p	property is local	ted within a c	ounty or oth	er geograpi	hic area with a	an active air force	ballistic missi	ile field? (See Instruction
Yes X No	المستنب كالمساحكيم لما	and to their things?	Yes N	la							
27 If yes, is the require		•	tural buyy							Water Britain	
		declare that I have ed to sign this s	eve examined this	s statement a	nd that it is,	to the best	of my kno	owiedge and	l belief, true, co	mpiete, and	correct,
Je	nnifer	MIT	nsen			Investigation - mem		idemid	diam'r my.	<i>Lf</i>	<u>02-8*79-434</u>
sign Print or Tyr	e Name of Gra	intee or Authoria	zed Representati	ve	,,,,ingeres	1 1	10.		Λ	Lore	Phone Number
_	of Granten of K	ulhorized Repre	sanbitive		Title	+12.	1	Livie	<u> </u>		Date
here signative	Principle of Pr		789		- 1413			PATTERN TO THE PARTY OF THE PAR			
28 Date Deed Recorded	1	20 Value of Ct	Register of i		•	cording Da	is .				For Dept. Use Only
Ma CI II	~a5	\$ BL	amp or exempt in	ANTIOSE	30 rte	RK <i>a</i>		P	953		
Mo, Day Nebraska Department of Reven	ilié	<u> </u>				ONS	200 3	'}'	The state of the s	t by Neb. Rev.	Stat. §§ 76-214, 77-1327

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 (S½SW½) of Section Twenty-one (21), Township Two (2) North, Range Nine (9) West of the 6th P.M., Webster County, Nebraska.

Index		IEBRASKA	DOCUMENTARY	Bk 2025, Pg 1953
Computer Assessor Carded			AMP TAX te: 09/11/25	State of Nebraska ss. County of Webster
		\$ 849.12	By AS	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
				Fee: \$10.00 By: AS Deputy Electronically Recorded
	RETURN TO: John Hodge, Attorney at La	w, PO Box :	885, Nelson, NE 68961	
			ANTY DEED	
	JACK R. PETSCH, a single person five Thousand Two Hundred Fift DUSTY WULLF, JESSE WULF, a described real estate (as defined in	ty Dollars nd BROD	· (\$365,250.00)	eceived mom Grantices,
	The South Half of the Southwest Q Two (2) North, Range Nine (9) We	uarter (S1 st of the 6	∕₄SW¼) of Section th P.M., Webster ઉ	Twenty-one (21), Township Dounty, Nebraska.
	GRANTOR covenants with GRAN (1) Is lawfully seized of such re easements, reservations, c (2) has legal power and lawful (3) warrants and will defend tit persons;	eal estate : ovenants authority	and that it is free fr and restrictions of to convey the same	record; e;
	Executed the $1/2$ day of Se_1	olember	202	5.
		Jejok R	and A.C. Petsch	
	STATE OF NEBRASKA)			
)ss. COUNTY OF NUCKOLLS			
	The foregoing instrument was on the 1th day of <u>September</u>		dged before me by J 2025.	ack R. Petsch, a single person,
	GENERAL NOTARY - State of Nebraska JENNIFER M. JENSEN My Comm. Exp. June 19, 2026 (SEAL)		Public Notary Signs Print Name My Commission Ex	fure nJenen pires: 6-19-2026
	(1m)			1

Residential & Commercial Sales Worksheet

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Land		Imp	rovements		T	otal -	1970		Ď	ate of S	Sale P	ropert	Classif	cation	Code	
3	,990		57,490)	V. 6 -31-17-3-1	61,480	Status		Pro	perty Ty	pe /	Zoning	Locati	n C	ity Size	Parcel Size
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7 Park (1987) 7 Sec. (1987) 1		Constr	uction Date:	Constru	ction Da	te: 18	85		_	Construct						
	Aler diyayetii Salesiy		Floor:	Floor S	q. Ft. :	1,0	72		1	Floor Sq.	Ft.:					
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(102) □ Two	Story			(30)	□ Av	erage				(1)	Firep	roof Str	uctural St	el Fran	1e	
(103) □ Spli	t Level			(40)	□ Ge	ood				(2)	Rein	forced C	Concrete F	rame	1.7	
(104) 🗆 1 1/	2 Story			(50) l	□ Ve	ry Good			╧	(3)	Mase	mry Bea	ring Wall	\$		
(111) □ Bi-I	Level			(60) l	⊐ Ех	cellent				(4)	Woo	d or Ste	el Framed	Ext. W	alls	
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(309) 🗆 21/:				(50)	J V€	ry Good			_	(40) □	High		Name of the last o	(40) [☐ Good	!
(304) □ One			***	(60) [⊐ Ех	oellent	termination of the second	W 25 2 20				u Proposition Laboratory (#146) Maria Carlos (#146)	hadeli coalded		□ Very	
(305) □ Two	Story I	Ouplex		光數學	S. 46.									(60)	□ Exce	lent
Assessor's	Adju	stment	to Sale Pr	ice (-	- or -):										
Assessor Co	mment	s and R	eason for A	ljustn	ent:	PROVINCEOUS CHARLES				· · · · · · · · · · · · · · · · · · ·				, 1, 1, 1, 1, 1, 1, 1, 1, 1, 1, 1, 1, 1,		
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Comments fi	гош							Con	ame	ents:						
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														•	(Con	time on back)

## **Real Estate Transfer Statement**

**FORM** 

Good Life. Great Service.

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

521

The deed will not be recorded unless this statemen	t is signed and items 1-27 are accurately completed.	
1 County Name Webster - 91  2 County Number	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)	6 Grantee's Name, Address, and Telephone (Please Print)	
Grantor's Name (Seller) Deloris M. Wademan	Grantee's Name (Buyer) Kylie Stoner	
Street or Other Mailing Address 409 W Lancaster St.	Street or Other Mailing Address 409 W Lancaster St.	
City State Zip Code Blue Hill NE 68930	City State NE NE	Zip Code 68930
Phone Number (402) 217-3698	Phone Number (402) 756-2220 Is the grantee a 501(c)(3) organiza If Yes, is the grantee a 509(a) found	
Email Address dwademan_mds@yahoo.com	Email Address n/a	
7 Property Classification Number. Check one box in categories A and B. Check C if	property is also a mobile home.	
(A) Status (B)	Property Type	(C)
✓ Improved     ✓ Single Family     ☐ Industrial       ☐ Unimproved     ☐ Multi-Family     ☐ Agricultural       ☐ IOLL     ☐ Commercial     ☐ Recreational	Mineral Interests-Nonproducing State Assessed  Mineral Interests-Producing Exempt	Mobile Home
8 Type of Deed Conservator Distribution Lar Bill of Sale Corrective Easement Lea	se Personal Rep. Trust/Trustee	ther
Cemetery Death Certificate - Transfer on Death Executor Min  9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? Auction Easement Gift  Buyer Seller No Court Decree Exchange Granto  11 Was ownership transferred in full? (If No, explain the division.)	osure	nsfer on Death stee to Beneficiary her (Explain)
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives.		
Yes No Aunt or Uncle to Niece or Nephew Family Corp., P  Brothers and Sisters Grandparents a  Ex-spouse Parents and Ch		
14 What is the current market value of the real property?	15 Was the mortgage assumed? (If Yes, state the amount and in	nterest rate.)
16 Does this conveyance divide a current parcel of land?  Yes  V No	17 Was transfer through a real estate agent or a title company? of the agent or title company contact.) Yes	(If Yes, include the name
18 Address of Property 409 W Lancaster St Blue Hill, NE 68930	19 Name and Address of Person to Whom the Tax Statement St (Same as Grantee)	
18a No address assigned 18b Vacant land		
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?		0!00
Yes No (If Yes, enter dollar amount and attach itemized list.) (see instru	ctions) 23 \$	65,000;00
<ul> <li>24 Adjusted purchase price paid for real estate (line 22 minus line 23)</li> <li>25 If this transfer is exempt from the documentary stamp tax, list the exemption number <u>r</u></li> <li>26 Is an affidavit as described in <u>Neb. Rev. Stat. § 76-2.141</u> required because the property is located with the property is located with the required because the requir</li></ul>	n/a	
27 If yes, is the required affidavit attached to this filing? Yes No		
Under penalties of law, I declare that I have examined this statement and the	nat it is, to the best of my knowledge and belief, true, complete, ar	nd correct,
and that I am duly authorized to sign this statement.  David B. Garwood		(402) 746-3613
Pint or Type-Name of Grantee of Authorized Representative		Phone Number
	Attorney	7-12-25
here Signature of Grantee or Authorized Representative	Title	Date
Register of Deed's Use On		For Dept. Use Only
28 Date Deed Recorded 29 Value of Stamp or Exempt Number	30 Recording Data	
Mo. 9 Day 12 Yr. 25 \$ 150. 80  Nebraska Department of Revenue	BY 2025, Pg 1980 Authorized by Nah Br	ev. Stat. §§ 76-214, 77-1327(2)

State of Nebraska Ss.
County of Webster Ss.

Entered on the tumerical index and filed for record in the Clerk's office of said county this 12 day of Stot A.D., 20.25, at 11:28 o'clock A.M. Recorded in Book 20.25 on Page 1980 County Clerk

Carded

NEBRASKA DOCUMENTARY STAMP TAX Date 9-12-25 \$ 150-80 By V.D

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 ______, 2025.

Deloris M. Wademan

Donald E. Wademan, her Attorney in Fact

STATE OF NEBRASKA, COUNTY OF WEBSTER ) ss.

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

Comm. expires 12-3-36

Notary Public

# Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale	e Date			School District Code									
91	2025	2002	9/5	/2025	Base: 65-0011 Affiliated:							Unified:				
Location ID	Sal	e Number	Useability	& Code#	Parcel Number											
001012300		172	4	PROGRAMMENTO - PROPERTY OF THE PROPERTY OF		S	Sect   Qrt		Subdiv	Area	Area Blk		arcel			
Archert pales and	Date of	Sale Assessed	Value ,		4487	1	9	3	30	0	00000	1	000	60	77	
Land	Land Improvements Total			otal .		Date of Sale Property Classification Code										
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sur at a confidence and	Irriga	tion Type:			A) 1	В)	05		C)	5	D) <b>3</b>	E)	0	F)	10	
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Outbuildi	ıgs	and the second s		200	No	n-AG 7	ΓΟΤΑ	$\Gamma$		1	0.270	·-·-		13,	840	

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
JTWD; TRANSFER BETWEEN HUSBAND & WIFE-ESTATE PLA	NNING
	ments:
001012300 001012600	
	(Continue on back)

## Good Life, Great Service DEPARTMENT OF REVENUE

### Real Estate Transfer Statement

**FORM** 

• To be filed with the Register of Deeds. • Read instructions on reverse side. · If additional space is needed, add an attachment and identify the applicable item number. The deed will not be recorded unless this statement is signed and items 1-27 are accurately completed. 1 County Name 2 County Number 3 Date of Sale/Transfer 4 Date of Deed Webster - 91 Day Yraw5 5 Grantor's Name, Address, and Telephone (Please Print) 6 Grantee's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Grantee's Name (Buyer) Lisa J. Delka and Leonard D. Delka Lisa J. Delka and Leonard D. Delka, JTWROS Street or Other Mailing Address Street or Other Mailing Address 403 N. Church St 403 N. Cnurch Street City Zip Code State City Zip Code Doniphan NE 68832 Doniphan NE 68832 Phone Number (402) 469-0820 Phone Number Is the grantee a 501(c)(3) organization? Yes ✓ No (402) 469-0820 If Yes, is the grantee a 509(a) foundation? Yes V No Email Address Email Address ldelka@kdsi.net lkelka@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) Inproved Single Family Industrial Mineral Interests-Nonproducing State Assessed Mobile Home Unimproved Multi-Family ✓ Agricultural Mineral Interests-Producing Exempt IOLL Commercia Recreational 8 Type of Deed Conservator Distribution Land Contract/Memo Partition Sheriff Other Bill of Sale Corrective Easement Lease Personal Rep. Trust/Trustee Cemetery Death Certificate - Transfer on Death Quit Claim Executor Mineral ✓ Warranty Was transfer part of IRS like-10 Type of Transfer Distribution Foreclosure Irrevocable Trust Revocable Trust Transfer on Death kind exchange (I.R.C. § 1031 Auction Life Estate Sale Trustee to Beneficiary Exchange) by buyer or seller? Seller V No Partition Satisfaction of Contract Other (Explain) Est. Plann Court Decree Grantor Trust Exchange 11 Was ownership transferred in full? (If No, explain the division.) 12 Was real estate purchased for same use? (If No, state the intended use.) ✓ Yes __ No ✓ Yes 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) ✓ Yes Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC Other Brothers and Sisters Grandparents and Grandchild ~ Spouse Ex-spouse Parents and Child 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.) V No 16 Does this conveyance divide a current parcel of land Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) Yes V No Yes 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 18a V No address assigned Doniphan, NE 68832 18b Vacant land 20 Legal Description (Attach additional pages, if needed.)
SEE ATTACHED UNIVERSE

TO SEE ATTACHE 21 If agricultural, list total number of acres transferred in this transaction 421.14 +/-22 Total purchase price, including any liabilities assumed...... 22 \$ 23 Was non-real property included in the purchase? No (If Yes, enter dollar amount and attach itemized list.) (see instructions) . 0.0024 \$ 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 (402) 469-0820 Print or Type Name of Grantee or Authorized Representative Phone Number Grantee Signature of Gran ntee or Authorized Representative Register of Deed's Use Only For Dept. Use Only

30 Recording Data

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

### 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 day of Sept A.D., 20 20 at 10 32 o'clock DM. Recorded in Book 2025 on Page 2002 2003  Characteristic County Clerk A.Deputy Ind Comp Assessor Carded	NEBRASKA DOCUMENTARY STAMP TAX Date 9-15-25 \$ Exempt # Sai By als
Return recorded document to: Brad Moncrief, L.L.C. 1239 N. Burlington Avenue, Suite 200 Hastings, NE 68901	
JOINT TENANCY WARR	ANTY DEED
LISA J. DELKA and LEONARD D. DELK	A, Wife and Husband, GRANTORS,
in consideration of One and 00/100 (\$1.00) DOLLA	AR and other valuable consideration
received from GRANTEES, convey to GRANTEES	S, LISA J. DELKA and LEONARD
D. DELKA, Wife and Husband, as joint tenants wit	h 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 DESCRIPTON ATTAC "A" AND INCORPORATED HEREIN BY	
GRANTORS covenant (jointly and severally	y, if more than one) with GRANTEES
that GRANTORS:	
(1) are lawfully seized of such real estat	e and that it is free from
encumbrances;	
(2) have legal power and lawful authorit	ty to convey the same;
(3) warrant and will defend title to the re	eal estate against the lawful claims of
all persons.	
Executed September 5	2025.

LISA J. DELIKA

STATE OF NEBRASKA

COUNTY OF ADAMS

General Notary - State of Nebraska DEBBRA L. WEBER My Comm. Exp. Oct. 14, 2028.

)ss.

The foregoing instrument was acknowledged before me on

Sapiember 5, 2025, by LISA J. DELKA and LEONARD D. DELKA, Wife and Husband, Grantors.

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

Cuty No. Book Page Sale Date					School District Code											
91 20	25	2004	9/5/	/2025	Base:	Base: 65-0011			iliate	ed:			Unified:			
Location ID	Sale	Nümber	Useability	& Code#	Parcel Number											
001003500		173	4	05	GeoCde Twn Rng				Sect Ort Subdiv				Area Blk Parcel			
D	ate of S	ale Assessed \	/alue		4487	1	9	٤	3	1.	000	00	1	000	0	000
Land	Īmp	rovements	T.	otal		Ď	ate of	Sale	Pr	operty	Class	ifica	tion (	ode		
66,280				66,280	Status	Pro	perty Ty	ре	z	oning	Loc	ation	Cit	y Size	Par	cel Size
	Irrigati	ion Type:	· · · · · · · · · · · · · · · · · · ·		A) 2	B)	05	With Grana	C)	5	D)	3	E)	0	F)	8
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3D							Ros	ıds			1.86	50				
4Dt		1.300		3,805		J	Farm Si	tes								
4D		0.460		1,345		H	ome Si	tes								
	100 V20 100	Construe Construe				I	Recreati	on								
Dwellings			*				Otl									
Outbuildings	100	Capital Control of the			No	n-AG	TOTA	T		-	1.86	50				

Assessor's Adjustment to Sale Price (-	+ or -):	Total Recapture Value:	
Assessor Comments and Reason for Adjustm	ent:		William Willia
JTWD; TRANSFER BETWEEN HUSBA	AND & WIFE-ESTATE	PLANNING	
Comments from		Comments:	
			(0)11
			(Continue on back)

# NEBRASKA Good Life, Great Service. DEPARTMENT OF REVENUE

## **Real Estate Transfer Statement**

113

FORM **521** 

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

	nt is signed and items 1-27 are accurately completed.						
1 County Name  Webster - 91  County Number	3 Date of Sale/Transfer  Mo Day Yr. 2005	5_41.2635					
5 Grantor's Name, Address, and Telephone (Please Print)	6 Grantee's Name, Address, and Telephone (Please Print)						
Grantor's Name (Seller) Leonard D. Delka and Lisa J. Delka	Grantee's Name (Buyer) Leonard D. Delka and Lisa J. Delka, JTWROS						
Street or Other Mailing Address 403 N. Church St	Street or Other Mailing Address 403 N. Cnurch Street						
CityStateZip CodeDoniphanNE68832	CityStateZip CodeDoniphanNE68832						
Phone Number (402) 960-4994 Email Address	Phone Number Is the grantee a 501(c)(3) organiz (402) 960-4994 If Yes, is the grantee a 509(a) fou						
ldelka@kdsi.net	Email Address  kelka@kdsi.net						
7 Property Classification Number, Check one box in categories A and B. Check C i	property is also a mobile home.						
	) Property Type	(C)					
Improved   Single Family   Industrial     Unimproved   Multi-Family   Agricultural	Mineral Interests-Nonproducing State Assessed	Mobile Home					
✓ Unimproved       Multi-Family       Agricultural         ☐ IOLL       Commercial       Recreational	Mineral Interests-Producing Exempt						
	nd Contract/Memo Partition Sheriff	Other					
	ase Personal Rep. Trust/Trustee neral 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 Forect Auction Easement Gift	THE PROPERTY OF THE PROPERTY O	ansfer on Death ustee to Beneficiary					
	The second secon	ther (Explain) Est. Plann					
11 Was ownership transferred in full? (If No, explain the division.)	12 Was real estate purchased for same use? (If I						
Yes No	Yes						
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives. Yes No Aunt or Uncle to Niece or Nephew Family Corp.							
	Partnership, or LLC Self Source  and Grandchild Spouse	er					
Ex-spouse Parents and C							
14 What is the current market value of the real property?	15 Was the mortgage assumed? (If Yes, state the amount and	interest rate.)					
\$ 1010 280,00	☐ Yes	%					
16 Does this conveyance divide a current parcel of land?  ☐ Yes ✓ No	17 Was transfer through a real estate agent or a title company of the agent or title company contact.)	? (If Yes, include the name					
18 Address of Property	19 Name and Address of Person to Whom the Tax Statement S						
	Leonard D. Delka and Lisa J. Delka						
	403 N. Church Street						
18a 🗸 No address assigned 18b 🗌 Vacant land	Doniphan, NE 68832						
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?		0,00					
Yes No (If Yes, enter dollar amount and attach itemized list.) (see instr	uctions) 23 \$	0,00					
24 Adjusted purchase price paid for real estate (line 22 minus line 23)  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	§76-902(5)(a).						
Yes V No	, , , , , , , , , , , , , , , , , , , ,	(					
27 If yes, is the required affidavit attached to this filing? Yes No							
Under penalties of law, I declare that I have examined this statement and and that I am duly authorized to sign this statement.	hat it is, to the best of my knowledge and belief, true, complete, a	and correct,					
Leonard D. Delka		(402) 960-4994					
Sign Print or Type Name of Grantes or Authorized Representative	6	Phone Number					
and a steried	Grantee	9-5-2025					
here Signature of Grantee or Authorized Representative	Title	Date					
Register of Deed's Use O		For Dept. Use Only					
28 Date Deed Recorded 29 Value of Stamp or Exempt Number	30 Recording Data						
Mo. 9 Day 1 Yr. 35 \$ Exempt # Sai	Draldo, Fg. 2004	000 =0.011 == /					

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
County of Webster

Entered on the
numerical index and filed for record in the
Clerk's office of aid county this 15 day
of Sept 30., 20 35, at 10:35
or lock A.M. recorded in Book 2035
on Page 2004

On Page 2004
Deputy
Deputy

Assessor

Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 9-15-25
\$Exend=5ai by (1)

Return recorded document to:

Comp

Brad Moncrief, L.L.C. 1239 N. Burlington Avenue, Suite 200 Hastings, NE 68901

> General Notary - State of Nebraska DEBBRA L, WEBER My Comm. Exp. Oct. 14, 2028.

#### 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 GRANTEES, convey to GRANTEES, 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 GRANTEES that GRANTORS:

- 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.

and
ar

## Residential & Commercial Sales Worksheet

Cnty No.	Во	ok	Page		Sale	Date				Scho	ol Dis	trict (	ode					
91	20:	25	2005	9	/10	/2025	Base:	91-0	074	Affilia	ted:			Unif	ied:	***************************************		
Location	ID	Sale	Number	Useab	ility	& Code#				P	arcel l	Numbe	r					
0003255	500	10012903(04)	174	1			GeoCde	Twn	Rng	Sect	Qrt	Subd	iv	Area	Blk	Parcel		
	Da	ate of S	ale Assessed	Value 4133						00	0	200	30		006	0000		
Land	•	Imp	rovements		To	tal			Date of Sale Property Classification Code									
6	,530		71,400	)		77,930	Status	Pı	roperty Ty	pe :	Zoning	Loc	ation	Cit	y Size	Parcel Size		
Assessor Lo	cation:	BLUE					A) 1	B)	HALLESS CONTRA	(C)	1	D)	1	E)	6	F) 2		
			,			Residentia	1					Com	mer	cial				
	Mult	tiple Im	provements:	Multiple. I	mprov	ements. :	29-10-20-10-10-1		Multiple.	Improve	ments.:				CAN TO SHIP	CALL ST. LES AND THE PRINT OF T		
		AREAGAINANIA	uction Date:	Constructi	•		00		Construct	•								
			Floor:	Floor Sq. 1		1,0	72		Floor Sq.									
		Buildín	g Cost New:	Cost :		149,5	25		Cost :							3		
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(102) 🗆 Two	o Story			(30) 🗷		erage			(1)	Firep	roof Str	uctural	Steel	l Frame	;	12-14-17-1-2019-12		
(103) □ Spli	it Level			(40)	Go				(2)			Concrete						
(104) 🗆 11/	2 Story			(50)	Ve	y Good			(3)	Maso	nry Bea	aring W	alls					
(111) 🗆 Bi-I	Level			(60)	Exe	ellent			(4)	Wood	d or Ste	el Fram	ed E	xt. Wal	ls	NOT THE REAL PROPERTY.		
(106) □ Oth	ner								(5)	Metal	Frame	and W	alls					
Townhouse or	r Duplex	Style:		Resident	ial Q	iality: 30			(6)	Pole l	Frame							
(301) 🗆 One	e Story			(10)	Lo	v			Cost Ra	nk:			C	onditie	on:			
(302) 🗆 Two	o Story			(20)	Fai	ī			(10)	Low			()	10) 🗆	Worn	Out		
(307) 🗆 11/	2 Story			(30) 🖼	Av	erage			(20)	Avera	nge		(2	20) 🗆	Badly	Worn		
(308) 🗆 Spli	it Level			(40)	Go	od			(30)	Abov	e Avera	nge	(3	30) 🗆	Avera	ge		
(309) 🗆 21/	2 Story			(50)	Vei	y Good			(40)	High			(4	40) 🗆	Good			
(304) □ One	e Story D	uplex		(60)	Exc	ellent							(:	50) 🗆	Very (	Good		
(305) 🗆 Two	o Story D	uplex		Apply of the									(6	50) 🗆	Excell	ent		
Assessor's	Adjus	stment	to Sale P	rice (+	or -)	:												
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			****															
															(Cont.	inue on back)		



### NEBRASKA

Good Life Greet Service

Real Estate Transfer Statement

**FORM** 

If additional space is needed, add an attachment and identify the applicable item number DEPARTMENT OF REVENUE The deed will not be recorded unless this statement is signed and items 1-27 are accurately completed. 1 County Name 2 County Number 3 Date of Sale/Transfer **09** Day Yr. 2025 Webster 91 Mo. 09 Day 10 Yr. 2025 09 5 Grantor's Name, Address, and Telephone (Please Print) 6 Grantee's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Grantee's Name (Buyer) Travis G. Haden and Lindsey N. Haden, husband and wife Gosda Investments, LLC, a Nebraska limited liability company Street or Other Mailing Address Street or Other Mailing Address 10550 S. Crystal Lake Ave. 2504 Stagecoach Rd Zip Code City State Zip Code City State NE 68925 Grand Island NF 68801 Ayr No No Phone Number Phone Number Is the grantee a 501(c)(3) organization? Yes 308-379-3908 02-984-372 If Yes, is the grantee a 509(a) foundation? Email Address rick.gosda@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) Mobile Home Single Family Industrial Mineral Interests-Nonproducing State Assessed M Improved Multi-Family Agricultural Exempt Mineral Interests-Producing Unimproved Commercial Recreational IOLL Sherriff Other 8 Type of Deed Conservator Distribution Land Contract/Memo 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 ☐ Irrevocable Trust ☐ Revocable Trust 10 Type of Transfer Distribution Foreclosure Transfer on Death exchange? (I.R.C. § 1031 X Sale Gift Life Estate Trustee to Beneficiary Auction Easement Exchange) by buyer or seller? Court Decree Exchange Partition Grantor Trust Satisfaction of Contract Other (Explain) Seller No ___ Buyer 11 Was ownership transferred in full? (If No, explain the division.) 12 Was real estate purchased for same use? (If No, state the intended use.) X Yes X Yes __ No No 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) Self Other X 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? 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) \$75,000.00 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 Yes 18 Address of Property 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 605 S Ash St and 405 W Lancaster St Blue Hill, NE 68930 18b Vacant Land 18a No address assigned 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 75.000 00 23 Was non-real property included in the purchase?  $\square$  Yes  $\boxtimes$  No (If Yes, enter dollar amount and attach itemized list.) 23 75,000 00 24 Adjusted purchase price paid for real estate (line 22 minus line 23) 24 25 If this transfer is exempt from the documentary stamp tax, list the exemption number 26 Is an affidavit as described in Neb. Rev. Stat. § 76-2.141 required because the property is located within a county or other geographic area with an active air force ballistic missile field? Yes X No 27 If yes, is the required affidavit attached to this filing? Yes No Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement Travis G. Haden and Lindsey N. Haden, husband and wife Print or Type Name of Grantee or Authorized Representative Grantee or Authorized Representative September 10 For Dept. Use Only Register of Deeds' Use Only 28 Date Deed Recorded 29 Value of Stamp or Exempt Number 00 Nebraska Department of Revenue Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327 (2)

State of Nebraska
County of Webster

Entered on the
numerical index and filed for record in the
Clerk's office of said county this lo day
of Sept A.D., 20 35, at 9:13
o'clock A.M. Recorded in Book 2025
on Page 2005
County Clerk
18 20 10 Deputy
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY STAMP TAX Date 9-16-25 \$ 114.∞ By (1)

AFTER 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 unto

Travis 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 2 day of September, 2025.

Gosda Investments, LLC, a Nebraska limited liability company

By: Friedrich L. Gosda Its: Member/Manager

STATE OF Nebraska COUNTY OF Adams

The foregoing instrument was acknowledged before me this ______ day of September, 2025 by Friedrich L. Gosda, Member/Manager of Gosda Investments, LLC, a Nebraska limited

liability company.

Notary Public

Sara A. Schutte

GENERAL NOTARY - State of Nebraska SARA A. SCHUTTE My Conim. Exp. October 20, 2026

## Agricultural Land Sales Worksheet

Cnty No. Bo	ok .	Page	Sale	Date				Ş	cho	ol Dis	riet Coc	le .			Marky 1952 Marky 1952			
91 20	25	2016	9/8/	<b>′</b> 2025	Base: 6	65-00	05	Afi	iliate	ed:		Uni	Unified:					
Location ID	Sale	Sale Number Useability & Code #			Parcel Kumber													
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Land	Imi	provements	To	ital	Yearn a	Ţ	ate of	Sal	Pr	operty	Classifi	eation.	Code		anamir Swalika			
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1 <i>A</i>								1G		1	5.020			25,	010			
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## NEBRASKA Good Life. Great Service.

## **Real Estate Transfer Statement**

175

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.

1 County Name 2 County Number	is signed and items 1-27 are accurately completed.
	3 Date of Sale/Transfer 4 Date of Deed
Webster 91	Mo. 09 Day 08 Yr. 2025 Mo. 09 Day 08 Yr. 2025
5 Grantor's Name, Address, and Telephone (Please Print)	6 Grantee's Name, Address, and Telephone (Please Print)
Grantor's Name (Seller) Kenneth J. Kotinek, Trustee of the Kenneth J. Kotinek Revocable Living Trust	Grantee's Name (Buyer) See Attached
Street or Other Mailing Address 3051 S 46th Ave	Street or Other Mailing Address 3051 S 46th Ave
City State Zip Code	City State Zip Code
Omaha NE 68106 Phone Number	Omaha         NE         68106           Phone Number         Is the grantee a 501(c)(3) organization?         Yes x No
308-384-8783	308-384-8783 If Yes, is the grantee a 509(a) foundation? Yes x No
Email Address	Email Address
7 Property Classification Number. Check one box in categories A and B. Check C if	property is also a mobile home.
(A) Status (B)	Property Type (C)
Improved Single Family Industrial	Mineral Interests-Nonproducing State Assessed Mobile Home
Unimproved Multi-Family Agricultural	Mineral Interests-Producing Exempt
☐ IOLL ☐ Commercial ☐ Recreational	
8 Type of Deed Conservator Distribution Lar	d Contract/Memo Partition Sheriff Other
Bill of Sale Corrective Easement Lea	se Personal Rep. Trust/Trustee
Cemetery Death Certificate – Transfer on Death Executor Mir	eral Quit Claim Warranty
9 Was transfer part of IRS like- 10 Type of Transfer Distribution Forecl	sure Irrevocable Trust Revocable Trust Transfer on Death
kind exchange (I.R.C. § 1031	Life Estate Sale Trustee to Beneficiary
Buyer Seller ✓ No Court Decree Exchange Granto	r 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	Yes No
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary rela	
	artnership, or LLC Self Other
Brothers and Sisters Grandparents a	DOTAL STATE OF MILITARY MANAGEMENT
Ex-spouse Parents and Ch	
14 What is the current market value of the real property?	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)
\$425,510	Yes
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 Ve
18 Address of Property	19 Name and Address of Person to Whom the Tax Statement Should be Sent
	Kannath I Katinak
	Kenneth J. Kotinek
	3051 S 46th Ave
18a V No address assigned 18b Vacant land	
	3051 S 46th Ave
20 Legal Description (Attach additional pages, if needed.)	3051 S 46th Ave Omaha, NE 68106
20 Legal Description (Attach additional pages, if needed.)  The Southwest Quarter (SW1/4) of Section One (1), Tow	3051 S 46th Ave
20 Legal Description (Attach additional pages, if needed.)  The Southwest Quarter (SW1/4) of Section One (1), Tow Webster County, Nebraska	3051 S 46th Ave Omaha, NE 68106
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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

BOOK 2025 PAGE 2016

State of Nebraska County of Webs:

Entered on the numerical index and filed for record in the Clerk's office of said county this 4 day of Cont A.D., 2020, at 10:34 o'clock AM. Recorded in Book 2020 on Page 2016

Order County Clerk

Order County Clerk

Order Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date Q-16-AS
\$ Exempt #44 By aD

#### **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 8 Th Sept 2025.

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

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STATE OF NEBRASKA )
) SS.
COUNTY OF DOUGLAS )

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

**Notary Public** 

GENERAL NOTARY - State of Nebraska
DANIEL L. ROCK
My Comm. Exp. October 13, 2025

## Residential & Commercial Sales Worksheet

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(309) 🗆 21/	2 Story	·		(50)		Very Good				(40)		High			(	40)		Good	
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(305) □ Tw	o Story l	Duplex					(水) (水)			更多			(1) (1)			60)		Excelle	ent
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Comments 1	rom	<del></del>			-			Co	omn	nents:	}								
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## 61.00 Good Life Great Service.

## **Real Estate Transfer Statement**

Good Life Great Service	I WAS THE THE	Register of Deeds. • Rea	ad instructions on reverse side.		521
DEPARTMENT OF REVENUE		NAME OF TAXABLE PARTY O	nent and identify the applicable iter		
			t is signed and items 1-27 are accur		
1 Gounty Name	2 County Numb		3 Date of Sale/Transfer	4 Date of Deed	7 25
			Mo. 9 Day 12 Yε 25		<u> </u>
5 Grantor's Name, Add	fress, and Telephone (Please Pri	nt}	6 Grantee's Name, Address, and Teleph	one (Please Print)	
Grantor's Name (Seller)	nd Kinsey O. White fka Kin	cau O Samuar	Grantee's Name (Buyer) Donna Allison and Rick Bures		
Street or Other Mailing A		acy C. Carryon	Street or Other Mailing Address	difference commence of the com	
309 S. Sycamore S	it.		309 S. Sycamore St.	<b>.</b>	
City	State	. Zip Code	City	State NE	Zip Code 68930
Blue Hill Phone Number	NENE	68930	Blue Hill Phone Number 60 Is the grant	эв a 501(c)(3) organiza	THE PARTY OF THE P
NA				grantee a 509(a) foun	
Email Address			Email Address		
N/A	ion Number Check one has in a	untonnulae A anni Fl. Chank C if	N/A property is also a mobile home.		
	10(1 Number, Creux one dox in c		Property Type	<u> </u>	(C)
(A) Status	C Cinala Camilla	Industrial	Mineral Interests-Nonproducing	State Assessed	Mobile Home
	Single Family		<del></del> !	Exempt	[ ] (VIODING FIGURE
Unimproved	Multi-Family	Agricultural	Mineral Interests-Producing	Cyambr	
	Commercial	Recreational		75. 14	Au
8 Type of Deed	Conservator	tonal transfer	nd Contract/Memo Partition L	_ Sheriff	Other
Bill of Sale	Corrective	Easement Lea		Trust/Trustee	
Cemetery	Death Certificate – Transfer on D	hand to the second	L.,,d	Warranty	
<ul> <li>9 Was transfer part kind exchange (LB)</li> </ul>	of IRS like- 10 Type of Trans		terminal terminal		insfer on Death
kind exchange (I.F. Exchange) by buyer		Easement Gift	Life Estate Sale		istee to Beneficiary
`	Seller Me Court Deci		في المنظ		her (Explain)
	ferred in full? (If No, explain the div	vision.)	12 Was real estate purchas	sed for same use? (If A	lo, state the intended use.)
Yes N					A CONTRACTOR OF
	ALTERNA TO THE PARTY OF THE PAR		atives? (If Yes, check the appropriate box.)	—	
Yes 🗹 Na		· · · = · · · ·	·	Othe	
	Brothers and Sisters		and Grandchild Spouse		
	Ex-spouse	Parents and Cl			
14 What is the current m	arket value of the real property?		15 Was the mortgage assumed? (If Yes,		nterest rate.)
145000.00				(200.00 10.00	%
	e divide a current parcel of land?		17 Was transfer through a real estate ag	ent or a title company?	(If Yes, include the name
Yes 🗹 N	lo		of the agent or title company contact.	Yes Liz Tillen	nans No
18 Address of Property			19 Name and Address of Person to Who	m the Tax Statement S	hould be Sent
309 S. Sycamore S	St., Blue Hill, NE 68930		Grantee		
			[		
18a 🔲 No address ass	signed 18b Vacant land				
	tach additional pages, if needed.)	An Andreas and Anna Andreas Anna Anna Anna Anna Anna Anna Anna An	A CALLED THE STATE OF THE STATE		
Lots 6 and 7, Block	c 22, Original Town of Blue	: Hii, Webster County, Ne	ebraska, according to the recorde	d plat thereof	
21 If agricultural, list tota	d number of acres transferred in th	ris transaction	·		
20 Total aurabase miss	industing any liabilities assumed			22 \$	145,000,00
	, including any nabilities assumed. y included in the purchase?			, <u>zz</u> w	1-40,000,00
	• • • • • • • • • • • • • • • • • • • •	attach itemized list.) (see instr	uctions)	23 \$	0.00
					145,000,00
	mpt from the documentary stamp	•		-	
		ired because the property is located	within a county or other geographic area with ar	active air force ballistic n	issile field? (See Instructions)
Yes N					
27 If yes, is the requ	rired affidavit allached to this filing?	Yes No			
Under pe	maitles of law, I declare that I have	e examined this statement and	that it is, to the best of my knowledge and	belief, true, complete, a	and correct,
and that I	am duly authorized to sign this sta			•	Nau 000
Donna .	Allison	SHARE AND			<u> </u>
sign	ype Name of Grantee or Authorize	ed Representative			Phone Number
	na Whan		Grantee		9-12-2025
here Signature	e of Grantee or Authorized Repres	entative	Title		Date
The state of the s		Register of Deed's Use O	niv		For Dept, Use Only
28 Date Deed Recorded	29 Value of Star	mp or Exempt Number	30 Recording Data		
Mo 9 75 1	6 , 25 \$ 336	.40	BK2025 ta 201	7	

Index Computer	
Compater	·
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

Phtougalaing County Clerk

Fee: \$10.00 By: AS Deputy Electronically Recorded

Return to: Prairie Title Inc, 420 West 5th Street, Hastings, NE 6890!

#### 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.

The foregoing warranty deed was acknowledged before me on <u>Sectanb</u>, 2025, by Keenan J. White and Kinsey O. White.

y Comm. Eup. Sept. 20, 2028

A Seneral Hotary - State of Negotista Notary Public - Elizabeth & Tilteman

My commission expires: 9-20-28

## Residential & Commercial Sales Worksheet

Cnty No.	Во	ōk .	Page	e	10.10	Sále	Date	dies de				ScI	rool Dis	tric	d Code		enter i de la companya de la company La companya de la co				
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(100) 🗆 Mo	bile Hon	ne		(1	0) 🏻	Wo	om Out			Prim	ary:		0	ther	1:		Other2:				
(101) 🗆 One	e Story			(2	0) 🗆	Bac	dly Worn			Con	iner	cial (	onstruc	tioi	i Class:		17.7%				
(102) 🗀 Tw	o Story			(3	0) 医	Av	erage			(1)		Fire	proof Str	noti	ural Stee	l Fram	e e				
(103) 🗆 Spl	it Level			(4	0) 🖼	Go	od			(2)		Reir	nforced C	Conc	crete Fra	me					
(104) <b>E</b> 11/	2 Story			(5	0) 🗆	Ve	ry Good			(3)		Mas	onry Bea	aring	g Walls						
(111) 🗆 Bi-l	Level			(6	0) 🗆	Exe	cellent			(4)		Woo	od or Ste	el F	ramed E	xt, Wa	11s				
(106) 🗆 Oth	er		february and a second				<b>电池三向线</b>			(5)		Met	al Frame	and	l Walls						
Townhouse of	Düplex	Style:	es e area Electron	Re	sident	ial Q	uality: 30			(6)		Pole	Frame	المستندة							
(301) 🗆 One	Story			(1	0) 🗆	Lov	W			Cost	Rai	ik:			(	ondit	on:				
(302) 🗆 Two	Story			(2	0) 🗆	Fai	r			(10)		Low	F		(	10) C	l Wom	Out			
(307) 🗆 11/				(3	0) 🖼	Av	erage			(20)		Ave	rage		(	20) 🗆	l Badly	Worn			
(308) □ Spli				(4	0) 🗆	Go	od			(30)		Abo	ve Avera	ige	(	30) E	l Avera	ge			
(309) 🗆 21/				(5	0) 🗆	Ver	ry Good			(40)		Higl	1	<del> </del>	(	40) C	l Good				
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(305) □ Two	Story L	ouplex		1		饭份	<b>36</b> 字形色。	d wylen ylelia.	44-1	40					<b>整理</b> (	60) L	Excell	ent			
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## NEBRASKA

## 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 lies.

**FORM** 521

Good Life. Great Service.

	tent and identify the applicable item number.							
The deed will not be recorded unless this statement	is signed and items 1-27 are accurately completed.  3 Date of Sale/Transfer  4 Date of Deed							
1 County Name 2 County Number Webster - 91	Mo. 08 Day 15 Yr. 2025 Mo. 08 Day 15 Yr. 2025							
	6 Grantee's Name, Address, and Telephone (Please Print)							
5 Grantor's Name, Address, and Telephone (Please Print)  Grantor's Name (Seller)	Grantee's Name (Buyer)							
See Exhibit A Attached	The State of Nebraska Dept of Transportation							
Street or Other Mailing Address	Street or Other Mailing Address PO Box 94759							
City State Zip Code	City State Zlp Code Lincoln NE 68509							
Phone Number	Phone Number Is the grantee a 501 (c)(3) organization? Yes / No (402) 471-4567 If Yes, is the grantee a 509(a) foundation? Yes / No							
Email Address N/A	(402) 471-4567 If Yes, is the grantee a 509(a) foundation? Yes VNo Email Address							
7 Property Classification Number. Check one box in categories A and B. Check C If								
	Property Type (C)							
Improved     Single Family   Industrial	Mineral Interests-Nonproducing State Assessed Mobile Home							
Multi-Family Agriculturel	Mineral Interests-Producing Exempt							
TOLL. Commercial Recreational								
8 Type of Deed Conservator Distribution La	nd Contract/Memo Partition Sherifi Other							
Bill of Sale Corrective Easement L.e.								
Cemelery Death Certificate - Transfer on Death Executor Mi	eral Quit Claim √ Warranty							
9 Was transfer part of IRS like- 10 Type of Transfer Distribution Force	osure   Irrevocable Trust   Revocable Trust   Transfer on Death							
9 Was Iransfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller?   Distribution   Forection   Easement   Gift	Life Estate Sale Trustee to Beneficiary							
Buyer Seller ✓ No Court Decree Exchange Grant	or Trust Partition Satisfaction of Contract Other (Explain)							
11 Was ownership transferred in full? (If No, explain the division.)	12. Was real estate purchased for same use? (If No, state the intended use.)							
✓ Yes No	Yes 7 No Bulld roads							
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives.								
land 1 - Lind 1 - Lind 1								
Avenue a	and Grandchild Spouse Slep-child Step-child							
Ex-spouse Parents and C	16 Was the mortgage assumed? (If Yes, state the amount and interest rate.)							
14 What is the current market value of the real property?								
	\ \\ \\ \\ \\ \\ \\ \\ \\ \\ \\ \\ \\ \							
250,00	Yes V No \$%  17. Wes transfer through a real estate agent or a title company? (If Yes, include the name							
16 Does this conveyance divide a current parcel of land?	17 Was transfer through a real estate agent or a title company? (If Yes, include the name							
16 Does this conveyance divide a current parcet 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							
16 Does this conveyance divide a current parcet of land?  Yes No  No  No  RAddress of Property	17 Was transfer through a real estate agent or a tiltle company? (If Yes, include the name of the agent or tille company contact.)  Yes  Yes  No  Name and Address of Person to Whom the Tax Statement Should be Sent							
16 Does this conveyance divide a current parcet of land?  Yes No	17 Was transfer through a real estate agent or a tiltle company? (If Yes, include the name of the agent or tille company contact.)  Yes							
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16 Does this conveyance divide a current parcet of land?  Yes No	17 Was transfer through a real estate agent or a tiltle company? (If Yes, include the name of the agent or tille company contact.)  19 Name and Address of Person to Whom the Tax Statement Should be Sent Nebraska Dept of Transportation PO Box 94759							
16 Does this conveyance divide a current parcet of land?  Yes No	17 Was transfer through a real estate agent or a tiltle company? (If Yes, include the name of the agent or tille company contact.)  19 Name and Address of Person to Whom the Tax Statement Should be Sent Nebraska Dept of Transportation PO Box 94759							
16 Does this conveyance divide a current parcet of land?  Yes No	17 Was transfer through a real estate agent or a tiltle company? (If Yes, include the name of the agent or tille company contact.)  19 Name and Address of Person to Whom the Tax Statement Should be Sent Nebraska Dept of Transportation PO Box 94759							
16 Does this conveyance divide a current parcet of land?  Yes No  18 Address of Property  N/A  18a No address assigned 18b Vacant land  20 Legal Description (Altach additional pages, if needed.)  See Attached Exhibit A	17 Was transfer through a real estate agent or a tiltle company? (If Yes, include the name of the agent or tille company contact.)  19 Name and Address of Person to Whom the Tax Statement Should be Sent Nebraska Dept of Transportation PO Box 94759							
16 Does this conveyance divide a current parcet of land?  Yes No  No  No  No  No  No  No  No address of Property  N/A  No address assigned 18b Vacant land  Regal Description (Altach additional pages, if needed.)  See Attached Exhibit A  21 If agricultural, list total number of acres transferred in this transaction	17 Was transfer through a real estate agent or a title company? (If Yes, Include the name of the agent or title company contact.)  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							
16 Does this conveyance divide a current parcet of land?  Yes No  No  18 Address of Property  N/A  18a No address assigned 18b Vacant land  20 Legal Description (Altach 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.	17 Was transfer through a real estate agent or a title company? (If Yes, Include the name of the agent or title company contact.)  19 Name and Address of Person to Whom the Tax Statement Should be Sent Nebraska Dept of Transportation PO Box 94759							
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16 Does this conveyance divide a current parcet 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   7 No  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  22 \$ 250,00  auctions) 23 \$ 100000000000000000000000000000							
16 Does this conveyance divide a current parcet of land?  Yes No  No  No  No  No  No Address of Property  N/A  No address assigned 18b Vacant land  Legal Description (Altach additional pages, if needed.)  See Attached Exhibit A  If agricultural, list total number of acres transferred in this transaction  The purchase price, including any liabilities assumed.  No (If Yes, enter dollar amount and attach itemized list.) (see Inst.)  Adjusted purchase price paid for real estate (line 22 minus line 23).  This transfer is exempt from the documentary stamp tax, list the exemption number.	17 Was transfer through a real estate agent or a tiltle company? (If Yes, Include the name of the agent or tiltle company contact.) Yes   7 No  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  22 \$ 250,00  auctions)							
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16 Does this conveyance divide a current parcet of land?    Yes	17 Was transfer through a real estate agent or a tiltle company? (If Yes, Include the name of the agent or tiltle company contact.) Yes							
16 Does this conveyance divide a current parcet of land?     Yes	17 Was transfer through a real estate agent or a tilte company? (If Yes, include the name of the agent or tille company contact.) Yes							
Total purchase price including any liabilities assumed.   Yes   No (if Yes, enter dollar amount and attach itemized list.) (see Inst. 24 Adjusted purchase price paid for real estate (line 22 minus line 23).   See Inst.   Yes   No (if Yes, enter dollar amount and attach itemized list.) (see Inst.   Yes   No (if Yes, enter dollar amount and attach itemized list.) (see Inst.   Yes   No (if Yes, enter dollar amount and attach itemized list.) (see Inst.   Yes   No (if Yes, enter dollar amount and attach itemized list.) (see Inst.   Yes   No (if Yes, enter dollar amount and attach itemized list.) (see Inst.   Yes   No (if Yes, enter dollar amount and attach itemized list.) (see Inst.   Yes   Yes   No (if Yes, enter dollar amount and attach itemized list.) (see Inst.   Yes   Yes   No   Yes   Yes   No   Yes   Yes   No   Yes   Ye	17 Was transfer through a real estate agent or a tiltle company? (If Yes, Include the name of the agent or tiltle company contact.) Yes							
Total purchase price, including any liabilities assumed.	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							
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Total purchase price, including any liabilities assumed.	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   7 No  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  22 \$ 250,00  auctions) 23 \$							
Tools this conveyance divide a current parcet of land?   Yes	17 Was transfer through a real estate agent or a title company? (If Yes, Include the name of the agent or title company contact.) Yes							
Tools this conveyance divide a current parcet of land?   Yes	17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) Yes   7 No  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  22 \$ 250,00  23 \$ 1 24 \$ 250,00  2   within a county or other geographic area with an active air force ballistic missile field? (See Instructions)  that it is, to the best of my knowledge and belief, true, complete, and correct,  (402) 479-3985  Phone Number 9/16/2025  Date  Inly  For Dept. Use Only							

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	•
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NEBRASKA DOCUMENTARY **STAMP TAX** 

Date: 09/18/25

\$ Ex002 By AS

Bk 2025, Pg 2077

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 2077-2080

Although Jaing 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 <u>/</u> day of	14945t, A.C	D. 20 <u>ZS</u> .
	Gssg	Joseph E. Shuck
STATE OF <u>NEBSTER</u>	)ss. )	
The foregoing instrument was acknowl A.D., 20_35, byJoseph E. Shuc		ay of August
	Dus	Nofary Public
	, Γ	General Notary - State of Nebraska DON'E, THEOBALD
	, !	My Comm. Exp. Oct. 28, 2028

### WARRANTY DEED

PROJECT NO.: 281-1(117)	C.N.: 42619	TRACT: 61
Duly executed this 15 day of August		, A.D. 20 <u>-25</u> .
		Spouse of Joseph E. Shuck
	De	bya S Shuck Print name of spouse
STATE OF <u>NEBRASICA</u> COUNTY OF <u>WEBSTER</u>	) )ss. )	
The foregoing instrument was acknowledged A.D., 2025, by DeAra 5. Shu	before me this <u>/</u> 5	day of August
		Notary Public
	Γ L	General Notary - State of Nebraska  DON E. THEOBALD  My Comm. Exp. Oct. 28, 2028

## Residential & Commercial Sales Worksheet

Cnty No.	Bo	ok	Page		Sale	Date	School District Code												
91	20	25	2081	8	/2025	0002	0002 Affiliated: Unified:												
Location	ID	Sale	Number	Useab		Parcel Number													
0001173	300		178	4		11	GeoCde	Tw	n Rng	,	Sect	Qrt	Subdiv	odiv Area Blk Parcel				rcel	
	D	ate of S	ale Assessed	Value			4491				00	0	1000	5		026	6 0000		
Land		Imp	rovements						Date o	Date of Sale Property Classification Code									
4	,020		330,09	5	334,115 Status Proper						roperty Type Zoning Location City Size Parcel Size							el Size	
Assessor Lo	cation:	RED	CLOUD (1								C)	3	D) <b>1</b>		E)	6	F)	3	
						Residential							Comm	erci	ial				
	Mul	tiple Im	provements:	Multiple. Ir	nprov	rements. :			Multip	Multiple. Improvements. :									
		Constr	uction Date:	Construction	te:			Date :		1972									
			Floor:	Floor Sq. F	t. :				Floor S	g. Ft	. :	4	,257						
		Buildin	g Cost New:	Cost:						Cost: 1,002,015									
Single Family	Style:			Residential Condition:						Commercial Occupancy Code:									
(100) □ Mo	bile Hon	ie		(10) □ Worn Out						Primary: 304 Other1: Other2:									
(101) 🗆 One	e Story			(20)	dly Worn	Com	Commercial Construction Class: 3												
(102) 🗆 Two	o Story			(30)  Average						(1) ☐ Fireproof Structural Steel Frame									
(103) □ Spli	it Level			(40) Good						(2) Reinforced Concrete Frame									
(104) 🗆 11/	2 Story			(50)	)□ Very Good						(3) Masonry Bearing Walls								
(111) 🗆 Bi-I	Level			(60)	Ex	cellent			(4)	(4) Uood or Steel Framed Ext. Walls									
(106) 🗆 Oth	ier			(5)   Metal Frame and Walls															
Townhouse or	r Duplex	Style:		Residential Quality:						(6) Dole Frame									
(301) 🗆 One	e Story			(10)	Lo	W			Cost	Rank	: 20	)		Co	onditio	on: 30	)		
(302) 🗆 Two	o Story			(20)						(10)									
(307) 🗆 11/	2 Story			(30)  Average						(20) <b>№</b> Average (20) □ Badly W						Worn			
(308) 🗆 Spli	it Level	- Hara		(40) □ Good						(30) ☐ Above Average (30) <b>&amp;</b>						Average			
(309) 🗆 21/	2 Story			(50) Uery Good						Commission of the Commission o						Good	Good		
(304) □ One		-		(60)   Excellent						(50) □ Very Good						Good			
(305)  Two Story Duplex														(6	0) 🗆	Excell	ent		
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NEBRASKA Good Life, Great Service.

Real Estate Transfer Statement

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

DEPARTMENT OF REVENUE					ent and identify				l			
				s statement	is signed and it	ems 1-2						
1 County Name 2 County Number					3 Date of Sale/Transfer  Mo. 08 Day 08 Yr. 2025  4 Date of Deed  Mo. 08 Day 08 Yr. 2025							
Webster - 91												
Catality of the state of the st					6 Grantee's Name, Address, and Telephone (Please Print)							
Grantor's Name (Seller) See Exhibit A Attached					Grantee's Name (Buyer) The State of Nebraska Dept of Transportation							
Street or Other Mailing Ad	Street or Other Mailing Address PO Box 94759											
City		Ip Code	City State Zip Code Lincoln NE 68509									
Phone Number					Phone Number (402) 471-4567	7	is the grantee a if Yes, is the gra	i 501(c)(3) inlee a 50	organizatlor 9(a) foundat	n? Yes ✓ No lon? Yes ✓ No		
Email Address N/A	1				Email Address N/A							
7 Property Classification	on Number, Chec	k one box in o	legories A and i	3. Check C If	property la alao a i	mobile ho	ome.					
(A) Status				(B)	Property Type					(C)		
<b>∑</b> √mproved	Single Famil	ly 🗀	Industrial	[	Mineral Interests	•			ssessed	Mobile Home		
Unimproved	Mulli-Family	P-1-	Agricultural		Mineral Interests	-Producin	g [	j Exemp	I			
	✓ Commercial		Recreational	1-1.		<u></u>				<u> </u>		
- 7/1	Conservator		Distribu	1	nd Contract/Memo	Partil	<u>Santi</u>	iheriff Tusi/Trusk		er		
	Corrective Death Certificate	– Transfer on De	Easement Execute		neral	Quit	Cleim V	Varranty				
9 Was transfer part o	f IRS like- 10	Type of Trans	fer Distribution	on Forec	osure Irrevoca		Revocable Tr	usl	=	fer on Death		
Was transfer part o kind exchange (I.R. Exchange) by buyer o	or seller?	Auction	Easemen		Life Esta		<b>√</b> Sale		Barren?	ee to Beneficiary		
Buyer S	eller [√] No		ee Exchange	Grant	or Trust Partition		Satisfaction of			(Explain) state the intended use.)		
11 Was ownership transfe		o, explain line div	ision.)		112 4	/vas rea⊩e ITT Yes	7 No Bui			sidie ille illicitada asc.)		
13 Was the transfer betw		lo a trustea, are	the Justor and b	eneliciary rela	ilives? (If Yes, check			100,0				
☐ Yes ☑No		incle to Niece o	-		Parinership, or LLC		eli		Olher_			
		and Sisters		Grandparents	and Grandchild	<u> </u>	pouse					
	Ex-spous	30		Parents and C	hild	□ 8	tep-parent and S	Step-child				
14 What is the current me	arket value of the	real property?			16 Was the morto	jage assu	med? (If Yes, sta	te the am	ount and Inle	erest rate.)		
100.00					Yes	<b>√</b> No	\$			%		
16 Does this conveyance		parcel of land?			17 Was transfer to of the agent of	hrough a r litle com	real eslate agent pany contact.)	or a title o	company? (li	Yes, include the name		
18 Address of Properly					19 Name and Add	dress of P	erson to Whom t		atement Sho			
N/A					Nebraska Dep							
IN/PN					PO Box 94759							
10a No address ass	lgned 18b [	Vacani land			Lincoln, NE 68	8509-47	59					
20 Legal Description (All	ach additional pag	jes, if needed.)										
See Attache	d Exhibit A	<b>\</b>										
21 If agricultural, list tota	al number of acres	transferred in i	is transaction		<u></u> •							
22 Total purchase price,	Including any lia	lilles assumed						. 22	\$	100,00		
23 Was non-real property								00	ф	! !		
					ructions)			23	\$	100:00		
24 Adjusted purchase p 25 If this transfer is exe	mat from the docu	mentary atamo	tax. list the exem	otion number	2				L			
26 is an affidavit as descri	bed in <u>Neb. Rev. Sta</u>	1.§ 76-2,141 requ	red because the pr	operty is located	d within a county or oth	ner geograf	hlo area with an ac	ctive air forc	e ballistic mis	sile field? (See Instructions)		
27 If yes, is the requ		ed to this filing?	∐Yes ☑No									
linder na	nalles of law. I c	leclare that I have	e examined this	statement and	that It is, to the bes	l of my kn	owledge and bel	lel, Irue, c	omplete, and	d correct,		
and that I	am duly authorize	ed to algn this at	atement.			•			- /	(402) 479-3985		
Print or T	L Smith ype Name of Grad	ntee or Authorize	d Representative	<u>.</u>				<u> </u>		Phone Number		
sign 🦯	ROW Proj		9/16/2025									
here signalur	Title					Date						
11010			Register of D	eed's Use (	Only			·····		For Dept, Use Only		
28 Dale Deed Recorded	<u> </u>	29 Value of Sta	mp or Exempt Nu		30 Recording Da	ala	$\cap$					
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## 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.

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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

· Janalezmath A

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 8# day of	August , A.D. 20 <u>25</u>	• <u>-</u> .
	Authorized Officer of Authorized Officer of Authorized Officer of A	r Agent  Resident
STATE OF Nothing	) )ss. )	Λ ,
The foregoing instrument was acknown	wledged before me this _8th day of	Hugust
A.D., 20 <u><b>25</b></u> , by <u>Jawb</u> (Printed Name of	Akund+ Individual who appeared before Notary)	(Title of officer or agent)
Of Peoples-Webster County Bank, R	ed Cloud, Nebraska.	
	•	
	Notery Rublic	
Γ	GENERAL NOTARY- State of Nebraska MARY KREJOT My Comm. Exp. April 19, 2026	]

# Residential & Commercial Sales Worksheet

Cnty No.	Bo	ōk		Page	er Tena		S	le Date			mantes Divinit	ere ere Same		Scho	olDís	trict	Code	ukari Hedu Marinta	urtore ()) Store	n saw	vegaga e t Alberta
91	20	25		2089	9		9/1	9/2025	Base	: 9	1-0	002	4	Affilia	ted:			Unit	ĭed:		
Location	Ď.	Sal	le Nu	imber		Use	ābilit	y & Code#						P	arcel I	vuml	er	79.10	P.A. P.		
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(102) 🗆 Two						(30)		\verage	· · · · ·			(1)		Firep	roof St	uotur	ıl Steel	Frame	)		
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(104) 🗆 1 1/		•			4	50)		ery Good		•		(3)			nry Be						·····
(111) 🔲 Bi-I					(	60)		excellent	ale ere unik i	di Sangkara	u direction	(4)		Wood	l or Ste	el Fra	med E	xt. Wa	lls		
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# NERBASKA

### **Pool Estate Transfer Statement**

1701

**FORM** 

Good Life. Great Service.	•To be t		ESLALE III legister of Deeds. •				1 1,1	521
DEPARTMENT OF AEVENUE	• If addi	tional space is	needed, add an atta	chment and	identify the ap	pilcable item nu		V2 1
L								
•		County Number		1 '		1 -		10 _{Yr.} 25
L	Total Status, Address, and Tilesphone (Please Print)  To Partic Reflect  Part Name (Reflect  Reflect							
	2 Contry Number   3 Date of Steff Timulater   Webster - 91							
210 N. Seward St.	2 Contry Number   3 Date of Steff Timulater   Webster - 91							
City Red Cloud					sland	1		Zip Code 68803
Phone Number (402) 401-0294	•							tion? Yes No dation? Yes No
Email Add <b>re</b> es Na					dress			
7 Property Classificatio	n Number, Chec	k one box in cat	egories A and B. Check	C if property i	s also a mobile h	ome.		
(A) Status				(B) Property	Type			(C)
Unimproved	Multi-Femily		Agricultural	-	•			Mobile Home
Bill of Sale	Corrective	-Transfer on Dea	Easement	Lease	Pers	onal Rep. 🔲 Tru	st/Trustee	ther
Was transfer part of kind exchange (f.R.C Exchange) by buyer or     Buyer Sei	IRS like- IRS like- INS 1031 Seller? INO	Type of Transfer Auction Court Decree	Distribution Fo	reclosure	Irrevocable Trust Life Estate Partition	Revocable Trus Sale Satisfaction of	it Tra	stee to Beneficiary ner (Explain)
	•	expiain the divisi	on.)		j	<del></del>	r eame use? (If N	o, state the intended use.)
District	Company of the Compan			•	e, check the appr	opriate box.)		
∐ Yes ⊬No	Prince 2		-		=		Other	<u> </u>
	=				=	•	p-chlid	
14 What is the current mar		. International Control			<del></del>			therest rate.)
13,000.00		-						%
	livide a current pa	arcel of land?		17 Was to	ranster through a agent or title com	real estate agent or pany contact.)	'a title company?   _{Yes}	(If Yes, include the name
		AND		1 /4 /	************	erson to Whom the	Tax Statement Si	nould be Sent
18a No address assign	_	Vacant land						
20 Legal Description (Attac	h additional page	s, if needed.)	ne (21), Origina	l Town o	f Red Clou	ıd, Webster	County, N	lebraska
21 If agricultural, list total a	rumber of scres to	ransferred in this	transaction	•				
				1 7 7 1		********	22 \$	13,000,00
			ach itemized list.) ( <u>see in</u>	structions)				42 000 00
25 if this transfer is exemp 26 is an afficavit as describe	t from the docum	entary stamo tax	. list the exemption numb	9ť				
27 If yes, is the require	d affidavit attached	to this filling?	Yes No					
				nd that it is, to	the best of my kno	wiedge and bellef,	true, complete, a	nd correct,
⊾ Honori	o Bravo M	lelia		5-27			المراجعة الأمام المراجعة المر	
sign Photor Typ	Name of Grante	ever Authorized F	Representative		Cronta			
	Grantee or Auth	orized Represent	ative	Titte	Grantes			
****		D.	nister of Dead's Hea	Only			· · · · · · · · · · · · · · · · · · ·	For Dept, Use Only
28 Date Deed Recorded	29 سر				ding Data	0 - 20	<u> </u>	
Mo. 9 Day 19	Yr. <u>25</u>	\$ 30.1	φ	B	K9092	19 2010		
Nebraska Department of Rovenu	18				•	CI A	unnonzed by Neb. R	ov. Stat. §§ 76-214, 77-1327(2)

Nebraska Department of Revenue Form No. 96-269-2008 7-2024 Fev. Supersedes 96-259-2008 10-2020

Assessor Carded

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

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 Siptemicar 10, 2005

Lla Fettit

Allan Pettit

Nicole Pettit

STATE OF COUNTY OF TAIL

Notary Public, State and County aforesaid

Notary Public Signature

My commission expires: 13,2079

GENERAL NOTARY - State of Nebraska CARINA MORENO-PERALES My Comm. Exp. April 13, 2028

## Agricultural Land Sales Worksheet

Cuty No.	. Bo	õk	Page	Sale	Däté				S	hool Dis	trict Code		型 化性糖 多 电极性	nedictrone
91	20	25	2091	7/31	/2025	Base: 6	5-00	05	Affi	liated:		Unif	ied:	
Location	D	Säle	Number	Useability	& Code#					Parcel l	Number			
0012007	00		180	4	05	GeoCde	Twn	Rng	Sec	t Qrt	Subdiv	Area	Blk	Parcel
er panische guns andere Alle der State	Ď	ate of S	ale Assessed V	alue		4241	3	9	3	1	00000	1	000	1795
Land		Linp	rovements	T.	ital,		Ď	ate of	Sale	Propert	Classific	ation (	od <b>e</b>	
350	,980				350,980	Status	Pro	perty Ty	pe 3	Zoning	Location	Cu	y Size	Parcel Size
era Barrasa era Barrasa A Barrasa era Barrasa A Barrasa era		Irrigat	ion Type:			A) 2	В)	05		c) <b>5</b>	D) 3	E)	0	F) 10
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	1A								1G	2	29.940			49,850
	2A1							20	G1		19.720			29,780
	2A				· · · · · · · · · · · · · · · · · · ·				2G					
	3A1							30	G1					
	3A							•	3G					
	4A1	ļ							G1					
	4A	<del> </del>			:				4G					
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	1D	<del> </del>	33.890	3	12,005			Accreti	$\dashv$					
	2D1	-	21.650		CB 085			Wa	_					
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***************************************	3D1 3D	<del>                                     </del>				AUL	AND	Roa	-	1;	3.990	1846 <b>(5</b> 00)	<b>.</b> Markana	30,960
<del> </del>	4D1	<del></del>						Farm Si			3.990	y St. Ne. S		
	4D1 4D	<del>                                     </del>	3.580		10,470			ome Si						
	40				20,4,0			come 51		<u> </u>				
U	wellings	<b>建</b>						Otl	$\dashv$					
	wenings		And the second			No	n-AG				3.990			
		, a												

Assessor's Adjust	ment to Sa	le Price (+ or -):		Total Recapture Value:	
Assessor Comments a	and Reason f	or Adjustment:			
WD; TRANSFER	BETWEEN	BROTHERS			
Comments from			Com	ments:	
			·- ·- · · · · ·		
					(Continue on back)

# WYas

### NEBRASKA

Good Life. Great Service.

### **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 2 County Number 3 Date of Sale/Transfer 4 Date of Deed _{Yr.} 2025 _{Day} <u>3</u>1 __{Yr.} 2025 ___ Day 31 Webster - 91 Mo. 7 5 Grantor's Name, Address, and Telephone (Please Print) 6 Grantee's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Mary Ann Brown PR Estate of Allan J. Fiscus Grantee's Name (Buyer) Daryl V Fiscus Street or Other Mailing Address 5030 38th Ave, Suite 2 Street or Other Mailing Address 3407 Avenue of the Cities Zip Code 61265 City State State Zip Code Moline 61265-4418 Phone Number (309) 764-2254 √ No √ No Phone Number (309) 944-2188 is the grantee a 501(c)(3) organization? Yes If Yes, is the grantee a 509(a) foundation? Email Address Email Address mabrown@nashbeanford.com 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 Single Family Industria! State Assessed Mineral interests-Nonproducing Mobile Home ✓ Unimproved Multl-Family Agricultural Mineral Interests-Producing Exempt IOLL Recreational Commercial 8 Type of Deed Conservator Distribution Land Contract/Memo Sheriff Partition Bill of Sale Corrective T Easement Lease Personal Rep. Trust/Trustee Cemetery Death Certificate - Transfer on Death Mineral Executor Quit Claim √ Warranty Was transfer part of IRS like-10 Type of Transfer / Distribution Foreclosure Irrevocable Trust Revocable Trust Transfer on Death kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? Auction Easement Life Estate Sale Trustee to Beneficiary Buyer Seller V No Court Decree Exchange Grantor Trust Partition Satisfaction of Contract Other (Explain) 11 Was ownership transferred in full? (If No, explain the division.) 12 Was real estate purchased for same use? (If No, state the intended use.) √ Yes □No 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) √ Yes Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC ☐ Self Other Brothers and Sisters Grandparents and Grandchild Spouse 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.) 262,300,00 16 Does this conveyance divide a current parcel of land? Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) Yes 18 Address of Property 19 Name and Address of Person to Whom the Tax Statement Should be Sent Rural Webster County Daryl V Fiscus 3047 Avenue of the Cities 18a No address assigned 18b Vacant land Moline.IL 61265 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  $\underline{160}$ 22 Total purchase price, including any liabilities assumed..... 22 | \$ 23 Was non-real property included in the purchase? 0,00 24 Adjusted purchase price pald for real estate (line 22 minus line 23) ...... 25 If this transfer is exempt from the documentary stamp tax, list the exemption number 15 26 Is an afficiavit 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 filling? Yes Ves Vo Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and bellef, true, complete, and correct, and that I am duly authorized to sign this statement. ennifer Fleischer (402) 762-3524 nt of Type Name of Grantee or Authorized Representative Phone Number sign Attorney 9/18/2025 Date here Register of Deed's Use Only For Dept. Use Only 29 Value of Stamp or Exempt Number 28 Date Deed . Day Nebraska Department of Revenue Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2)

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 A.M. Recorded in Book 2025 on Page 2091

Clabber Harris County Clerk

10.00

Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 9-22-25
SEXAMPTE BY 05

WARRANTY 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 will 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: Oept 4, 2025

Mary Ann Brown, Special Administrator of the Estate of Allan J. Fiscus, Grantor

nth Cupinth

STATE OF <u>T/linois</u>

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, 2025

SAMANTHA E, CARPENTER
Commission No. 982045
Notary Public, State of Illinois
My Commission Expires 11-30-2009

# Residential & Commercial Sales Worksheet

Cnty No.	Book	Page		Sale Date				S	chool Dis	trict Cod	9		
91	2025	2092	9,	/18/2025	Base: 9	1-00	074	Aff	iliated:		Uni	fied:	
Location ID	S	ale Number	Useab	ility & Code #					Parcel l	Number			
000340100		181	1		GeoCde	Twn	Rng	Se	ct Qrt	Subdiv	Area	Blk	Parcel
	Date o	f Sale Assessed	Value		4133			0	0 0	20060		002	0000
Land	1	mprovements		Total		Ι	Date of	Sale	Propert	y Classific	ation	Code	
4,3	20	347,060	)	351,380	Status	Pre	operty T	уре	Zoning	Location	ı Ci	ty Size	Parcel Size
Assessor Locat	ion: BL	UE HILL (E	3H)		A) 1	B)	01		C) 1	D) 1	E)	6	F) 2
				Residential						Comme	cial		
	Multiple	Improvements:	Multiple. In	nprovements.:			Multiple	. Impr	ovements. :				
	Cor	struction Date:	Construction	on Date: 19	15		Construc	tion I	Date :				
		Floor:	Floor Sq. F	t.: 2,0	13		Floor Sq	. Ft. :					
	Buil	ding Cost New:	Cost:	328,7	40		Cost:						
Single Family Sty	yle: 101		Residenti	al Condition: 4	0		Commo	ercia	l Occupan	cy Code:			
(100) □ Mobile	Home		(10)	Worn Out			Primary	<i>r</i> :	0	ther1:		Other2:	
(101) 🗷 One St	огу		(20)	Badly Worn		200	Commo	ercia	Construc	tion Class			
(102) □ Two St	огу		(30)	Average			(1)	] Fi	reproof Str	uctural Ste	el Fram	e	
(103) 🗆 Split Le	evel		(40) ₩	Good			(2)	] Re	einforced (	Concrete Fr	me		
(104) 🗆 1 1/2 S	tory		(50)	Very Good			(3)	I M	asonry Be	aring Walls			
(111) □ Bi-Leve	el		(60)	Excellent			(4)	l W	ood or Ste	el Framed	Ext. Wa	lls	
(106) □ Other							(5) E	) M	etal Frame	and Walls			
Townhouse or Du	ıplex Styl	e:	Residenti	al Quality: 20			(6) E	] Pc	ole Frame				
(301) □ One Sto	огу		(10)	Low			Cost R	ank:			Condit	on:	
(302) □ Two St	огу		(20) 🗷	Fair			(10) E	l Lo	w		(10) E	l Worn	Out
(307) □ 11/2 St	tory		(30)	Average		***************************************	(20) E	J A	verage		(20) E	l Badly	Worn
(308) □ Split Le	evel		(40)	Good			(30)	] Al	oove Aver	nge	(30)	l Avera	ge
(309) 🗆 21/2 St	tory		(50)	Very Good			(40) E	] Hi	gh		(40) E	l Good	
(304) ☐ One Sto	ory Duple	X	(60)	Excellent							(50) E	l Very	Good
(305) □ Two St	ory Duple:	X									(60) E	l Excel	lent
Assessor's A													
Assessor Comn	nents and	d Reason for A	djustmen	t:									
JTWD												-	
Comment				***************************************		,							
Comments from	u			***************************************	(	Comm	ents:						
											-		
												(Cont	inue on back)

#### NEBRASKA Good Life Great Service.

## **Real Estate Transfer Statement**

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

DEPARTMENT OF REVEN				
	The deed will not be recorded unless this statemen			
1 County Name	2 County Number	1	ole of Deed Mo. 9 Day .	15 🗸 25
5 Granter's Name Ad	Webster - 91  Idress, and Telephone (Please Print)	6 Grantee's Name, Address, and Telephone (		Library III
Grantor's Name (Seller	r)	Grantee's Name (Buyer)	THE PARTY OF THE P	
Matthew J. Lukasi Street or Other Mailing	ewicz and Summer A, Lukasiewicz	Carroll L. Troudt and Cyndia R. Troud Street or Other Mailing Address	dt	1877 - 1978 - 1978 - 1978 - 1978 - 1978 - 1978 - 1978 - 1978 - 1978 - 1978 - 1978 - 1978 - 1978 - 1978 - 1978 -
2907 N. W. Road	nuuross	205 S. Payne St.		
City Clarks	State Zip Code NE 68628	City Blue Hilt	State NË	Zip Code 68930
Phone, Number		Chana Number	01(c)(3) organizat	ion? Yes VNo
Email Address		15 the grant of th	tee a 509(a) found	fation? Yes V No
N/A		N/A	laker and a second	
	ation Number. Check one box in categories A and B. Check C If	<u>`</u>		-
(A) Status		Property Type	Otalo Associati	(C)
✓ Improved Unimproved	Single Family Industrial [  Multi-Family Agricultural		State Assessed Exempt	Mobile Home
	Commercial Recreational	1 talicial arrested toddolla	rvembt	
11 Was ownership trans  Yes  13 Was the transfer bet  Yes  14 What is the current of the current	Corrective	Derrai	st/Trustee  rranty  t	state the Intended use.)  sterest rate.)  % (If Yes, include the name le No
See Attachment  21 If agricultural, list total	al number of acres transferred in this transaction		22   \$	350,397,38
23 Was non-real proper	ty included in the purchase?		E	ı
Yes V No	o (If Yes, enter doffar amount and attach itemized flat.) ( <u>see instr</u> price paid for real estate (line 22 minus line 23)	uctions)	23 \$ 24 \$	0,00
25 If this transfer is exe	empt from the documentary stamp tax, list the exemption number		64 5 4	350,397,38
26 is an affidavit as descr	thed in Neb. Flex. Stat. 5.76-2.141 required because the property is located		air force ballistic mis	ssile field? (See Instructions)
Yes 🕍 N				
	Level 1 2 1			
Under pr and that	enalties of law, I dectare that I have examined this statement and I I am duty authorized to sign this statement.	hat it is, to the best of my knowledge and belief,	lrue, complete, ar	d correct,
⊾Caroll I	L. Troudt			402-756-78
sign Print or	Type Name of Grantee or Authorized Representative			Phone Number
- Lande	e of Grantee or Authorized Representative	Grantee Title		9-18-2025 Date
here ' signatur				
28 Date Deed Recorded	Register of Deed's Use Or			For Dept. Use Only
	1 29 Value of Stamp or Exempt Number \$ 814.3み	BK2025 Pa 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

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.

STATE OF NEBRASKA

STATE OF NEBRASKA

SS:

COUNTY OF Adoms

The foregoing warranty deed was acknowledged before me on Suphers 16, 2025, by Matthew J. Lukasiewicz and Summer A. Lukasiewicz.

My commission expires: July 24, 2029

JENNIFER KRINGS My Corus, Exp. July 24, 2029

# Agricultural Land Sales Worksheet

Crity No.	Book	Page	Säle	Date				Š	chool Dis	trict Code			Carrier away
91	2025	2104	9/22	/2025	Base: 6	5-00	05	Aff	iliated:		Uni	ied:	
Location ID	S	ile Number	Useability	& Code #					Parcel N	umber			
001316500		182	4	05	GeoCde	Twn	Rng	Se	ct Qrt	Subdiv	Area	Bik	Parcel
	Date of	Sale Assessed	Value :		4135	4	9	3	5 2	00000	1	000	0000
Land	· J	nprovements	To	itál	1	Ď	ate of	Sale	Property	Classific	ation	Code	
314,71	.0	214,410	5	29,120	Status	Proj	erty Ty	pe -	Zoning	Location	Ĉi	y Size	Parcel Size
	Irri	gation Type:			A) 1	В)	05	,	c) <b>5</b>	D) 3	E)	0	F) 9
LCG		ACRES:	. VAI	UE:		LCG	S. Ultre		ACR	EŚ:		VAL	j <b>e</b> :
IRRIGATED	1Al				GR	ASSLA	ND 1	Gl	8	9.150		1	48,435
	1A							1G					
	2A1						20	G1	4	5.020		1	67,985
	2A							2G				<del></del>	
	3A1						30	Gl					
***************************************	3A							3G					
	4A1	· · · · · · · · · · · · · · · · · · ·						G1					
	4A	17 760		FO COE				4G					
DRYLAND	1DI	17.760		58,695	S	helterbe		$\dashv$					<del></del>
	1D 2D1			4.4 4			Accreti						
	2D1	4.460	<u> </u>	13,980			Wa Otl	-					
	3D1	4.400		23,300	AG L	AND '			15	6.600	21.4.W	2	89,710
	3D			•	110		Ros			2.000	NEW YEAR	New York	
	4D1					F	arm Si				u per de la composition della	up kat Gria.	en ekoesenander «
	4D	0.210		615			ome Si	-		1.000			25,000
etokura iyasi ikaza							Lecreati						· · · · · · ·
Dwell	4/15/2015		2	14,410			Otl	ıer					
Outbuild	ings				Noi	ı-AG '	ГОТА	$\mathbb{T}$		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)

## NEBRASKA

### Real Estate Transfer Statement

For Dept. Use Only

Authorized by Neb. Rev. Stat. 65 76-214, 77-1327(2)

Good Life, Great Service To be filed with the Register of Deeds. Read instructions on reverse side. • If additional space is needed, add an attachment and identify the applicable item number. DISPARTMENT OF REVENUE The deed will not be recorded unless this statement is signed and items 1-27 are accurately completed. 1 County Name County Number 3 Date of Sale/Transfer 4 Date of Deed Mo. <u>0</u>9 Yr. 2025 Mo. <u>09</u> Day 22 Yr. 2025 Day <u>22</u> Webster - \$1 5 Grantor's Name, Address, and Telephone (Please Print) 6 Grantee's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Traci J. Novak f/k/a Traci J. Specht 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 Street or Other Mailing Address 2309 Road V 2309 Road V City State Zip Code City Zip Code State Lawrence NE 68957 _awrence NE Phone Number Phone Number is the grantee a 501(c)(3) organization? Yes 4023039674 4023039674 If Yes, is the grantee a 509(a) foundation? **₹**No Yes Email Address Email Address n/a n/a 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. (A) Status (B) Property Type (C) improved Single Family Industrial Mineral Interests-Nonproducing State Assessed Mobile Home Unimproved Multi-Family Agricultural Mineral Interests-Producing ☐ Exempt COLL Recreational Commercial Land Contract/Memo Partition 8 Type of Deed Conservator Distribution Sheriff Other Bill of Sale Corrective Easement Lease Personal Rep. Trust/Trustee Death Certificate - Transfer on Death Executor Mineral Quit Claim ☐ Warranty Was transfer part of IRS like-10 Type of Transfer irrevocable Trust Pevocable Trust Distribution Foreclosure Transfer on Death kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? Auction ΠGift Life Estate Easement Sale Trustee to Beneficiary Seller Mo Court Decree Exchange Buyer 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 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.) \$214,410 **☑** No \$ 16 Does this conveyance divide a current parcel of land? Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) Tyes Yes **₩** No 18 Address of Property 19 Name and Address of Person to Whom the Tax Statement Should be Sent 2309 Road V Traci J. Novak Lawrence, NE 68957 2309 Road V Lawrence, NE 68957 18a No address assigned 18b Vacant land 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..... 0.00 22 23 Was non-real property included in the purchase? 24 Adjusted purchase price paid for real estate (line 22 minus line 23) ..... 0,00 25 If this transfer is exempt from the documentary stamp tax, list the exemption number 426 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 filling? Yes No Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement. Patrick K. Kenney (402) 934-4770 Print or Type Name of Grantee or Authorized Representative Phone Number The second of the second of Attorney 09/22/2025 Signature of Grantee or Authorized Representative Date

Register of Deed's Use Only

29 Value of Stamp or Exempt Number

Day 23 Yr.

28 Date Deed Recorded

Nebraska Department of Revenue

30 Recording Data

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

mullyward

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.

ľraci J. Nov∕ak,∕Grantor

STATE OF NEBRASKA

SS.

COUNTY OF ADAMS

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

Notary Public.

GENERAL NOTARY - State of Nebraska AMY R. FISCHER My Comm. Exp. October 9, 2027

#### **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

Cnty No.	Bo	ok	Page		Sale	Date				Sch	hool Dis	stric	t Code			
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# NEBRASKA Good Life. Great Service.

### **Real Estate Transfer Statement**

184

FORM **521** 

Life. Great Service.

• To be filed with the Register of

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

• If additional space is needed, add an attachment and identify the applicable item number. DEPARTMENT OF REVENUE The deed will not be recorded unless this statement is signed and items 1-27 are accurately completed. 2 County Number 3 Date of Sale/Transfer 4 Date of Deed 1 County Name Mo. <u>09</u> _yr. <u>2</u>025 Day 26 Mo. 09 Day 26 Webster - \$1 6 Grantee's Name, Address, and Telephone (Please Print) 5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Grantee's Name (Buyer) Donald A. Mullen and Tami L. Mullen Donald A. Mullen and Tami L. Mullen, Trustees of the Don and Tami M Street or Other Mailing Address Street or Other Mailing Address 541 N Walnut St 541 N Walnut St State Zip Code City State Zip Code City Red Cloud 68970 NE 68970 Red Cloud NE Is the grantee a 501(c)(3) organization? Phone Number Yes ✓ No Phone Number (719) 600-8543 (719) 600-8543 If Yes, is the grantee a 509(a) foundation? No Yes Email Address Email Address n/a n/a 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. (B) Property Type (C) (A) Status ✓ Improved Single Family Industrial Mineral Interests-Nonproducing State Assessed Mobile Home Unimproved Multi-Family Agricultural Mineral Interests-Producing Exempt IOLL Commercial Recreational Other Land Contract/Memo 8 Type of Deed Conservator Distribution Partition Sheriff Bill of Sale Easement Personal Rep. Trust/Trustee Corrective Lease Cemetery Death Certificate - Transfer on Death Executor Mineral Quit Claim ✓ Warranty 9 Was transfer part of IRS like-10 Type of Transfer Distribution Foreclosure Irrevocable Trust 🔽 Revocable Trust Transfer on Death kind exchange (I.R.C. § 1031 Auction Easement Gift Life Estate Sale Trustee to Beneficiary Exchange) by buyer or seller? Seller V No Court Decree Exchange Grantor Trust Partition Satisfaction of Contract Other (Explain) 11 Was ownership transferred in full? (If No, explain the division.) 12 Was real estate purchased for same use? (If No, state the intended use.) ✓ Yes 7 No ✓ Yes No 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC Other **Brothers and Sisters** Grandparents and Grandchild Spouse Ex-spouse Parents and Child Step-parent and Step-child 14 What is the current market value of the real property? 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) 302 705 V 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 18 Address of Property 19 Name and Address of Person to Whom the Tax Statement Should be Sent 541 N Walnut St and 821 N Franklin St Same as Grantee Red Cloud, NE 68970 18a No address assigned 18b Vacant land 20 Legal Description (Attach additional pages, if needed.) See attached 21 If agricultural, list total number of acres transferred in this transaction 4 0,00 22 Total purchase price, including any liabilities assumed. \$ 23 Was non-real property included in the purchase? 0.00 Yes No (If Yes, enter dollar amount and attach itemized list.) (see instructions) 24 \$ 25 If this transfer is exempt from the documentary stamp tax, list the exemption number 26 Is an affidavit as described in Neb. Rev. Stat. § 76-2,141 required because the property is located within a country or other geographic area with an active air force ballistic missile field? (See Instructions) Yes 🗸 No 27 If yes, is the required affidavit attached to this filing? Yes No Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement. Kory McCracken (402) 746-3613 Print or Type Name of Gran tee or Authorized Representative sign Attorney Signature of Grantee or Authorized Representative Title

Nebraska Department of Revenue Form No. 96-269-2008 8-2025 Rev. Supersedes 96-269-2008 7-2024

28 Date Deed Recorded

Day O

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

For Dept. Use Only

30 Recording Data

Register of Deed's Use Only

29 Value of Stamp or Exempt Number

The North Ninety (90) Feet of the Northeast Quarter (NE¼) 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 Ss.
Entered on the numerical index and filed for record in the Clerk's office of said county this alord day of Scott A.D., 200 S. at 3:10 o'clock M. Recorded in Book 200 of Page 2130 County Clerk S10.00 Deputy

Carded

NEBRASKA DOCUMENTARY
Date 9 134 2005
\$ 0 00 By add

#### 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 22, 2025, GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

The North Ninety (90) Feet of the Northeast Quarter (NE¼) 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

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

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

Notary Public

Garwood & McCracken, Lawyers 401 North Webster Street, Red Cloud, NE 68970 Ph/Fax (402) 746-3613 KORYC:WP/750/MULLEN/TRUST:WD.9/23/25

Page 1 of 1 pages

## Agricultural Land Sales Worksheet

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#### NEBRASKA-

Good Life, Great Service. DEPARTMENT OF REVENUE

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

**FORM** 521

The deed will not be recorded unless this statemen	t is signed and items 1-27 are accurately completed.								
1 County Name 2 County Number Webster - 91	3 Date of Sale/Transfer  Mo. 9 Day 22 Yr. 2025  Mo. 9 Day 22 Yr. 2025								
5 Grantor's Name, Address, and Telephone (Please Print)	6 Grantee's Name, Address, and Telephone (Please Print)								
Grantor's Name (Seller)	Grantee's Name (Buyer)								
Kelly Shawn Corman PR Estate of Mary Alice Corman, Deceased Street or Other Mailing Address	Kelly Shawn Corman, et.al. (see attachment) Street or Other Mailing Address								
P.O. Box 211	P.O. Box 211								
City State Zip Code Bassett NE 68714	City State Zip Code Bassett NE 68714								
Phone Number (402) 326-8037	Phone Number Is the grantee a 501(c)(3) organization? Yes V No (402) 326-8037 If Yes, is the grantee a 509(a) foundation? Yes V No								
Email Address N/A	Email Address N/A								
7 Property Classification Number. Check one box in categories A and B. Check C if	property is also a mobile home.								
	Property Type (C)								
Improved Single Family Industrial	Mineral Interests-Nonproducing State Assessed Mobile Home								
Multi-Family	Mineral Interests-Producing Exempt								
Land Invest	nd Contract/Merno Partitlon Sheriff Other Per WILL								
Bill of Sale Corrective Easement Lea									
	neral Quit Claim Warranty								
9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller?	land the								
	Life Estate Sale Trustee to Beneficiary or Trust Partition Satisfaction of Contract Other (Explain) Per WILL								
Buyer Seller Mo Court Decree Exchange Granto  11 Was ownership transferred in full? (If No, explain the division.)	pr Trust PartItion Satisfaction of Contract Other (Explain) Per WILL  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 rela									
Yes No Aunt or Uncle to Niece or Nephew Family Corp., F	Partnership, or LLC Self Other Other								
· = '	and Grandchild Spouse								
Ex-spouse ✓ Parents and Ci	Private 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1								
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 V No \$								
16 Does this conveyance divide a current parcel of land?	17 Was transfer through a real estate agent or a title company? (If Yes, include the name								
Yes No	of the agent or title company contact,) Yes								
18 Address of Property	19 Name and Address of Person to Whom the Tax Statement Should be Sent								
Rural Route, Webster County, Nebraska	Kelly Shawn Corman, et.al								
18a 🔲 No address assigned 18b 🔲 Vacant land	P.O. Box 211, Bassett, NE 68714								
20 Legal Description (Attach additional pages, if needed.)									
An undivided one-half (1/2) interest in The Northea	ıst 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.									
23 Was non-real property included in the purchase?	0000								
Yes Vo (If Yes, enter dollar amount and attach itemized list.) (see instru	ictions)								
<ul> <li>24 Adjusted purchase price paid for real estate (line 22 minus line 23)</li> <li>25 If this transfer is exempt from the documentary stamp tax, list the exemption number</li></ul>									
26 Is an affidavit as described in Neb. Rev. Stat. § 76-2,141 required because the property is located to	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									
Property Constitution of the Constitution of t									
Under penalties of law, I declare that I have examined this statement and t and that I am duly authorized to sign this statement.	**************************************								
Kelly Shawn Corman	c/o Don C. Bottorf (402) 773-5225								
sign Print or Type Name of Grantee or Authorized Representative									
2 July	Attorney at Law 9-13-25								
Tiere '									
Register of Deed's Use Or 28 Date Deed Recorded 29 Value of Stamp or Exempt Number	30 Percenting Octs								
Mo. 9 Day 29 yr. 25 \$ Exempt #15	BK2025, 1g 2135								
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)								

State of Nebraska County of Webster,

Entered on the numerical index and filed for record in the Clerk's office of said county this and day Sept A.D., 2025, at 10:2 A.M. Recorded in Book 20 on Page_ TOMA County Clerk (1) Deputy Comp Assessor Carded___

NEBRASKÁ DOCUMENTARY

**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 ( $\frac{1}{2}$ ) 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.

1

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

BOOK <u>2025</u> PAGE 2136

STATE OF NEBRASKA	)
COUNTY OF CLAY	) SS. )
The foregoing DEED acknowledged before me <b>Corman</b> , Personal Representation	O OF DISTRIBUTION BY PERSONAL REPRESENTATIVE was on
My Commission Expires:	Notary Public  GENERAL NOTARY - State of Nebraska DON C. BOTTORF My Comm. Exp. July 10, 2026

## Agricultural Land Sales Worksheet

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#### NEBRASKA

Good Life. Great Service.

### Real Estate Transfer Statement

**FORM** 

• To be filed with the Register of Deeds. • Read instructions on reverse side. · If additional space is needed, add an attachment and identify the applicable item number. DEPARTMENT OF REVENUE The deed will not be recorded unless this statement is signed and items 1-27 are accurately completed. 1 County Name County Number 3 Date of Sale/Transfer 4 Date of Deed Mo. 09 Mo. 09 Day 29 _ Day <u>2</u>9 Yr. 2025 Webster - 91 5 Grantor's Name, Address, and Telephone (Please Print) 6 Grantee's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Meredith M and Cheryl K Engelhardt Grantee's Name (Buyer Timothy M and Melanie Engelhardt Street or Other Mailing Address Street or Other Mailing Address 2272 SPUR 91A 722 Road T City Bladen State Zip Code 68928 State Zip Code 68928 Bladen NE NF Phone Number 402.756.1282 Phone Number 402.756.1620 ✓ No Is the grantee a 501(c)(3) organization? Yes If Yes, is the grantee a 509(a) foundation? Yes Email Address Email Address n/a n/a 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. (A) Status (B) Property Type (C) ✓ 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 Personal Rep. Fasement Lease Trust/Trustee Death Certificate - Transfer on Death Cemetery Mineral ✓ Quit Claim Executor Warranty Was transfer part of IRS like-10 Type of Transfer Distribution Foreclosure Irrevocable Trust Revocable Trust Transfer on Death kind exchange (I.R.C. § 1031 ✓ Life Estate Auction Easement Gift Sale Trustee to Beneficiary Exchange) by buyer or seller? Buyer Seller V No Satisfaction of Contract Court Decree Exchange Grantor Trust Partition Other (Explain) 11 Was ownership transferred in full? (If No, explain the division 12 Was real estate purchased for same use? (If No, state the intended use.) No Grantors reserved a life estate Yes ☐ No ✓ Yes 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) ✓ Yes Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC Other Brothers and Sisters Grandparents and Grandchild Spouse Ex-spouse Parents and Child 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.) 165000 V No \$ 16 Does this conveyance divide a current parcel of land? Was transfer through a real estate agent or a title company? (If Yes, include the name 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 722 Road T (Same as Grantee) Bladen, NE 68928 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..... 0,00 22 23 Was non-real property included in the purchase? 0,00 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 5a 0,00 \$ 24 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 V No 27 If yes, is the required affidavit attached to this filing? Yes No Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement. David B. Garwood 402.746.3613 Type Mam Phone Number Attorney Signature of Grantee or Authorized Representative here Title Register of Deed's Use Only For Dept. Use Only 28 Date Deed Recorded Value of Stamp or Exempt Number 30 Recording Data

Mo.

A tract of land located in the Southwest Quarter (SW¼) 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 (SW¼); 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 (SW¼), a distance of 800 feet; thence West, Parallel with the South line of said Southwest Quarter (SW¼), a distance of 546 feet; thence South, parallel with the East Line of said Southwest Quarter (SW¼), 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 County of Webster Ss.

Entered on the numerical index and filed for record in the Clerk's office of said county this day of A.D., 20 35 at 10.44 o'clock A.M. Recorded in Book Sociolary County Clerk Did County Clerk Deputy

NEBRASKA DOCUMENTARY
STAMP TAX
Date 9 130 2005
\$CHEMOTSORY ON

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 (SW¼) 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 (SW¼); 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 (SW¼), a distance of 800 feet; thence West, Parallel with the South line of said Southwest Quarter (SW¼), a distance of 546 feet; thence South, parallel with the East Line of said Southwest Quarter (SW¼), 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.

Meredith M. Engelhardt Cheryl K. Engelhardt Cheryl K. Engelhardt

Executed September 99, 2025.

STATE OF NEBRASKA, COUNTY OF WEBSTER ) ss.

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

Comm. expires 💋 - 🗦 - 🥫

GENERAL NOTARY - State of Necroska DAVID B. GARWOOD My Comm. Exp. December 2, 2028 Jotary Public

# Residential & Commercial Sales Worksheet

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## STIPP

# Good Life. Great Service. DEPARTMENT OF REVENUE

### **Real Estate Transfer Statement**

18

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	ent is signed and items 1-27 are accurately completed.								
County Name 2 County Number	3 Date of Sale/Transfer 4 Date of Deed	2025							
Webster - 91  ▼	Mo. 9 Day 30 Yr. 2025 Mo. 9 Day 30 Yr. 2025								
Grantor's Name, Address, and Telephone (Please Print) rantor's Name (Seller)	6 Grantee's Name, Address, and Telephone (Please Print)  Grantee's Name (Buyer)								
ally J. Dickman reet or Other Mailing Address	Rodney P. Ely, Trustee and Laraine J. Ely, Trustee  Street or Other Mailing Address								
W. Willetta Street	620 N Cherry Sreet								
ty State Zip Code enix AZ 85003	City State Red Cloud NE	Zip Code 68970							
one Number	Phone Number   Is the grantee a 501(c)(3) organization?	Yes ✓ No							
29805900 nail Address	4022577080 If Yes, is the grantee a 509(a) foundation Email Address	? Yes V No							
all Address	n/a								
Property Classification Number. Check one box in categories A and B. Check C	if property is also a mobile home.								
	B) Property Type	(C)							
✓ Improved     ✓ Single Family     Industrial       Unimproved     Multi-Family     Agricultural       IOLL     Commercial     Recreational	Mineral Interests-Nonproducing State Assessed  Mineral Interests-Producing Exempt	Mobile Home							
Type of Deed Conservator Distribution	and Contract/Memo Partition Sheriff Other								
	.ease Personal Rep. Trust/Trustee	_							
	lineral Quit Claim Warranty								
kind exchange (I.R.C. § 1031		on Death							
Exchange) by buyer or seller?		o Beneficiary							
Buyer Seller ✓ No Court Decree Exchange Gravas ownership transferred in full? (If No, explain the division.)	ntor Trust Partition Satisfaction of Contract Other (E.  12 Was real estate purchased for same use? (If No, state)								
✓ Yes No	Ves								
Vas the transfer between relatives, or if to a trustee, are the trustor and beneficiary re	elatives? (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 Grandparent	s and Grandchild Spouse								
Ex-spouse Parents and	Child Step-parent and Step-child								
What is the current market value of the real property?	15 Was the mortgage assumed? (If Yes, state the amount and interes	t rate.)							
0,000	Yes   ✓ No \$	%							
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 of the agent or title company contact.)  Yes Southernn Tit	e, LLC No							
Address of Property 0 N Cherry Street Id Cloud, NE 68970	19 Name and Address of Person to Whom the Tax Statement Should Grantees	be Sent							
No address assigned 18b Vacant land									
Legal Description (Attach additional pages, if needed.)		2. 100							
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Ten (10) and McNorth Ten (10) feet of Lot Eleven (11), Block Si	x (6), LeDuc's Addition to the City of Red Cloud, Webser	County, News							
agricultural, list total number of acres transferred in this transaction									
Total purchase price, including any liabilities assumed		150,000,00							
Was non-real property included in the purchase?		1							
Yes No (If Yes, enter dollar amount and attach itemized list.) (see instantiation of the second section of the second sec	tructions) 23 \$ 24 \$	150,000,00							
If this transfer is exempt from the documentary stamp tax, list the exemption number		.00,000,00							
s an affidavit as described in Neb. Rev. Stat. § 76-2,141 required because the property is located.  Yes  No	d within a county or other geographic area with an active air force ballistic missile fi	eld? (See Instructions)							
27 If yes, is the required affidavit attached to this filing? Yes No									
Under penalties of law, I declare that I have examined this statement an and that I am duly authorized to sign this statement.	that it is, to the best of my knowledge and belief, true, complete, and cor	rect,							
Rodney B Ely, Trustee	40	)22577080							
Print of Type Mame of Grange or Authorized Representative		one Number							
ign Maken In Tuile	Grantee 9	130/2025							
ere Signature of Grantee or Authorized Representative	Title Da	te							
Register of Deed's Use	Only	r Dept. Use Only							
Date Deed Recorded 29 Value of Stamp or Exempt Number	30 Recording Data	23pti Ode Offiny							
10. 9 Day 30 Yr 25 \$ 34R.00	BK2025, ta 2161								
No. 96-269-2008 8-2025 Rev. Supersedes 96-269-2008 7-2024	Authorized by Neb. Rev. Stat	. §§ 76-214, 77-1327(2)							
*** ** LOC LOCO U"-LULU NEV. DUPCISCUES JU"-LUJ"-LUUU / "-LUL"	~								

State of Nebraska 3ss.
State of Nebraska SS. County of Webster Entered on the
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 M. Recorded in Book 303
on Dago   21101
Chlosy House County Clerk
D.op O A Deputy
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 9-30-25
\$ 348.00 By A

Return 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.

STATE OF NEBRASKA

) ss.

COUNTY OF WEBSTER

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

September 30, 2025 by

General Notary - State of Nebraska
TERESA L. THEOBALD
My Comm. Exp. Aug. 27, 2029

Notary Public

# Agricultural Land Sales Worksheet

Cnty No.	Bo	o <b>k</b>	Page		Sal	e Date				Sch	ool Dis	trict Co	de -				
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# 100

#### NEBRASKA Good Life, Great Service.

### **Real Estate Transfer Statement**

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

189

FORM **521** 

· If additional space is needed, add an attachment and identify the applicable item number DEPARTMENT OF REVENUE The deed will not be recorded unless this statement is signed and items 1-27 are accurately completed. 3 Date of Sale/Transfer 4 Date of Deed 1 County Name 2 County Number Mo. 09 Day 19 мо. <u>09</u> Day 19 Webster - 91 6 Grantee's Name, Address, and Telephone (Please Print) 5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Grantee's Name (Buyer) See attached See attached Street or Other Mailing Address Street or Other Mailing Address City Zip Code Stale Cilv State Zin Code √ No √ No Phone Number Phone Number is the grantee a 501(c)(3) organization? Yes If Yes, is the grantee a 509(a) foundation? Yes Emall Address **Emall 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) State Assessed Mobile Home Improved Single Family industrial Mineral Interests-Nonproducing Unimproved Multi-Family Agricultural Mineral Interests-Producing Exempt IOLL Commercial Recreational Other Land Contract/Memo Sheriff 8 Type of Deed Conservator Distribution Bill of Sale Personal Rep. Trust/Trustee Corrective Easement Lease Quit Claim √ Warranty Cemetery Death Certificate - Transfer on Death Executor Mineral Was transfer part of IRS like-Irrevocable Trust 📝 Revocable Trust Transfer on Death 10 Type of Transfer Foreclosure kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? Trustee to Beneficiary Auction Gift Life Estate ☐ Sale Easement Other (Explain) Buyer Seller No Court Decree Exchange Grantor Trust Partition Satisfaction of Contract 12 Was real estate purchased for same use? (If No, state the intended use.) 11 Was ownership transferred in full? (If No, explain the division.) [ Yes ☐ No Yes Yes 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (if Yes, check the appropriate box.) ✓ Other Grantors' Trust Yes Aunt or Uncte to Niece or Nephew Family Corp., Partnership, or LLC Self Brothers and Sisters Grandparents and Grandchild 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.) 636,930.00 Yes ∐ No \$ Was transfer through a real estate agent or a title company? (If Yes, include the name 16 Does this conveyance divide a current parcel of land? of the agent or title company contact.) Yes Yes √ No 18 Address of Property 19 Name and Address of Person to Whom the Tax Statement Should be Sent 1602 Hwy 4, Blue Hill, NE 68930 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 (SW1/2) of Section 22, Township 4 North, Range 10 West of the 6th P.M., Webster County, Nebraska. 21 II agricultural, list total number of acres transferred in this transaction 23.81 22 Total purchase price, including any ilabilities assumed...... 22 | 5 23 Was non-real property included in the purchase? 23 24 Adjusted purchase price paid for real estate (line 22 minus line 23) ............ 25 If this transfer is exempt from the documentary stamp tax, list the exemption number 76-902(4)26 Is an affidavit as described in Neb, Flev. Stat. § 76:2,141 required because the property is located within a county or other geographic area with an active air force battistic missile field? (See Instructions) Yes ✓ No 27 If yes, is the required affidavit attached to this filling? Yes 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 (402) 475-5100 Yint or Type Name of Grantee of Phone Number ł Authorizad Representative Attorney wes Signature of Granice or Authorized Representative Title Register of Deed's Use Only For Dept. Use Only 28 Date Deed Recorded Value of Stamp or Exempt Number 30 Recording Data 10 Day Authorized by Neb. Rev. Stat. §§ 78-214, 77-1327(2)

#### 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

44196.000/4898-3681-7004, v. 1

Index Computer Assessor Carded

NEBRASKA DOCUMENTARY **STAMP TAX** 

Date: 10/01/25 \$ Ex004 By AS

Bk 2025, Pg 2175

State of Nebraska 1 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

Chippeners 7

County Clerk

Fee: \$16.00 Bv: AS Deputy

Electronically Recorded

Please record and return to: Jasmine L. Beringer, Rembolt 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 GRANTEES, 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.

STATE OF NEBRASKA

COUNTY OF LANCASTER

) 88:

The foregoing instrument was acknowledged before me on September 12025, by RANDY L. MEYER and APRIL A MEYER, husband and wife.

(SEAL)

GENERAL NOTARY - State of Nebraska JASMINE BERINGER My Comm. Exp. October 30, 2027

Jasmine L. Beringer, Notary Public

### EXHIBIT A

### (PID: 001713700)

A part of the Southwest Quarter (SW½) 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

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

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 Yas, state the amount and interest rate.)  24000.00    Yes   No   S   S   S   S   S   S   S   S   S	Department of Revenue	If additional space is needed											
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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	18 Address of Property			19 Name and Add	dress of Person to Who	om the Tax Statement Sho	ould be Sent						
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24 Adjusted purchase price paid for real estate (line 22 minus line 23)		· · · · · · · · · · · · · · · · · · ·			44		j j						
25 if this transfer is exempt from the documentary stamp tax, list the exemption number  26 is an affidiavit as described in Ngb, Rev. Stat. § 75-2.141 required because the property is located within a county or other geographic area with an active air force ballistic missile field? (See Instructions    Yes							4						
26 is an afficient as described in Ngb, Brw, Stat. \$ 78-2,141 required because the property is located within a country or other geographic area with an active air force ballistic missile field? (See Instructions of Prince of No.)  27 If yes, is the required affidavit attached to this filling? Yes No.  Under penaltities 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 duty authorized to sign this statement.  Mark Watsop  Print or true frame or Authorized Representative  Signature of Grantee or Authorized Representative  Register of Deed's Use Only  8 Date Dead Recorded  Mo. Doy Yr. AS 9 Value of Stamp or Exempt Number  Signature of Revenue  Form No. 96-269-2008 8-2025 Rev. Supersacies 96-269-2008 7-2024  2025 Oct 01 09:27 AM 55.68 Book 2025 Page 2174						24   5	24,000,00						
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	26 is an affidavit as describe				er geographic area with a	n active air force ballistic mis	sile field? (See Instructions)						
Under penalties of law,   declare that   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 Watsop Print or To Manual Correct Authorized Representative  Find or To Manual Correct Representative  For Dept. Use Only  Register of Deed's Use Only  8 Date Deed Recorded  Mo. Doby Yr. 25 S 55.68  Revenue  Form No. 96-269-2008 8-2025 Rev. Supersedes 96-269-2008 7-2024  2025 Oct 01 09:27 AM 55.68  Book 2025 Page 2174		ad afficient attended to this things.	4 Ma										
and that I am duly authorized to sign this statement.  Mark Watsop  Print or Type Home Number  Signature of Grantee or Authorized Representative  Register of Deed's Use Only  Register of Deed's Use Only  10-01-2025  Title  Representative  For Dept. Use Only  8 Date Dead Recorded  Mo. Do Day Yr. 25 \$ 55.68 Book 2025 Page 2174  Representative  Representative  Register of Deed's Use Only  29 Value of Stamp or Exempt Number  8 K2025 Pg 2174  2025 Oct 01 09:27 AM 55.68 Book 2025 Page 2174	z i s yes, is the require	A CONCAVA SUBCLECT TO THIS HAND!	146										
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Print or Type Harm Verage and Authorized Representative    Signature of Grantee or Authorized Representative   Grantee   10-01-2025							402-770-15						
Signature of Grantee or Authorized Representative  Grantee  Title  Register of Deed's Use Only  Register of Deed's Use Only  8 Date Dead Recorded  Mo. Doug Yr. 25 \$ 55.68 Rev. Supersedes 96-269-2008 7-2024  Representative  Grantee  10-01-2025  Title  Representative  For Dept. Use Only  8 K 2025 Pg 2174  2025 Oct 01 09:27 AM 55.68 Book 2025 Page 2174	Print or Typ		ative			ander in our supplier in the s							
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|NEBRASKA DOCUMENTARY | STAMP TAX

Date: 10/01/25

\$ 55.68 By AS BK 2025, Pg 21/4

State of Nebraska 1 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

- made and the 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.

BY

Executed: Sept 30

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

STATE OF NEBRASKA ) SS: COUNTY OF Adams

The foregoing warranty deed was acknowledged before me on 2025 by David Ostdick on behalf of The Blue Hill Nine, LLC

GENERAL NOTARY - State of Nebraska LAURIE L. HAWES My Comm. Exp. June 24, 2027

Notary Public - Laure L. Hawes

My commission expires:

# Residential & Commercial Sales Worksheet

Cnty No.	Bi	ok .	Page			ale Date						Scho	ool Dis	itrict/Co	de			
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# NEBRASKAGood Life, Great Service,

### **Real Estate Transfer Statement**

ment v

FORM **521** 

Good Life, Great Service,	• To be filed with	he Register of Deeds.	Rea	ad Instructions of	n revers	e side.	n number	5	521
OGRANIHENT OF REVENUE	<u> </u>	corded unless this state	APPROXIMATION OF THE PERSON NAMED IN			- ***		d.	***
1 County Name	Clare 91	mber		3 Date of Sale/Tran		2025	4 Date of Deed Mo. 10	n D1 v	r. 2025
tveb	ess, and Telephone (Please	Print)		Mo. 10 Day					<u> </u>
Grantor's Name (Seller) Chad Wulf and Krystal W		- Teams		Granice's Name (B	uver)		······································	7	
Street or Other Mailing Ad 2702 Highway 128				Lloyd Williams an Street or Other Ma 515 High Street	d rawns iling Addr	ess ess	15		
City	State	Zip Code		City			Ştate	· ·	Zip Code
Burr Oak Phone Number / // /	Kansas	6693 <u>6</u> 7	<del></del>	Guide Rock Phone Number		le the grant	Nebraska ee a 501(c)(3) orga	mization?	68942 Yes No
Email Address	7-8 <u>14-1811</u>			(906)399-1033 Email Address			grantee a 509(a)		Yes No
hr	ystalandia	<u>imes@yahoo</u>	(CO)	<u> </u>					
7 Property Classification (A) Status	n Number, Check one box t	n categories A and B. Check		property is also a : Property Type	nobile h	ome.			(C)
Improved	Single Family	Industrial	( <u>)</u>	Mineral Interests	Nonprod	lucing	State Assess	bed _	Mobile Home
Unimproved	Multi-Family Commercial	Agricultural Recreational	Ī	Mineral Interests	-Producin	ng	Exempt		
<u> </u>	Conservator	, , , , , , , , , , , , , , , , , , ,	==	nd Contract/Memo	Parti	<u> </u>	Sheriff	Other	
	Con ective Death Certificate – Transfer or	∐ Easement [ n Death □ Executor ■	Lea		in and	onai Rap. <u> </u>	Trust/Trustee ▼Warranty		
9 Was transfer part o	IRS like 10 Type of Tr				ole Trust	Revocabl	-Y	Transfer on I	Death
kind exchange (I.P. Exchange) by buyer o	r seller?Auction		ЭME	Life Esta		Sale	<u></u>	Trustee to B	
Buyer Se	eller X No Court D	harmed	aranto	or Trust Partition			on of Contract sed for same use?		
Yes No	•	- mineror 1.7	-		Yes	No_			
	en relatives, or if to a trustee,		-	•	ونسم	•		A.J.	
☐ Yes → No	Aunt or Uncle to Nied Brothers and Sisters		•	Partnership, or LLC and Grandchild	<u> </u>	Self Spouse	LJ	Other	manuscus and district in Fernanda and a second and
	Ex-spouse	Parents a				Step-parent ea	nd Step-child		
	rket value of the real property	?		15 Was the mortg		mod? (if Yes,	state the amount :	and interest ra	
6000	Ovide a current parcel of land	7		Yes 17 Was transfer th	No Khouna	feat estate ac	ent or a title comp	anv? (If Yes, ir	% %
☐ Yes 🔀 No	•			of the agent or	title com	pany contact	Yes Wa	rne RE	No
18 Address of Property				19 Name and Add			m the Tax Stateme	ant Should be	Sent
535 High Street Guide Rock, NE 6894	12			Lloyd & Fawnleile 515 High Street	5.VVIIIa	ms			
18a 🔲 No address assig	ned 18b 🔲 Vacant la	nd		Guide Rock, NE 6	8942				
	ch additional pages, if neede	· ·					· · · · · · · · · · · · · · · · · · ·		
SEE LEGAL DESCRI	PTIONATTACHEDHERETO	ANDMADE APART HEREC	OF						
21 If agricultural, list total	number of acres transferred in	n this transaction		· · · · · · · · · · · · · · · · · · ·			·		
22 Total purchase price,	Including any liabilities assum	ed					22 \$		6,000.00
23 Was non-real property	included in the purchase? If Yes, enter dollar amount a	nd attack thambad that \food	Inotr	nations)			23 \$		
24 Adjusted purchase pri	ice pald for real estate (line 22	2 minus line 23)					24 \$		6,000.00
	ipt from the documentary star ed in <u>Neb Rev Stat, § 76-2, 141</u> in					hlc area with a	n activo air force balli:	stic missite flekti	7 (See Instructions)
☐ Yes 🔀 No			, CC 115-15	Trailer at Southly St. 1942	. the street	THE MINE THE P	THE SHIP OF THE		, ,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,
27 If yes, is the requir	ed affidavit attached to this filing	7 Yes No							
	attles of law, I declare that I am duly authorized to sign this		l and	that it is, to the best	of my kn	owledge and	bellei, true, comple	ete, and correc	ot,
₹ Je	miter M Ja	ensen		· · · · · · · · · · · · · · · · · · ·				402-	<i>8 79-434]</i> e Number
sign Print of Part	pe Name of Grantee or Autho	nzeu Hepresentative		Title	10%	neca- A	0.01	enon: (1)	o Nomber
- C-7001	of Grantee or Authorized Rep	resentative		Title	, <u>Y</u>	wirg r	0 0 0	Date	1 Enter Contra
	The state of the s	Register of Deed's U	se Q		british in meta Waliffer (www.)	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	Mine :	For D	ept. Use Only
28 Date Deed Recorded  Mo. 10 Day 1		Namp or Exempt Number		BK202	15 F	2 21	7-7		
Nebraska Department of Flevor	<del></del>			1 011000		7 21	Authorized by	Neb. Rev. Stat. §!	§ 76-214, 77-1327(2)

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

#### 20. Legal Description

The South Twelve and one-half (\$12½) 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

Discher Lysecht

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 19 day of October	2025.
	And Elay
Chack	Kental West
Krysta	I Wulf /
STATE OF NEBRASKA ) )ss. COUNTY OF NUCKOLLS )	
The foregoing instrument was acknowledge wife, on the 194 day of October	d before me by Chad Wulf and Krystal Wulf, husband and2025.
GENERAL NOTARY - State of Nebraska JENNIFER M. JENSEN My Comma. Exp. June 19, 2028	Purific Notary Signature  Jensife m Jensen  Print Name  G 16 23:26
(SEAL)	My Commission Expires: 6-19-20-26

# Residential & Commercial Sales Worksheet

Cnty No.	⊪∙Bō	ōk 🦷	a Page			Sale Date							Sch	ool Dis	trict Co	le -				
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(101) 🗷 Or	ne Story			(20	)) 🗆	Badly Worr	n				Com	mei	reial C	onstru	tion Clas	s:				
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(103) □ Sp	lit Level	(40	) 🗆	Good					(2)		Rein	forced (	Concrete I	rame						
(104) 🗆 11	/2 Story	(50	) 🗆	Very Good					(3)		Mas	onry Be	aring Wal	s						
(111) 🗆 Bi-	Level			(60	) 🗆	Excellent					(4)		Woo	od or Ste	el Frame	Ext.	Wall	s		
(106) □ Ot	her						er en Marie		(**#) (****)		(5)		Meta	al Frame	and Wall	s				
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(307) □ 11	/2 Story			(30	)) 🔣	Average					(20)		Ave	rage		(20)		Badly	Worr	1
(308) 🗆 Sp	lit Level			(40	) 🗆	Good					(30)		Abo	ve Aver	age	(30)		Avera	ge	
(309) 🗆 21	/2 Story		******	(50	) 🗆	Very Good					(40)		Hìgl	1	mbols 10.4 and 15 and 15	(40)		Good		
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# NEBRASKA

1 County Name

**Real Estate Transfer Statement** 

**FORM** 521

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

Good Life. Great Service

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

• If additional space is needed, add an attachment and identify the applicable item number. The deed will not be recorded unless this statement is signed and items 1-27 are accurately completed. 2 County Number 3 Date of Sale/Transfer 4 Date of Deed Yr. 2025 Mo. 9 Day 25 Mo. 10 Day 3 Webster - 91 6 Grantee's Name, Address, and Telephone (Please Print) 5 Grantor's Name, Address, and Telephone (Please Print)

Van Beber Properties II, LLC	Glen Brummbaugh and Avery Brumbaugh							
Street or Other Mailing Address 1132 Bumps Road	Street or Other Mailing Address 707 W 7th Avenue							
City State Zip Code Centerville MA 92632	City	State Zip Code NE 68970						
Phone Number	Phone Number Is the grantee a 5	01(c)(3) organization? Yes V Notes a 509(a) foundation? Yes V Notes						
Email Address	Email Address	co a coc(a) foundation.						
n/a	n/a							
7 Property Classification Number. Check one box in categories A and B. Check	(B) Property Type	(C)						
(A) Status  ✓ Improved  ✓ Single Family Industrial		State Assessed Mobile Home						
✓ Improved       ✓ Single Family       Industrial         ☐ Unimproved       ☐ Multi-Family       ☐ Agricultural         ☐ IOLL       ☐ Commercial       ☐ Recreational		Exempt						
8 Type of Deed Conservator Distribution	Land Contract/Memo Partition She	riff Other						
Bill of Sale Corrective Easement		st/Trustee						
Cemetery Death Certificate – Transfer on Death Executor	Mineral Quit Claim War	ranty						
9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031	oreclosure Irrevocable Trust Revocable Trust	Transfer on Death						
Exchange) by buyer or seller?	Life Estate Sale	Trustee to Beneficiary						
	irantor Trust Partition Satisfaction of C							
11 Was ownership transferred in full? (If No, explain the division.)  Yes No	12 Was real estate purchased for Yes No	same use? (If No, state the intended use						
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary	And the Control of th							
	rp., Partnership, or LLC	Other						
	ents and Grandchild Spouse							
Ex-spouse Parents ar								
14 What is the current market value of the real property?	15 Was the mortgage assumed? (If Yes, state t	he amount and interest rate.)						
156000	☐ Yes ✓ No \$	%						
16 Does this conveyance divide a current parcel of land?  ☐ Yes ✓ No	17 Was transfer through a real estate agent or of the agent or title company contact.)	a title company? (If Yes, include the name Yes GTA Real Estate Grou No						
18 Address of Property	19 Name and Address of Person to Whom the	Tax Statement Should be Sent						
707 W 7th Avenue Red Cloud, NE 68970	Grantees							
18a No address assigned 18b Vacant land								
20 Legal Description (Attach additional pages, if needed.) The West 86 feet of Lots Seven (7), Eight (8), Nine (9) Ten (10), E to Red Cloud, Webster County, Nebraska	leven (11) and Twelve (12), Block One (1)	), Case and McNeny's Addition						
21 If agricultural, list total number of acres transferred in this transaction	•							
22 Total purchase price, including any liabilities assumed	F2 + 1.2 × 1.00 + 1.2 × 1.2 × 1.2 × 1.2 × 1.2 × 1.2 × 1.2 × 1.2 × 1.2 × 1.2 × 1.2 × 1.2 × 1.2 × 1.2 × 1.2 × 1.2 × 1.2 × 1.2 × 1.2 × 1.2 × 1.2 × 1.2 × 1.2 × 1.2 × 1.2 × 1.2 × 1.2 × 1.2 × 1.2 × 1.2 × 1.2 × 1.2 × 1.2 × 1.2 × 1.2 × 1.2 × 1.2 × 1.2 × 1.2 × 1.2 × 1.2 × 1.2 × 1.2 × 1.2 × 1.2 × 1.2 × 1.2 × 1.2 × 1.2 × 1.2 × 1.2 × 1.2 × 1.2 × 1.2 × 1.2 × 1.2 × 1.2 × 1.2 × 1.2 × 1.2 × 1.2 × 1.2 × 1.2 × 1.2 × 1.2 × 1.2 × 1.2 × 1.2 × 1.2 × 1.2 × 1.2 × 1.2 × 1.2 × 1.2 × 1.2 × 1.2 × 1.2 × 1.2 × 1.2 × 1.2 × 1.2 × 1.2 × 1.2 × 1.2 × 1.2 × 1.2 × 1.2 × 1.2 × 1.2 × 1.2 × 1.2 × 1.2 × 1.2 × 1.2 × 1.2 × 1.2 × 1.2 × 1.2 × 1.2 × 1.2 × 1.2 × 1.2 × 1.2 × 1.2 × 1.2 × 1.2 × 1.2 × 1.2 × 1.2 × 1.2 × 1.2 × 1.2 × 1.2 × 1.2 × 1.2 × 1.2 × 1.2 × 1.2 × 1.2 × 1.2 × 1.2 × 1.2 × 1.2 × 1.2 × 1.2 × 1.2 × 1.2 × 1.2 × 1.2 × 1.2 × 1.2 × 1.2 × 1.2 × 1.2 × 1.2 × 1.2 × 1.2 × 1.2 × 1.2 × 1.2 × 1.2 × 1.2 × 1.2 × 1.2 × 1.2 × 1.2 × 1.2 × 1.2 × 1.2 × 1.2 × 1.2 × 1.2 × 1.2 × 1.2 × 1.2 × 1.2 × 1.2 × 1.2 × 1.2 × 1.2 × 1.2 × 1.2 × 1.2 × 1.2 × 1.2 × 1.2 × 1.2 × 1.2 × 1.2 × 1.2 × 1.2 × 1.2 × 1.2 × 1.2 × 1.2 × 1.2 × 1.2 × 1.2 × 1.2 × 1.2 × 1.2 × 1.2 × 1.2 × 1.2 × 1.2 × 1.2 × 1.2 × 1.2 × 1.2 × 1.2 × 1.2 × 1.2 × 1.2 × 1.2 × 1.2 × 1.2 × 1.2 × 1.2 × 1.2 × 1.2 × 1.2 × 1.2 × 1.2 × 1.2 × 1.2 × 1.2 × 1.2 × 1.2 × 1.2 × 1.2 × 1.2 × 1.2 × 1.2 × 1.2 × 1.2 × 1.2 × 1.2 × 1.2 × 1.2 × 1.2 × 1.2 × 1.2 × 1.2 × 1.2 × 1.2 × 1.2 × 1.2 × 1.2 × 1.2 × 1.2 × 1.2 × 1.2 × 1.2 × 1.2 × 1.2 × 1.2 × 1.2 × 1.2 × 1.2 × 1.2 × 1.2 × 1.2 × 1.2 × 1.2 × 1.2 × 1.2 × 1.2 × 1.2 × 1.2 × 1.2 × 1.2 × 1.2 × 1.2 × 1.2 × 1.2 × 1.2 × 1.2 × 1.2 × 1.2 × 1.2 × 1.2 × 1.2 × 1.2 × 1.2 × 1.2 × 1.2 × 1.2 × 1.2 × 1.2 × 1.2 × 1.2 × 1.2 × 1.2 × 1.2 × 1.2 × 1.2 × 1.2 × 1.2 × 1.2 × 1.2 × 1.2 × 1.2 × 1.2 × 1.2 × 1.2 × 1.2 × 1.2 × 1.2 × 1.2 × 1.2 × 1.2 × 1.2 × 1.2 × 1.2 × 1.2 × 1.2 × 1.2 × 1.2 × 1.2 × 1.2 × 1.2 × 1.2 × 1.2 × 1.2 × 1.2 × 1.2 × 1.2 × 1.2 × 1.2 × 1.2 × 1.2 × 1.2 × 1.2 × 1.2 × 1.2 × 1.2 × 1.2 × 1.2 × 1.2 × 1.2 × 1.2 × 1.2 × 1.2 × 1.2 × 1.2 × 1.2 × 1.2 × 1.2 × 1.2 × 1.2 × 1.2 × 1.2 × 1.2 × 1.2 × 1.2 × 1.2 × 1.2 × 1.2 ×	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 i		23 \$ 1						
<ul> <li>24 Adjusted purchase price paid for real estate (line 22 minus line 23)</li> <li>25 If this transfer is exempt from the documentary stamp tax, list the exemption numb</li> </ul>		24 \$ 156,000,00						
26 Is an affidavit as described in Neb. Rev. Stat. § 76-2,141 required because the property is loc Yes V No		air force ballistic missile field? (See Instruction						
27 If yes, is the required affidavit attached to this filing? $\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \$								
Under penalties of law, I declare that I have examined this statement a	and that it is, to the best of my knowledge and belief, t	rue, complete, and correct,						
and that I am duly authorized to sign this statement.		400 740 0040						
Teresa Theobald Print or Type Name of Grantee or Authorized/Representative		402-746-2242 Phone Number						
sign	Grantee							
here Signature of Grantee or Authorized Representative	Title	10/3/2025 Date						
Register of Deed's Use	e Only	For Dept. Use Only						
28 Date Deed Recorded 29 Value of Stamp or Exempt Number	30 Recording Data							
Mo. 10 Day 3 Yr. 25 \$ 361.92	BK2025 P2 2194							

Nebraska Department of Revenue

Form No. 96-269-2008 8-2025 Rev. Supersedes 96-269-2008 7-2024

State of Nebraska County of Webster  Entered on the numerical index and filed for record in the Clerk's office of said county this 3 day of
Potern to
Return to: Southern Title, LLC P O Box 22!
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
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:
<ol> <li>is lawfully seised of such real estate and that it is free from encumbrances;</li> <li>has legal power and lawful authority to convey the same;</li> <li>warrants and will defend title to the real estate against the lawful claims of all persons.</li> </ol>
Executed September 25, 2025.
Van Beber Properties II, LLC, a Nebraska limited liability company
Charles R. Van Beber, Member/Manager
STATE OF MASSACHUSCETTS ) ) ss. COUNTY OF BAKNSTABLE )
COUNTY OF BALNSTABLE )
The foregoing instrument was acknowledged before me on SEPTEMBER 35, 2025 by Charles R. Van Beber, Member/Manager of Van Beber Properties II, LLC, a Nebraska limited liability company.

Ô

JASON M. MITCHELL NOTARY PUBLIC Commonwealth of Massachuseks My Commission Expires January 29, 2032 Notary Public Juson M MITCHELL
01/29/2032

# Agricultural Land Sales Worksheet

Cnty No. Boo	ok Page	Sale	Date				Scl	iool Dis	trict (	Code		100				
91 202	25 2218	1.0/3	/2025	Base: 91	L-00	02	Affili	ated:			Unified:					
Location ID	Sale Number	Useability	& Code#	# # # # # # # # # # # # # # # # # # #	Parcel Number.											
001917002	192	4	05	GeoCde	Twn	Rng	Sect	Qrt	Sub	liv.	Area	Bik	P	arcel		
D.	ate of Sale Assessed V	alue "		4371	2	11	36	2	000	00		000	00	000		
Land	Improvements	Т	tal		, D	ite of	Sale I	roperty	Clas	sifica	tion (	ode				
1,658,350	596,880	2,2	255,230	Status	Proj	erty Ty	pe .	Zoning	Loc	ation	-Cit	y Size	Parc	el Size		
	Irrigation Type:	1		A) <b>1</b>	В)	01	ABLITICAL AS	C) <b>5</b>	D)		E)	0	F)	4		
LCG	ACRES:	VAT	UE:	All Park	LCG	ere in		* ACR	re.	學學		VAL				
IRRIGATED 1A1	l i i i i i i i i i i i i i i i i i i i	assa sa assa sa assa sa assa sa assa sa			SSLA	ND 1	GI			Auguren Sas z			<u>, , , , , , , , , , , , , , , , , , , </u>	Department of the second		
1A	36.020	2	07,655				1G	••	5.3	60			2,	680		
2A1	7.290		42,025				G1	2.920					1,	460		
2A	82.200	4	55,800				2G									
3A1						30	GI									
3A							3G	2	2.2	50			11,	125		
4A1	18.360		97,125			40	G1									
4A	125.540	6	64,105			•	4G	2	5.5	20			12,	760		
DRYLAND 1D1				Sh	elterbe		-			_		•				
1D	5.930		19,600			Accreti			• •							
2D1	6.740		01 120			Wa			2.0	10			1,	005		
2D 3D1	6.740		21,130			Other				8.530		30		1 6'		510
3D1				AG LAND TOTAL  Roads		<del>-</del>	- 30	8.9		(stylett		Property.				
4D1	4.310		12,605	Farm Sites				<del></del>	1.0		1945 AVE			840		
4D	24.080		70,435	Home Sites				1.000						000		
				Recreation												
Dwellings		<u> </u>	01,600	Other			ner									
Outbuildings			95,280	Non	AG 7	ΓΟΤΑ	L	1	0.9	60	***************************************		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 Comm	ments:
001917002 001553800 001554600	
	,
	(Continue on back)

### NEBRASKA.

### **Real Estate Transfer Statement**

10/2

FORM **521** 

Good Life, Great Service

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

 If additional space is needed, add an attachment and identify the applicable item number. DEPARTMENT OF REVENUE The deed will not be recorded unless this statement is signed and items 1-27 are accurately completed. 3 Date of Sale/Transfer 1 County Name 2 County Number 4 Date of Deed yr. 2025 Yr. 2025 Mo. 10 Day 3 Mo. 10 Day 3 Webster - 91 5 Grantor's Name, Address, and Telephone (Please Print) 6 Grantee's Name, Address, and Telephone (Please Print) Granlor's Name (Seller) Grantee's Name (Buyer) David D. Rose/Susan K. Rose/Co-Trustees/Karen M. Rose Trust David D. Rose Street or Other Mailing Address Street or Other Mailing Address See attached 780 Highway 281 Zip Code 68970 Zip Code State Cily State Red Cloud NE Phone Number (402) 984-4918 Phone Number Is the grantee a 501(c)(3) organization? Yes √No If Yes, is the grantee a 509(a) foundation? Yes 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. (B) Property Type (C) Improved Single Family Industrial Mineral Interests-Nonproducing Siate Assessed Mobile Home Unimproved Multi-Family ✓ Agricultural Mineral Interests-Producing Exempl OLL. Commercial Recreational Distribution Sheriff 8 Type of Deed Land Contract/Memo Othe Personal Rep. Trust/Trustee Bill of Sale Corrective l Easement Lesse Cemelery Death Certificate - Transfer on Death Executor ☐ Mineral Quit Claim Warrenty Was transfer part of IRS like-10 Type of Transfer V Distribution Foreclosure Irrevocable Trust Revocable Trust Transfer on Death kind exchange (I.A.C. § 1031 Exchange) by buyer or seller? Easement Gift Life Estate Sale Trustee to Beneficiary Auction Grantor Trust Partition Other (Explain) ☐ Seller 🗸 No Court Decree Exchange Satisfaction of Contract Buyer 11 Was ownership transferred in full? (If No, explain the division.) 12 Was real estate purchased for same use? (If No, state the intended use, Z Yes Leavertus Yes No. 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) √ Yes Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC Self Other Brothers and Sisters Grandparents and Grandchild Parents and Child Step-parent and Step-child Ex-spouse 14 What is the current market value of the real property? 15 Was the mortgage assumed? (If Yes, slate the amount and interest rate.) See attached ✓ 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 Yes **√** No 18 Address of Property 19 Name and Address of Person to Whom the Tax Statement Should be Sent See attached David D. Rose 778 Hwy 281 18a No address assigned 18b Vacant land 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 0'.0022 Total purchase price, including any liabilities assumed..... 22 \$ 23 Was non-real property included in the purchase? 0,00 No (If Yes, enter dollar amount and attach itemized list.) (see instructions) ... L Yes 0'.0024 | \$ 26 Is an allidevil 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 V No 27 If yes, is the required affidavil attached to this filling? Yes No Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement. Sullivan Michael E (402) 462-2119 Authorized-Representative hint or Ti Phone Number 10/6/2025 Attorney nature of Grantee or Authorized Representative Dale here

Mo. 10 Day _____

28 Date Deed Recorded

Form No. 96-269-2008 7-2024 Flev. Supersedes 96-269-2006 10-2020

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

Register of Deed's Use Only

29 Value of Stamp or Exempt Number

For Dept. Use Only

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

#### 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:

### . balleo

#### 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

E GIVGJ

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		STAM	CUMENTARY P TAX 0/07/25 By AS	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 07 day of October A.D., 2025, at 10:26 o'clock AM. Recorded in Book 2025 on Pages 2218-2219  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	' WARI	RANTY DEI	ED						
	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 atta	iched Ext	nibit "A".							
	GRANTOR covenants (jointly and a GRANTOR (1) is lawfully seised of such resubject to existing easements and restriction authority to convey the same; and (3) warral lawful claims of all persons.  Executed: October	eal estate as of reco	and that it is frord, if any; (2) h	ee from encumbrances, has legal power and lawful						
	David D. Rose, Co-Trustee		Susan K. Rose	Co-Trustee						
	CTATE OF MERRACKA )									

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.

A GENERAL HOTARY - State of Nebraska MICHAEL E. SULLIVAN My Comm Exp. June 21, 2026

) ss:

COUNTY OF ADAMS

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										76	
91 20	25 2220	10/3/	/2025	Base: 01-0123 Affiliated:							Unified:				
Location ID	Sale Number	Useability & Code # -						– Parcel Nümber							
002114100	193	4	05	GeoCde Twn Rng S			S	ct	Qrt	Sub	div	Area	Bik	Blk Parc	
D	ate of Sale Assessed	Vālue :		4131	4	11	2	9	2	000	00	1	000	0,	730
Land	Linprovements	To	tal		Ď	ate of	Sal	Pr	operty	Clas	sifica	tion (	ode		
1,889,365	35,630	1,9	24,995	Status	Proj	erty Ty	pe.	Z	oning	Jo	cation	Cit	y Size	Par	cel Size
	Irrigation Type:			A) 2	B)	05	V 2004 19 25 25 25 25 25 25 25 25 25 25 25 25 25	C)	5	D)	3	E)	0	F)	9
LCG	ACRES:	VAL	UE:		LCG	777.2%		) (1) (1) (1) (1) (1) (1) (1) (1) (1) (1	ACR	ES:		TOTAL NEW	*VAL	UE:	
IRRIGATED 1A1					ASSLA		1	34-70-70-70-70-70-70-70-70-70-70-70-70-70-		4.9		, <u>- 15-20-2-10</u>			190
1A	30.770	1	77,390	1G											
2A1						20	31	0.080			80	120			
2.A	73.640	4	08,335	2G			2G								
3A1					3G1										
3A				3G											
4A1	47.190	<del></del>	49,635	4G1			Gl								
4A	86.400	4	57,055	4G											
DRYLAND 1D1	71.000		34,655	S	helterbe	lt/Timb	er								,
1D	42.690	1	41,090			Accreti	on								
2D1						Was	ste								
<b>2</b> D	<del>                                     </del>	1	54,715			Otl						·			
3D1				AG L	AND '		-			1.2			1,8	75,	525
3D						Roa				4.9		性的	11963 - 12 13 - 13 - 13 - 13 - 13 - 13 - 13 - 13 -	<b>张</b>	
4D1		· · · · · · · · · · · · · · · · · · ·	33,870		·	arm Sit				1.0	00			13,	840
4D	3.580		10,470			ome Sil									
Bath contract the second of th					F	Lecreati									
Dwellings	Manager and the second and the secon		25 620	n. T	. 1.77.7	Oth				F ^				10	0.40
Outbuildings			35,630	Noi	ı-AG	IOTA	Ш		1	5.9	60		i	13,	840

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

### NEBRASKA.

**Real Estate Transfer Statement** 

193

FORM **521** 

Good Life, Great Service,

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

10 mm - 10 mm	t is signed and items 1-27 are accurately completed.						
1 County Name 2 County Number	3 Date of Sale/Transfer 4 Date of Deed	2025					
Webster - 91	Mo. 10 Day 3 Yr. 2025 Mo. 10 Day 3 Yr. 2025  6 Grantee's Name, Address, and Telephone (Please Print)						
5 Grantor's Name, Address, and Telephone (Please Print)  Grantor's Name (Seller)	Grantee's Name (Buyer)	The state of the s					
David D. Rose/Susan K. Rose/Co-Trustees/Karen M. Rose Trust	Cynthia M. Hobbs	ALL LAND AND AND AND AND AND AND AND AND AND					
Street or Other Mailing Address See attached	Street or Other Mailing Address 1262 Hwy 136						
City State Zip Code	City State Red Cloud NE	Zlp Code 68970					
Phone Number	Phone Number Is the grantee a 501(c)(3) organization (402) 746-4603 If Yes, is the grantee a 509(a) foundation						
Email Address	Email Address hobbs_ben@hotmail.com	1100					
7 Property Classification Number, Check one box in categories A and B. Check C if	The state of the s						
(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						
B Type of Deed Conservator Distribution La	od Control Marco Departure Departure D						
8 Type of Deed Conservator Distribution La	nd Contract/Memo Partition Sheriff Other use Personal Rep. 7 Trust/Trustee	Pr					
	neral Quit Claim Warranty						
9 Was transfer part of IRS like- 10 Type of Transfer ✓ Distribution ☐ Forect	osure Irrevocable Trust Revocable Trust Transf	er on Death					
9 Was transfer part of IRS like-kind exchange (i.R.C. § 1031 Exchange) by buyer or seller?	Life Estate Sale Truste	e to Beneficiary					
ALIEN AND AND AND AND AND AND AND AND AND AN		(Explain)					
11 Was ownership transferred in full? (If No, explain the division.)	12 Was real estate purchased for same use? (If No. s	state the intended use.)					
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives.	lives? (If Yes check the appropriate box )						
Brothers and Sisters Grandparents							
☐ Ex-spouse ✓ Parents and Cl	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 inter	roal rata \					
	10 Tras til Indigago dobatiladi (ii ) bo, bata tile distolati dila intoi	coi iaic.)					
See attached	Yes	%					
	Yes V No \$	% Yes, include the name					
See attached  16 Does this conveyance divide a current parcel of land?	Yes No \$	% Yes, include the name  ✓ No					
See attached  16 Does this conveyance divide a current parcel of land?  Yes 7 No	Yes Y No \$	% Yes, include the name  ✓ No					
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See attached  16 Does this conveyance divide a current parcel of land?  Yes  No  18 Address of Property  See attached  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.  23 Was non-real property included in the purchase?  Yes  No (If Yes, enter dollar amount and attach itemized list.) (see Instruction  19 No  24 Adjusted purchase price paid for real estate (line 22 minus line 23)  25 If this transfer is exempt from the documentary stamp tax, list the exemption number  26 is an affidavit as described in Neb Fiev. Stat. § 76-2,141 required because the property is located  19 Yes  No  27 If yes, is the required affidavit attached to this filing? Yes  No  Under penaltites of faw, I declare that I have examined this statement and I and that I am duly authorized to sign this statement. Print of your harms of Granles of Althorized Representative	Yes  No \$	% Yes, include the name					
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See attached  16 Doss this conveyance divide a current parcel of land?    Yes   No	Yes	% Yes, include the name					

#### <u>Attachment to Form 521 - Real Estate Transfer Statement</u>

#### 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

## 64/63

#### 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

OF WY

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

Q WY

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

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NEBRASKA DOCUMENTARY STAMP TAX

> Date: 10/07/25 By AS

\$ Ex020

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

June Leguster A

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, Co-Trustee

Susan K. Rose, Co-Trustee

STATE OF NEBRASKA

) \$\$:

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

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

**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

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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

Crity No.	Bo	ok	Page	School District Code												
91	20	25	2222	10/3	/2025	Base: 9:	Base: 91-0002 Affiliated:					Unified:				
Location I	D .	Sale	Number	Useability	& Code#		Parcel Number									
00150070	00		194	4	05	GeoCde	12 Ch (FELVES 50)	Rng	Sec	t Qrt	Sub	ůν	Area Blk		Parcel	
	Ď	ate of S	ale Assessed	/alue		4373	2	10	23	1	000	00	1	000	0000	
Land		THE PROPERTY.	provements	TO A STATE OF THE PARTY OF THE	ial		Ď	ate of	Sale	Propert	Clas	sifica	tion C	ode .		a un s
	1,899,290		i ing berandari	399,290	Status	A DESCRIPTION	perty Ty	20-545-50 070-59-13	Zoning	en e	cation		/Size	Par	cel Size	
	Irrigation Type:		.l <u></u>		A) <b>2</b>	В)	05	1.0490 B	C) <b>5</b>		3	E)	0	F)	9	
LCG		erendous sore	ACRES		Tree:	T-081296-05229		e via tele			TOTAL T		tizitkint	VAL		
IRRIGATEL		T	20.710		UE:			ND 10		* ACI	(L);		2425P5(4)	VAL	UL;	(
	1A		53.950	· · · · · · · · · · · · · · · · · · ·	11,025				ıG							
	2A.1		19.270	1	11,095	2G1					20	4,710			710	
	2A		39.300	2	17,920	2G			2G	0.670			1,255			255
	3A1		11.760		62,210	3G1			Gl							
	3A					3G										
	4A1		0.020		105	4G1										
	4A		161.090	8	52,170	4G			4G	3.860			6,735			
DRYLAND	1D1		0.990		3,270	SI	nelterbe	elt/Timb	per							
	1D		2.520		8,330			Accreti	on							
	2D1		21.260		66,650	Waste			$\overline{}$	)						
<del> </del>	2D		13.520		42,390	Other										
	3D1	<del> </del>	2.310		6,850	AG LA	AND '		$\rightarrow$		39.7			1,8	199,	290
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6/4 <u>/21/4/3/4/3/4/</u> 			ran a sang	and the second seco		<del></del>										
	vellings uldings	The state of the s		M		Non	-AG	Oth <b>FOTA</b>		al de la constant de	10.9	20	-		********	ar'ının Tima üzen Militarya Şirki isi yı
		PSSS ST	100000000000000000000000000000000000000			11011										

Assessor's Ad	justm	ent to Sale l	Price (+ or	-):			Total Recapture Value:	i i
Assessor Comme	nts an	d Reason for A	Adjustment:					
TRUSTEE'S	WD;	TRANSFER	BETWEEN	PARENT	&	CHILD	Maria de la companya	
, , , , , , , , , , , , , , , , , , ,								
			***************************************					
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Comments from		······································			-	Com	ments:	
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M								
·								(Continue on back)

### NEBRASKA

**Real Estate Transfer Statement** 

194

FORM **521** 

Good Life, Great Service.

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

	while showed would be not 4.0% are provided a second-live second-live							
	ent is signed and items 1-27 are accurately completed.							
1 County Name 2 County Number	3 Date of Sate/Transfer 4 Date of Deed							
Webster - 91	Mo. 10 Day 3 Yr. 25 Mo. 10 Day 3 Yr. 25							
5 Grantor's Name, Address, and Telephone (Please Print)	6 Grantee's Name, Address, and Telephone (Please Print)							
Grantor's Name (Seller) David D. Rose/Susan K. Rose/Co-Trustees/Karen M. Rose Trust	Grantee's Name (Buyer) Susan K. Rose							
Street or Other Mailing Address	Street or Other Mailing Address							
See attached City Slate Zip Code	778 Highway 281 City State Zip Code							
Phone Number	Red Cloud NE 68970 Phone Number Is the grantee a 501(c)(3) organization? Yes V No							
	(816) 225-4641 If Yes, is the grantee a 509(a) foundation? Yes							
Email Address	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	3) 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 L	and Contract/Memo Partition Sheriff Other							
- 1 Consul	esse Personal Rep. 7 Trust/Trustee							
Cemetery Death Certificate - Transfer on Death Executor	fineral Quit Claim Warranty							
9 Was transfer part of IRS like- 10 Type of Transfer ✓ Distribution ☐ For	ciosure Irrevocable Trust Revocable Trust Transfer on Death							
kind exchange (I.R.C. § 1031 Exchange) by buyer or seller?	Life Estate Sale Trustee to Beneficiary							
	ntor 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 Pho Yainterest	7 Yes  No.							
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary re								
	Partnership, or LLC Sell Other							
☐ Brothers and Sisters ☐ Grandparent	and Grandohild 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.)							
Please see attached	☐ Yes							
16 Does this conveyance divide a current parcet of land?	17 Was transfer through a real estate agent or a fitte company? (If Yes, include the name							
	Tes Yan							
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							
18a No address assigned 18b Vacant land	Red Cloud, NE 68970							
20 Legal Description (Altach additional pages, if needed.)								
See attached								
21 If agricultural, list total number of acres transferred in this transaction 400.69	Annual Property of the Control of th							
22 Total purchase price, including any liabilities assumed								
23 Was non-real property included in the purchase?	0,00							
Yes No (If Yes, enter dollar amount and attach itemized list.) (see ins	ructions)							
24 Adjusted purchase price paid for real estate (fine 22 minus fine 23)	1 25 1 % 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1							
The production of the course (and all thinks and all thinks and all thinks and all thinks are the course of the co								
25 If this transfer is exempt from the documentary stamp tax, list the exemption number	20							
25 If this transfer is exempt from the documentary stamp tax, list the exemption number								
25 If this transfer is exempt from the documentary stamp tex, list the exemption number 26 is an affidevit as described in Neb. Rev. Stat. § 76-2, 141 required because the property is located.	20							
25 If this transfer is exempt from the documentary stamp tex, list the exemption number 26 is an affidavit as described in Neb. Rev. Stat. § 76-2-141 required because the property is located to the property of the property	20 d within a county or other geographic area with an active air force ballistic missile liaid? (See Instructions)							
25 If this transfer is exempt from the documentary stamp tex, list the exemption number 26 is an affidevit as described in Neb. Rev. Stat. § 76-2,141 required because the property is located to the state of the property is located to the state of the s	20							
25 If this transfer is exempt from the documentary stamp tex, list the exemption number 26 is an affidevit as described in Neb. Rev. Stat. § 76-2.141 required because the property is located to the state of the property is located to the state of the s	20 d within a county or other geographic area with an active air force ballistic missile liaid? (See Instructions)							
25 If this transfer is exempt from the documentary stamp tex, list the exemption number 26 is an affidavit as described in Neb. Rev. Stat. § 76-2, 141 required because the property is located.  Yes   Y   No    27 If yes, is the required affidavit attached to this filling?   Yes   No    Under penalties of law, I declare that I have examined this statement and that I am duly authorized to sign this statement.  Aichael   Stillivan    Print of war wife of Granlee or Xuthorized Representative								
25 If this transfer is exempt from the documentary stamp tex, list the exemption number 26 is an affidevit as described in Neb. Rev. Stat. § 76-2.141 required because the property is located to the state of the property is located to the state of the s								
25 If this transfer is exempt from the documentary stamp tex, list the exemption number 26 is an affidavit as described in Neb. Rev. Stat. § 76-2, 141 required because the property is located.  Yes   Y   No    27 If yes, is the required affidavit attached to this filling?   Yes   No    Under penalties of law, I declare that I have examined this statement and that I am duly authorized to sign this statement.  Aichael   Stillivan    Print of war wife of Granlee or Xuthorized Representative								
26 Is an affidevit as described in Neb. Rev. Stat. § 76-2,141 required because the property is located by Yes   No   27 If yes, is the required affidavit attached to this filling?   Yes   No   Under penalties of law, I declare that I have examined this statement and and that I am duly authorized to sign this statement.    Michael   Sullivan     Print only year answord Grantee or Nuthorized Representative								
26 Is an affidevit as described in Neb. Rev. Stat. § 76-2,141 required because the property is located by Yes   No   27 If yes, is the required affidavit attached to this filling?   Yes   No   27 Under penalties of law, I declare that I have examined this statement and that I am duly authorized to sign this statement.    Michael E. Sullivan     Print only for the Orantee of Authorized Representative								
26 Is an affidevit as described in Neb. Rev. Stat. § 76-2,141 required because the property is located by Yes   No    27 If yes, is the required affidevit attached to this filling?   Yes   No    Under penalties of law, I declare that I have examined this statement and that I am duly authorized to sign this statement.  Aichael   Sullivan    Print only perfect of Grantee or Authorized Representative    Signature of Grantee of Authorized Representative    Register of Deed's Use of the statement of Deed's Use of Deed'	20 d within a county or other geographic area with an active air force ballistic missile lield? (See Instructions)  I that it is, to the best of my knowledge and belief, true, complete, and correct,  (402) 462-2119  Phone Number  10/6/2025  Title  Date  Por Dept. Use Only  30 Recording Data							
26 If this transfer is exempt from the documentary stamp tex, list the exemption number 26 is an affidavit as described in Neb. Rev. Stat. § 76-2, 141 required because the property is located.  Yes   No    27 If yes, is the required affidavit attached to this filling?   Yes   No    Under penaltities of law, I declare that I have examined this statement and that I am duly authorized to sign this statement.  Michael   Stillivan   Print of type regression Grantee or Authorized Representative    Register of Deed's Use 6								

#### 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

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.

ndex Computer Assessor Carded	NEBRASKA DOCUMENTARY STAMP TAX Date: 10/07/25 \$ Ex020 By AS	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 07 day of October A.D., 2025, at 10:26 o'clock AM. Recorded in Book 2025 on Pages 2222-2223  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 DEE	<b>ED</b>
	David D. Rose and Susan K. Rose, Co-Trustees of the Karen in consideration of making distribution to the beneficiaries of said T Rose, GRANTEE, the following described real estate in Webster Co in Neb. Rev. Stat. 76-201):	rust, conveys to Susan K.
	See attached Exhibit "A".	
	GRANTOR covenants (jointly and severally, if more than or GRANTOR (1) is lawfully seised of such real estate and that it is fre subject to existing easements and restrictions of record, if any; (2) h authority to convey the same; and (3) warrants and will defend title lawful claims of all persons.	ee from encumbrances, as legal power and lawful
	Executed: October 3, 2025.	
	David D. Rose, Co-Trustee  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 Frust

Notary Public

GENERAL MOTARY - State of Nebraska MICHAEL E. SULLIVAN My Comm. Exp. June 21, 2026

#### 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  $6^{th}$  P.M., Webster County Nebraska.

# Agricultural Land Sales Worksheet

Cuty No. Book Page Sale Date						School District Gode									
91	2025	2224	10/3	/2025	Base: 9	Base: 91-0002 Affiliated:					Uı	Unified:			
Location ID	Sal	e Number	Useability	& Code # *	Parcel Number										
001917002		195	4	05	GeoCde	Twn	Ring	Sect	Qrt	Subdiv	Are	Bik	F	arcel	
da santa a transport	Date of	Sale Assessed \	/alue		4371	2	11	36	2	00000	)	000	0	000	
Land	Im	provements	T	otal .		D	ate of	Sale P	roperty	Classif	catio	ı Code			
1,658,35	0	596,880	2,2	255,230	Status	Status Property Type		/pe	Zoning .	Locati	on .	City Size	Par	cel Size	
	Irriga	itlon Type:	<u> </u>		A) 1 B) 01		C	) 5	D) 2	E	0	F)	4		
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	1A	36.020	2	207,655				1G		5.360			2,	, 680	
	A1	7.290		42,025			2	G1	2.920			1,460			
	2A	82.200	4	155,800				2G							
2	A1						3G1								
	3A							3G	22.250			11,			
	A1	18.360		97,125		4G1		Gl							
	4A	125.540	6	64,105		<del></del>		4G	25.520		)		12,	,760	
DRYLAND 1	D1					Shelterbe									
***************************************	1D	5.930		19,600	Accretion			ion	<del></del>						
	D1						Wa	-		2.010			1,	,005	
	2D	6.740		21,130	ACI	4 8 7 D /	Oti		~ ~ ~				-10	F10	
•	D1 3D				AGL	AND '				8.530		1,t	э <b>т</b> У,	,510	
	DI	4.310		10 605			Roa Farm Si				(XXXX)		10	040	
2	4D	24.080	1,71	12,605 70,435						1.000	+		<del></del>	,840	
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Dwelli	10%			01,600		T.		her			-				
Outbuildi				95,280	No	n-AG '			1	0.960			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 Comm	nents:
001917002 001553800 001554600	
	(Continue on back)

### NEBRASKA

# Real Estate Transfer Statement \9 • To be filled 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.

**FORM** 521

Good Life, Great Service.

A second to the second	<del></del>	,							
	2 County Number	3 Date of Sale/Transfer  Mo. 10 Day 3 Yr. 20	4 Date of Deed	3 2025					
Webster - 91 5 Grantor's Name, Address, and Teleph	Anna (Diana Dulati	Mo. 10 Day 3 Yr. 2025 Mo. 10 Day 3 Yr. 2025  6 Grantee's Name, Address, and Telephone (Please Print)							
Grantor's Name (Seller)		Grantee's Name (Buyer)	elephone (Please Print)						
David D. Rose/Susan K. Rose/0	Co-Trustees/Virgil D. Rose Rev Trust	David D. Rose	NAME OF THE OWNER OWNER OF THE OWNER OWNE						
Street or Other Mailing Address See attached		Street or Other Malling Address 780 Highway 281							
City	State Zip Code	City Red Cloud	State NE	Zip Code 68970					
Phone Number			grantee a 501(c)(3) organiza is the grantee a 509(a) found						
Email Address		Email Address teeituprose@yahoo.com	is the grantes a sector round	168 140					
7 Property Classification Number. Che	eck one box in categories A and B. Check C if								
(A) Status	P100 Annual Control (1900 Annu	Property Type	77)7441	(C)					
Improved In Single Fam Unimproved Multi-Family IOLL Commercia	ly Agricultural	Mineral Interests-Nonproducing Mineral Interests-Producing	State Assessed Exempt	Mobile Homa					
8 Type of Deed Conservator		nd Contract/Memo Partition							
Bill of Sale Corrective		nd Contract/Memo	(a rain)	ther					
Cemetery Death Certificate		seral Quit Claim	Warranty						
9 Was transfer part of IRS like- kind exchange (I.R.C. § 1031 Exchange) by buyer or saller?	0 Type of Transfer ✓ Distribution ☐ Forect	osureirrevocable Trust Revo	ocable Trust Tra	nsfer on Death					
	Auction Easement Gift	Life Estate Sale	Tru	stee to Beneficiary					
Buyer Seller No 11 Was ownership transferred in full? (If No			sfaction of Contract Other of Contract Other of Contract Other of Contract Other Oth	er (Explain)					
	ant		irchased for same dae z (if Mi	o, state the intended use.)					
13 Was the transfer between relatives, or it	if to a trustee, are the trustor and beneficiary rela								
Yes No Aunt or I	Uncle to Niece or Nephew Family Corp., F	Partnership, or LLC Self	Cthe	A					
		and Grandchild Spouse							
Ex-spour			ant and Step-child						
See attached	rear property:	15 Was the mortgage assumed? (II	res, state the amount and it	nerest rate.)					
16 Does this conveyance divide a current p	parcel of land?	17 Was transfer through a real esta	te agent or a tille company?						
∐ Yes ☑ No		of the agent or title company cor	·	🕢 No					
18 Address of Property		19 Name and Address of Person to	Whom the Tax Statement St	rould be Sent					
See attached		David D. Rose 778 Hwy 281							
18a No address assigned 18b	Vacant land	Red Cloud, NE 68970							
20 Legal Description (Attach additional pag	ges, if needed.)			Water the second					
See attached			÷						
	070.40								
21 If agricultural, list lotal number of acres		Management 1							
<ul><li>22 Total purchase price, including any liab</li><li>23 Was non-real property included in the pur</li></ul>		· · · · · · · · · · · · · · · · · · ·	22 \$	0,00					
	ar amount and attach itemized list.) (see instri	ictions)	23 \$	0,00					
24 Adjusted purchase price peld for real e	estate (line 22 minus line 23)	* * * * * * * * * * * * * * * * * * * *	24 \$	0,00					
40 In on officials on deposits of in blob Class Class	mentary stamp tax, list the exemption number	20	Manager Manager Town Company of the	iaalia Galdh /O (					
20 IS all alligavir as described in 1460. Hear 2500	L. 9 /G-2, 141 required decause the property is located	within a county or other geographic area w	MID AR ACINA AIFTOICE DAIISTIC MI						
∐ Yes [v] No		within a county or other geographic area w	win an active airtorce ballistic mi	sale telor (See Instructions)					
Yes No  1 yes, is the required affidavit attache		within a county or other geographic area w	win an active air torce dallistic mi	salie field r (See Instructions)					
☐ Yes ☐ No  27 If yes, is the required affidavit attache  Under penalties of law, i de	ed to this filing? Yes No			·					
☐ Yes ☑ No  27 If yes, is the required affidavit affache	ed to this filing? Yes No lectare that I have examined this statement and the			nd correct,					
Yes Y No 27 If yes, is the required affidavit affache  Under penalties of law, I de and that I am duly authorize  Michael E, Sulliv  Puri or Turd Name	ed to this filing? Yes No lectare that I have examined this statement and the	hat it is, to the best of my knowledge		·					
Yes V No 27 If yes, is the required afficavit attache  Under penalties of law, i de and that I am duly authorize  Michael E. Sullie  Point or Tydd Magherian	ed to this filling? Yes No lecture that I have examined this statement and to to sign this statement.  Yes live of Authorized Regresentative	hat it is, to the best of my knowledge  Attorney		nd correct, (402) 462-2119 Phone Number 10/6/2025					
Yes Y No 27 If yes, is the required affidavit affache  Under penalties of law, I de and that I am duly authorize  Michael E, Sulliv  Puri or Turd Name	ed to this filling? Yes No lecture that I have examined this statement and to to sign this statement.  Yes live of Authorized Regresentative	hat it is, to the best of my knowledge		nd correct, (402) 462-2119 Phone Number					
Yes V No 27 If yes, is the required afficavit attache  Under penalties of law, i de and that I am duly authorize  Michael E. Sulliv  Point or Tydd Manueller aran  Sign  Signature of Grander of Aut	ed to this filing? Yes No lecture that I have examined this statement and to to sign this statement.  VOIS like of Authorized Regresentative  thorized Regresentative  Register of Deed's Use Or	hat it is, to the best of my knowledge  Attorney  Title		nd correct, (402) 462-2119 Phone Number 10/6/2025					
Yes Y No 27 If yes, is the required affidavit affache  Under penalties of law, i de and that I am duly authorize Michael E, Sullia Print or Tyric Management  Sign  Sign  Sign  Signature of Grantee or Aut  28 Date Deed Recorded	ed to this filing? Yes No lecture that I have examined this statement and to do sign this statement.  VOIS like of Authorized Representative thorized Representative  Register of Deed's Use Or	Attorney Title  10 Recording Data		nd correct, (402) 462-2119 Phone Number 10/6/2025 Date					
Yes V No 27 If yes, is the required afficavit attache  Under penalties of law, i de and that I am duly authorize  Michael E. Sulliv  Point or Tydd Manueller aran  Sign  Signature of Grander of Aut	ed to this filing? Yes No lecture that I have examined this statement and to do sign this statement.  VOIS live of Authorized Representative  Thorized Representative  Register of Deed's Use Or 29 Value of Stamp or Exempt Number  \$ Exempt # 20	hat it is, to the best of my knowledge  Attorney  Title	and belief, true, complete, a	nd correct, (402) 462-2119 Phone Number 10/6/2025 Date					

#### 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

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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

Sind Lynder A

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

Executed: October 3, 2025.

#### 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.

David D. Rose, Co-Trustee

State of Nebraska
) ss:
COUNTY OF ADAMS

Susan K. Rose, Co-Trustee

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

A GENERAL NOTARY - State of Melwaska MICHAEL E SULLIVAN My Comm Exp. June 21, 2028

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;

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#### 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.	Boo	k	Page s	Sale	Date	School District Code											
91	202	25	2226	10/3	/2025	Base: 01-0123 Af			Affi	ffiliated:				Unified:			
Location II	<b>)</b>	Sale	Number	Useability	& Code #					Parco	ΙN	umbe	r				
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	Date of Sale Assessed		alue		4131	4	11	29	) 2		000	00	1	000	0	730	
Land	351274 5. 37 1	Ĺ'nŗ	rovements	T.	itäl		j D	ate of	Sale	Prope	ity	Clas	ific	ilion (	ode		rettery en
1,889,3	365	12,12,11,11	35,630	1,9	24,995	Status	Pro	perty Ty	pe	Zonin		Location		ı City Size		Parcel Size	
		Irrigat	ion Type:		·	A) 2	B)	05		c) 5		D)	a Karata	E)	0	F)	9
LCG		ark serie A Chine	ACRES:	S NAT	UE:			ar ye re tar	H W	<b>京四条1</b> 4	(D)	A CONTRACTOR	Leagt 16		VAT	SOLUTE:	
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	2A1					2G1		Gl	0.080			30	120			120	
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	3A1					3	Gl										
	3A			3G													
	4A1 47.190 249,6		49,635		GI												
	4A 86.400 457,055		· · · · · · · · · · · · · · · · · · ·	4G													
DRYLAND	1D1		71.000		34,655	Shelterbelt/Timber			ber								
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	2D1		· · · · · · · · · · · · · · · · · · ·			Waste		ste									
	<b>2</b> D		49.350	1	.54,715		Other			···							
	3D1					AG LAND TOTAL		-	421.200				1,875				
	3D						Roads			14.960							
<u></u>	4D1		11.580		33,870	· · · · · · · · · · · · · · · · · · ·	Farm Sites			1.000		00			13,	840	
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	ellings		area (Rijas 1985) Tanga tanggar		25 602	W. Y.		Oti									0.40
Outbui	uomgs	多樣的			35,630	No	n-AG	TOTA	ய		1	5.9	00			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 Com	nments:
002114100 001554000 001554100 001554300	
	(Continue on back)

**FORM** 

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 numb Good Life, Great Service.

The deed will not be recorded unless this state	ement is signed and items 1-27 are accurately completed.
1 County Name 2 County Number	3 Date of Sale/Transfer 4 Date of Deed
Webster - 91	Mo. 10 Day 3 Yr. 2025 Mo. 10 Day 3 Yr. 2025
5 Grantor's Name, Address, and Telephone (Please Print)	6 Grantee's Name, Address, and Telephone (Please Print)
Grantor's Name (Seller)	Grantee's Name (Bover)
David D. Rose/Susan K. Rose/Co-Trustees/Virgil D. Rose Rev T Street or Other Mailing Address	
Sireet of Uther Malling Address See attached	Streel or Other Mailing Address 1262 Hwy 136
City State Zip Cod	e City State Zip Code
Phone Number	Red Cloud NE 68970  Phone Number Is the graniee a 501(c)(3) organization? Yes VINo
I HOTO MURICIA	Phone Number Is the grantee a 501(c)(3) organization? Yes V No (402) 746-4603 If Yes, is the grantee a 509(a) foundation? Yes No
Email Address	Email Address
7 Property Classification Number. Check one box in categories A and B, Chec	hobbs_ben@hotmail.com
(A) Status	
Improved Single Family Industrial	3 300
✓ Unimproved Multi-Family ✓ Agricultural	Mineral Interests-Nonproducing   State Assessed   Mobile Home     Mineral Interests-Producing   Exempt
OLL Commercial Becreational	T Alliance and account Transfer
8 Type of Deed Conservator Distribution	Land Contract/Memo Partition Sheriff Other
Bill of Sale Corrective Easement	Lease Personal Rep. 7 Trust/Trustee
Cemetery Death Certificate - Transfer on Death Executor	Mineral Quit Claim Warranty
	Foreclosure Irrevocable Trust Revocable Trust Transfer on Death
kind exchange (t.R.C. § 1031	Gift Life Estate Sale Trustee to Beneficiary
	movies and a second sec
11 Was ownership transferred in full? (Ii No, explain the division.)	Grantor Trust Partition Satisfaction of Contract Other (Exptain)  12 Was real estate purchased for same use? (If No, state the intended use.)
Ves KNo Valent	✓ Yes No
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficia	
[****] [*****]	orp., Partnership, or LLC Self Other
Brothers and Sisters Grandpa	rents and Grandchild Spouse
☐ Ex-spouse ☑ Parents a	<b>_</b> <i>·</i>
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
Yes Vo	of the agent or title company contact.) Yes V No
18 Address of Property	19 Name and Address of Person to Whom the Tax Statement Should be Sent
See attached	l l
See attached	Cynthia M. Hobbs
See attached  18a No address assigned  18b Vacant land	<b>I</b>
	Cynthia M. Hobbs 778 Hwy 281
18a No address assigned 18b Vacant land  20 Legal Description (Atlach additional pages, if needed.)	Cynthia M. Hobbs 778 Hwy 281
18a No address assigned 18b Vacant land	Cynthia M. Hobbs 778 Hwy 281
18a No address assigned  18b Vacant land  20 Legal Description (Atlach additional pages, if needed.)  See attached	Cynthia M. Hobbs 778 Hwy 281 Red Cloud, NE 68970
18a No address assigned  18b Vacant land  20 Legal Description (Atlach additional pages, if needed.)  See attached  21 If agricultural, list total number of acres transferred in this transaction 437.	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.	Cynthia M. Hobbs 778 Hwy 281 Red Cloud, NE 68970  16  22 \$ 0,00
18a No address assigned 18b Vacant land 20 Legal Description (Atlach additional pages, if needed.) See attached 21 If agricultural, list total number of acres transferred in this transaction 437. 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	Cynthia M. Hobbs 778 Hwy 281 Red Cloud, NE 68970  16  22 \$ 0,00 instructions}
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.  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  24 Adjusted purchase price paid for real estate (line 22 minus line 23)	Cynthia M. Hobbs 778 Hwy 281 Red Cloud, NE 68970  16  22 \$ 0,00 instructions 23 \$ 0,00 24 \$ 0,00
18a No address assigned  18b Vacant land  26 Legal Description (Attach additional pages, if needed.)  See attached  21 If agricultural, list total number of acres transferred in this transaction  437.*  22 Total purchase price, including any liabilities assumed	Cynthia M. Hobbs 778 Hwy 281 Red Cloud, NE 68970  16  22 \$ 0,00  instructions} 23 \$ 0,00  24 \$ 0,00  ther 20
18a No address assigned  18b Vacant land  26 Legal Description (Attach additional pages, if needed.)  See attached  21 If agricultural, list total number of acres transferred in this transaction  437.*  22 Total purchase price, including any liabilities assumed	Cynthia M. Hobbs 778 Hwy 281 Red Cloud, NE 68970  16  22 \$ 0,00  instructions)  23 \$ 0,00  24 \$ 0,00
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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.  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  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 num  26 is an afficiant as described in Neb Rev Stat. \$ 76-2,141 required because the property is to  Yes No  27 If yes, is the required affidavit attached to this filing? Yes No  Under penaltites of law. I declare that I have examined this statement	Cynthia M. Hobbs 778 Hwy 281 Red Cloud, NE 68970  16  22 \$ 0,00  instructions} 23 \$ 0,00  24 \$ 0,00  ther 20
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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.  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  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 num  26 Is an afficient as described in Neb Rev Stat. § 76.2, 141 required because the property is to  Yes No  27 If yes, is the required affidavit attached to this filling? Yes No  Under penaltites of law, I declare that I have examined this statement and that I am duly authorized to sign this statement.  Michael E Sullivan  Print or Type Varge Grentee or Authorized Representative	Cynthia M. Hobbs 778 Hwy 281 Red Cloud, NE 68970  16  16  10  10  10  10  10  10  10  1
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18a	Cynthia M. Hobbs 778 Hwy 281 Red Cloud, NE 68970   22 \$ 0,00 instructions}  23 \$ 0,00 24 \$ 0,00  and that it is, to the best of my knowledge and betief, true, complete, and correct,  (402) 462-2119 Phone Number Attorney Title  Actorney Title  For Dept. Use Only  For Dept. Use Only
18a	Cynthia M. Hobbs 778 Hwy 281 Red Cloud, NE 68970   22 \$ 0,00  instructions)  23 \$ 0,00  24 \$ 0,00  aber
18a	Cynthia M. Hobbs 778 Hwy 281 Red Cloud, NE 68970   22 \$ 0,00 instructions) 23 \$ 0,00  24 \$ 0,00  and that it is, to the best of my knowledge and betief, true, complete, and correct,  Attorney Title  Attorney Title  Se Only  Red Cloud, NE 68970  22 \$ 0,00  23 \$ 0,00  24 \$ 0,00  24 \$ 0,00  24 \$ 0,00  25 Each shructions  Attorney Title  For Dept. Use Only  For Dept. Use Only  For Dept. Use Only
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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.  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  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 num  26 is an afficant as described in Neb Rev Stat. \$ 76.2,141 required because the property is to  Yes No  27 If yes, is the required affidavit attached to this filing? Yes No  28 Under penaltites of law, I dectare that I have examined this statement and that I am duly authorized to sign this statement.  Michael E Sullivan  Prift or Type harpe Sentes or Authorized Representative  Register of Deed's Us  8 Date Deed Recorded  Mo. Day Yr. Supersadas 99-269-2008 10-2020	Cynthia M. Hobbs 778 Hwy 281 Red Cloud, NE 68970  22 \$ 0,00 instructions) 23 \$ 0,00 24 \$ 0,00 and that it is, to the best of my knowledge and belief, true, complete, and correct,  Attorney Title  Attorney Title  Se Only  For Dept. Use Only  For Dept. Use Only  Authorized by Neb. Flev. Stel. §§ 76-214, 77-1327(2)

#### 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:

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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

Justy Lynder A

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".

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David D. Rose, Co-Trustee

State of Nebraska
) ss:

COUNTY OF ADAMS

Susan K. Rose, Co-Trustee

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.

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

Executed: October 5, 2025.

Notary Public

Į

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

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#### Parcel No. 4

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## Agricultural Land Sales Worksheet

Cuty No.	Bo	ōk	Page	Sale	School District Code														
91	20	25	2228	10/3	Base: 9	e: 91-0002 Affiliated:							Unified:						
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Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
TRUSTEE'S WD; TRANSFER BETWEEN PARENT & CHILD	
	omments:
001550800 001500700 001500900	
	(Continue on back)

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

521

	ment and identity the applicable item number.								
	it is signed and items 1-27 are accurately completed.								
1 County Name (2 County Number Webster - 91	3 Date of Sale/Transfer 4 Date of Deed								
5 Grantor's Name, Address, and Telephone (Please Print)	Mo. 10 Day 3 Yr. 25 Mo. 10 Day 3 Yr. 25 6 Grantee's Name, Address, and Telephone (Please Print)								
Grantor's Name (Seller)	Granice's Name (Buyer)								
David D. Rose/Susan K. Rose/Co-Trustees/Virgil D. Rose Rev Trust	Susan K. Rose								
Street or Other Mailing Address See attached	Street or Other Malling Address 778 Highway 281								
City State Zlp Code	City State Zip Code								
Phone Number	Red Cloud NE 68970  Fhore Number Is the grantee a 501(c)(3) organization? Yes V No.								
	(816) 225-4641 If Yes, is the grantee a 509(a) foundation? Yes 1 No								
Email Address	Email Address skrose0608@outlook.com								
7 Property Classification Number, Check one box In categories A and B. Check C If									
(A) Status (B	Property Type (C)								
Improved Single Family Industrial	Mineral Interests-Nonproducing State Assessed Mobile Home								
✓ Unimproved Multi-Family ✓ Agricultural	Mineral Interests-Producing Exempt								
IOLL Commercial Recreational									
	nd Contract/Memo Partition Sherilf Other ase Personal Rep. //Trust/Trustee								
	Ase Personal Rep. 7 Trust/Trustee  Teral Quif Claim Warranty								
9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller?	Life Estate Sale Trustee to Beneficiary								
	or Trust Partition Satisfaction of Contract Other (Explain)								
11 Was ownership transferred in full? (If No, explain the division.)	12 Was real estate purchased for same use? (If No., state the intended use.								
7 Yes Tho 12 interest	Ves								
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives. Yes No Aunt or Uncle to Niece or Nephew Family Corp., 8									
	Partnership, or LLC Self Other								
Ex-spouse									
14 What is the current market value of the real property?	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)								
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								
_ Yes ✓ No	of the agent or title company contact.)								
18 Address of Property	19 Name and Address of Person to Whom the Tax Statement Should be Sent								
See attached	Susan K. Rose								
18a No address assigned 18b Vacant land	778 Hwy 281 Red Cloud, NE 68970								
20 Legal Description (Attach additional pages, if needed.)	1100 57000, 112 0057								
See attached									
oce attachied									
21 If agricultural, list total number of acres transferred in this transaction 400.69									
22 Total purchase price, including any liabilities assumed									
23 Was non-real property included in the purchase?	<u> </u>								
Yes No (If Yes, enter dollar amount and attach itemized list.) (see instru	letions)								
Adjusted purchase price paid for real estate (line 22 minus line 23)									
26 is an afficiavit 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 fitting?YesNo									
Under penalties of law, I declare that I have examined this statement and that I am duly authorized to sign this statement.	hat it is, to the best of my knowledge and belief, true, complete, and correct,								
★ Michael É. Sullivan	. (402) 462-2119								
Print of Type a drifte of Garniee or Authorized Representative	Phone Number								
sign	Attorney 10/6/2025								
here Signature of Grantee or Authorized Representative	Title Date								
Register of Deed's Use Or	lly For Dept, Use Only								
28 Date Deed Recorded 29 Value of Slamp or Exempt Number	30 Recording Data								
Mo. 10 Day 1 Yr. 25 \$ Exempt #20	BK2025 Pa 2228								
Nebraska Department of Revenue Form No. 96-269-2008 7-2024 Rev. Superandes 96-269-2008 10-2020	Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2								

#### 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	
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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

Jana Wyndd A

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		Dusan K Pose
David D. Rose, Co-Trustee	-	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-

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

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  $6^{th}$  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

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### NEBRASKA Good Life. Great Service.

10 Day

Nebraska Department of Revenue

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### Real Estate Transfer Statement

**FORM** 

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

521 To be filed with the Register of Deeds.
 Read instructions on reverse side. · If additional space is needed, add an attachment and identify the applicable item number. DEPARTMENT OF REVENUE The deed will not be recorded unless this statement is signed and items 1-27 are accurately completed. 4 Date of Deed 3 Date of Sale/Transfer 1 County Name 2 County Number Mo. _10 _ Day <u>07</u> Yr. 2025 Mo. 10 Day 07 Webster - 91 6 Grantee's Name, Address, and Telephone (Please Print) 5 Grantor's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Grantor's Name (Seller) Gordon Wales Jayden Wales Street or Other Mailing Address Street or Other Mailing Address 318 Maine Ave 318 Maine Ave State NE Zip Code 68952 Zip Code 68952 NE Inavale Inavale Is the grantee a 501(c)(3) organization? Yes ✓ No ✓ No Phone Number 402-746-5105 Phone Number 704-746-5105 If Yes, is the grantee a 509(a) foundation? Yes Email Address Email Address n/a 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. (B) Property Type (C) (A) Status Mobile Home ✓ Improved Single Family State Assessed Industrial Mineral Interests-Nonproducing Unimproved Multi-Family Agricultural Mineral Interests-Producing Exempt IOL Recreational Commercial 8 Type of Deed Conservator Distribution Land Contract/Memo Partition Sheriff Other Corrective Easement Bill of Sale Lease Personal Rep. Trust/Trustee Death Certificate - Transfer on Death Executor Mineral ✓ Quit Claim Warranty Cemetery Was transfer part of IRS like-10 Type of Transfer Irrevocable Trust Revocable Trust Transfer on Death Distribution Foreclosure kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? ___ Trustee to Beneficiary Life Estate Sale **✓** Gift Auction Easement Seller No Court Decree Buyer Partition Satisfaction of Contract Other (Explain) Exchange Grantor Trust 11 Was ownership transferred in full? (If No, explain the division 12 Was real estate purchased for same use? (If No, state the intended use.) No Grantors reserved a life estate Yes Yes No 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) ✓ Yes Self Other Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC Brothers and Sisters Grandparents and Grandchild Spouse Ex-spouse Parents and Child Step-parent and Step-child 14 What is the current market value of the real property? 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) \$30,000.00 Yes ✓ No \$ 16 Does this conveyance divide a current parcel of land? Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) Yes ✓ No Yes 18 Address of Property 19 Name and Address of Person to Whom the Tax Statement Should be Sent 318 Maine Ave (Same as Grantor) Inavale, NE 68952 18a No address assigned 18b Vacant land if needed.) 21 If agricultural, list total number of acres transferred in this transaction 0,00 22 Total purchase price, including any liabilities assumed..... 22 23 Was non-real property included in the purchase? 0,00 No (If Yes, enter dollar amount and attach itemized list.) (see instructions) 0,00 24 Adjusted purchase price paid for real estate (line 22 minus line 23) ..... 24 \$ 25 If this transfer is exempt from the documentary stamp tax, list the exemption number  $\underline{5a}$ 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 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 402-746-3613 Print or Type Mame of e or Authorized Representati Phone Number Attorney 10/07/2025 Signature of Grantee or Authorized Representative Title Date Register of Deed's Use Only For Dept. Use Only 28 Date Deed Recorded 29 Value of Stamp or Exempt Number 30 Recording Data

NEBRASKA DOCUMENTARY
STAMP TAX
Date 10-7-25
SExempt Saby (1)

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 ______, 2025.

Gordon wates

STATE OF NEBRASKA, COUNTY OF WEBSTER ) ss.

Comm. expires 15 -3 - 3-056

Notary Públic

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

# Residential & Commercial Sales Worksheet

Cnty No.	Book	Page		Sale	Dāte					Sch	ool Dis	trict Coc	ė		42	
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## 190,00 Good Life. Great Service. DEPARTMENT OF REVENUE

**FORM** 521

Real Estate Transfer Statement 20\
• To be filed with the Register of Deeds. • Read instructions on reverse side.
• If additional space is needed, add an attachment and identify the applicable item number.

	t is signed and items 1-27 are accurately completed.
1 County Name 2 County Number	3 Date of Sale/Transfer 4 Date of Deed 4 Date of Deed 2025
Webster - 91	Mo. 10 Day 29 Yr. 2025 Mo. 09 Day 29 Yr. 2025
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller)	6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer)
Virgil and Bobbi VanCleave	City of Red Cloud, Board of Public Trust
Street or Other Mailing Address 521 N Franklin St	Street or Other Mailing Address 540 N Webster St
City State Zip Code	City State Zip Code
Red Cloud NE 68970 Phone Number	Red Cloud NE 68970  Phone Number Is the grantee a 501(c)(3) organization? Yes
(402) 257-7618	Phone Number Is the grantee a 501(c)(3) organization? Yes 4027462215 If Yes, is the grantee a 509(a) foundation? Yes
Email Address n/a	Email Address
7 Property Classification Number. Check one box in categories A and B. Check C if	
(A) Status (B)	Property Type (C)
✓ Improved       ✓ Single Family       Industrial         Unimproved       Multi-Family       Agricultural         IOLL       Commercial       Recreational	Mineral Interests-Producing  State Assessed  Mobile Ho  Exempt
8 Type of Deed Conservator Distribution Lar Bill of Sale Corrective Easement Lea Cemetery Death Certificate – Transfer on Death Executor Min	
9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller?  Buyer Seller No Court Decree Exchange Granto  11 Was ownership transferred in full? (If No, explain the division.)	Life Estate Sale Trustee to Beneficiary or Trust Partition Satisfaction of Contract Other (Explain)  12 Was real estate purchased for same use? (If No, state the intended to
	Yes 🗹 No
Brothers and Sisters Grandparents a	artnership, or LLC Self Other and Grandchild Spouse
Ex-spouse Parents and Ch  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?	17 Was transfer through a real estate agent or a title company? (If Yes, include the na
Yes 🔽 No	of the agent or title company contact.)
18 Address of Property	19 Name and Address of Person to Whom the Tax Statement Should be Sent
521 N Franklin St	Same as grantee
Red Cloud, NE 68970  18a No address assigned 18b Vacant land	
20 Legal Description (Attach additional pages, if needed.)	
See attached	
21 If agricultural, list total number of acres transferred in this transaction	Y
22 Total purchase price, including any liabilities assumed.	
23 Was non-real property included in the purchase?  Yes  No (If Yes, enter dollar amount and attach itemized list.) (see instru	0.00
Yes No (If Yes, enter dollar amount and attach itemized list.) (see instructed Adjusted purchase price paid for real estate (line 22 minus line 23)	23   \$   0100 
<b>25</b> If this transfer is exempt from the documentary stamp tax, list the exemption number $\underline{2}$	
26 Is an affidavit as described in Neb. Rev. Stat. § 76-2,141 required because the property is located very left of the property is located very left of the property is located very left of the property is located very left of the property is located very left of the property is located very left of the property is located very left of the property is located very left of the property is located very left of the property is located very left of the property is located very left of the property is located very left of the property is located very left of the property is located very left of the property is located very left of the property is located very left of the property is located very left of the property is located very left of the property is located very left of the property is located very left of the property is located very left of the property is located very left of the property is located very left of the property is located very left of the property is located very left of the property left of the property is located very left of the property le	vithin a county or other geographic area with an active air force ballistic missile field? (See Instructi
Under penalties of law, I declare that I have examined this statement and the and that I am duly authorized to sign this statement.	nat it is, to the best of my knowledge and belief, true, complete, and correct,
Kory McCracken	(402) 746-361
Sign Print or Type Name of G/antee or Authorized Representative	Phone Number
	Attorney 10/pd/2025 Title Date
Register of Deed's Use On	ly For Dept. Use On
29 Value of Stamp or Exempt Number  S Exempt 29 Value of Stamp or Exempt Number  S Exempt 2	BK 2025, fg 2054
lebraska Department of Revenue orm No. 96-269-2008 8-2025 Rev. Supersedes 96-269-2008 7-2024	Authorized by Neb. Rev. Stat. §§ 76-214, 77-132

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.

Entered on the nerical index and filed for record in the rk's office of said county this	NEBRASKA DOCUMENTARY STAMP TAX Date 10-9-35 SEVENITH A BY OLD  10-9-35 SEVENITH A BY OLD  10-9-35 SEVENITH A BY OLD  10-9-35 SEVENITH A BY OLD  10-9-35 SEVENITH A BY OLD  10-9-35 SEVENITH A BY OLD  10-9-35 SEVENITH A BY OLD  10-9-35 SEVENITH A BY OLD  10-9-35 SEVENITH A BY OLD  10-9-35 SEVENITH A BY OLD  10-9-35 SEVENITH A BY OLD  10-9-35 SEVENITH A BY OLD  10-9-35 SEVENITH A BY OLD  10-9-35 SEVENITH A BY OLD  10-9-35 SEVENITH A BY OLD  10-9-35 SEVENITH A BY OLD  10-9-35 SEVENITH A BY OLD  10-9-35 SEVENITH A BY OLD  10-9-35 SEVENITH A BY OLD  10-9-35 SEVENITH A BY OLD  10-9-35 SEVENITH A BY OLD  10-9-35 SEVENITH A BY OLD  10-9-35 SEVENITH A BY OLD  10-9-35 SEVENITH A BY OLD  10-9-35 SEVENITH A BY OLD  10-9-35 SEVENITH A BY OLD  10-9-35 SEVENITH A BY OLD  10-9-35 SEVENITH A BY OLD  10-9-35 SEVENITH A BY OLD  10-9-35 SEVENITH A BY OLD  10-9-35 SEVENITH A BY OLD  10-9-35 SEVENITH A BY OLD  10-9-35 SEVENITH A BY OLD  10-9-35 SEVENITH A BY OLD  10-9-35 SEVENITH A BY OLD  10-9-35 SEVENITH A BY OLD  10-9-35 SEVENITH A BY OLD  10-9-35 SEVENITH A BY OLD  10-9-35 SEVENITH A BY OLD  10-9-35 SEVENITH A BY OLD  10-9-35 SEVENITH A BY OLD  10-9-35 SEVENITH A BY OLD  10-9-35 SEVENITH A BY OLD  10-9-35 SEVENITH A BY OLD  10-9-35 SEVENITH A BY OLD  10-9-35 SEVENITH A BY OLD  10-9-35 SEVENITH A BY OLD  10-9-35 SEVENITH A BY OLD  10-9-35 SEVENITH A BY OLD  10-9-35 SEVENITH A BY OLD  10-9-35 SEVENITH A BY OLD  10-9-35 SEVENITH A BY OLD  10-9-35 SEVENITH A BY OLD  10-9-35 SEVENITH A BY OLD  10-9-35 SEVENITH A BY OLD  10-9-35 SEVENITH A BY OLD  10-9-35 SEVENITH A BY OLD  10-9-35 SEVENITH A BY OLD  10-9-35 SEVENITH A BY OLD  10-9-35 SEVENITH A BY OLD  10-9-35 SEVENITH A BY OLD  10-9-35 SEVENITH A BY OLD  10-9-35 SEVENITH A BY OLD  10-9-35 SEVENITH A BY OLD  10-9-35 SEVENITH A BY OLD  10-9-35 SEVENITH A BY OLD  10-9-35 SEVENITH A BY OLD  10-9-35 SEVENITH A BY OLD  10-9-35 SEVENITH A BY OLD  10-9-35 SEVENITH A BY OLD  10-9-35 SEVENITH A BY OLD  10-9-35 SEVENITH A BY OLD  10-9-35 SEVENITH A BY OLD  10-9-35 SEVENITH A BY OLD  10-9-35 SEVE
WA	ARRANTY DEED
ONE AND NO/100 DOLLARS (\$1.00) re-	leave, husband and wife, GRANTOR, in consideration of ceipt of which is hereby acknowledged, conveys to The City NTEES, the following described real estate (as defined in
	(9), Block One (1), Subdivision of Annex Lot ud by Ordinance, Webster County, Nebraska.
GRANTOR:  (1) is lawfully seized of such real est and highways, easements and restrictions of	state and that it is free from encumbrances, except roads frecord; EXCEPT the lien filed in Book 2025, page 1570 wer and lawful authority to convey the same; (3) warrants at the lawful claims of all persons.
Virgil VanCleave	Bobbi VanCleave
STATE OF TEXAS, COUNTY OF 1	<u>(/</u> ) ss.
The foregoing instrument was acknowled VanCleave, a married person.	owledged before me on September 29, 2025, by Virgil  DOMINIC WILLIAM Notary Public, State of T Comm. Expires 10-26-2

Comm. expires 10/26/2627

Notary Public

Notary ID 134621827

Ray	
STATE OF TEXAS, COUNTY OF Scil	) ss.

The foregoing instrument was acknowledged before me on September 2, 2025, by Bobbi VanCleave, a married person.

Notary Public

Comm. expires 10/26/26

DOMINIC WILLIAM

Notary Public, State of Texas

Comm. Expires 10-26-2027

Notary ID 134621827

# Residential & Commercial Sales Worksheet

Cnty No.	Во	ók	Page			Sale	Date					Scho	iol Dis	trict Coo	le					
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(102) 🗆 Two Story			(30	0) 🗆	Av	erage					(1)   ☐ Fireproof Structural Steel Frame									
(103) 🗆 Split Level			(40	0) 🗆			(2) 🗆 Reinforced Concrete Fram							1e						
(104) 🗆 1 1/2 Story			(50	(50) 🗆 Very Good						(3)   Masonry Bearing Walls										
(111) □ Bi-Level			(60	(60) □ Excellent					(4) 🗀 Wood or Steel Framed Ext. Walls											
(106) 🗆 Oth	er				reactions.					(5)		Metal	Frame	and Walls	5					
Townhouse of	Duplex	Style:		Re	sident	al Qi	iality: 40			(6)		Pole I	Frame							
(301)  One Story		(10	0) 🗆	Lov	XV			Cost	Rai	ık:			Con	ditio	n:	general interces 1934 - Antique vit				
(302) 🗆 Two Story			(20	0) 🗆	Fai	t .			(10)		Low			(10)		Wom	Out			
(307) 🗀 1 1/2 Story			(30	0) 🗆	.Av	erage			(20)		Avera	ige		(20)		Badly	Worn			
(308) □ Split Level			(40	0) 🗷	Go	od			(30)		Abov	e Avera	ige	(30)		Avera	ge			
(309) 🗆 2 1/2 Story			(50	0) 🗆	Vei	ry Good			(40)		High	(CAC-0-2-0-2		(40)		Good				
(304) □ One	Story L	hiplex		(60	0) 🏻	Exc	ellent						eninera.	100	(50)		Very	Good		
(305) 🗆 Two	Story I	Duplex	No.	1200 S	eib Eddard		and Autor								(60)		Excell	ent		
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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. 3 Date of Sale/Transfer 1 County Name 2 County Number 4 Date of Deed Mo. 9 Mo. 10 Day 10 2025 Day 25 Webster - 91 -5 Grantor's Name, Address, and Telephone (Please Print) 6 Grantee's Name, Address, and Telephone (Please Print) Grantor's Name (Seller)
Van Beber Properties II, LLC Grantee's Name (Buyer) Tatum Streit Street or Other Mailing Address Street or Other Mailing Address 1132 Bumps River Road 433 N Cherry Street City State Zip Code City State Zip Code Centerville, MA 02632 68970 Red Cloud NE Phone Number Phone Number Is the grantee a 501(c)(3) organization? Yes V No n/a Hr Yes, is the grantee a 509(a) foundation? Yes Email Address **Email Address** n/a n/a 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. (A) Status (B) Property Type (C) ✓ Improved Single Family Industrial Mineral Interests-Nonproducing State Assessed Mobile Home Unimproved Multi-Family Agricultural Mineral Interests-Producing Exempt IOLL Recreational Commercial 8 Type of Deed Conservator Distribution Land Contract/Memo Sheriff Other Bill of Sale Corrective Easement Lease Personal Rep Trust/Trustee Cemetery Death Certificate - Transfer on Death Executor Mineral Quit Claim ✓ Warranty Was transfer part of IRS like-Distribution 10 Type of Transfer Foreclosure Irrevocable Trust Revocable Trust Transfer on Death kind exchange (I.R.C. § 1031 Auction Easement Gift ✓ Sale Life Estate Trustee to Beneficiary Exchange) by buyer or seller? Buyer Seller V No Court Decree Exchange Partition Grantor Trust 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.) ☐ No ✓ Yes ✓ Yes No 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) 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.) ✓ 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 GTA Realty Group Yes ✓ No 18 Address of Property 19 Name and Address of Person to Whom the Tax Statement Should be Sent 433 N Cherry Street Grantee Red Cloud, NE 68970 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. \$ 67.000,00 22 23 Was non-real property included in the purchase? ✓ No (If Yes, enter dollar amount and attach itemized list.) (see instructions) 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 V 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 2577302 Print or Type Name of Grantee or Authorized Representative Fallin St Grantee 10/10/2025 Signature of Grantee or Authorized Representative Date Register of Deed's Use Only For Dept. Use Only 28 Date Deed Recorded 29 Value of Stamp or Exempt Number 10 Day 10 Nebraska Department of Revenue Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2)

State of Nebraska ? County of Webster Entered on the numerical index and filed for record in the Clerk's office of said county this 10 day Oct A.D., 20 2 at 2:13 D.M. Recorded in Book a Da o'clock_ 2290 on Page 2/1/2 County Clerk Deputy Carded Comp Assessor Return to: Southern Title, LLC P O Box 221 Red Cloud, NE 68970

NEBRASKA DOCUMENTARY
STAMP TAX
Date L0-10-35
\$ 155.44 By 0.5

#### 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 05, 2025.

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

Charles R. Van Beber, Member/Manager

STATE OF MASSACLUIETTS

COUNTY OF BARUSTABLE ) SI

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

Notary Public JM ON MITCHELL 01/20/2032



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

# Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	震響	of Ma	Sale Date						Sch	100l Dis	trict Co	de		物學為	<b>建</b> 等			
91 2	91 2025 2350		10/15/2025			Base:	Base: 91-0			002 Affiliated:				Unified:						
Location ID Sale Number			Uı	Useability & Code #							J	Parcel I	arcel Number			127 (4 yr 14 (4 1)				
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10,855 48,655			5 59,510			Statu	Status Pro		roperty	operty Type		Zoning	Zoning Location		on City Size		Parcel Size			
Assessor Location: RED CLOUD (F				(C)			,	B)	0	1		C) 1	D) 1		E)	6	F)	3		
		The Marie I			Residential		1018 (1018)						Comm	ercia	1	Garage (S)	(\$ 154) (\$ 154)	A.		
M	ultiple Im	provements:	Multi	Multiple. Improvements. :					Multiple. Improvements. :											
	Const	ruction Date:	Cons	truction	n Date : 18	77			Construction Date :											
		Floor:	Floor	Sq. Ft	t.: 2,1	24														
	Buildir	ng Cost New:	Cost :		328,5	75			Cost:											
Single Family Style	Secretario e della america.		Resi	denti	al Condition: 10	<b>0</b> € 2.		(A)	Commercial Occupancy Code:											
(100) □ Mobile H			(10)	- <del>-</del>	Worn Out	-			Prima		<u> </u>		ther1:			Other2:				
(101) 🗆 One Story	ÿ		(20)		Badly Worn				3.00 (0.00)	merca w. i	elal (	Construc								
(102) 🗷 Two Stor			(30)		Average				(1) ☐ Fireproof Structural Steel Frame											
(103) □ Split Leve	el		(40) □ Good						(2)  Reinforced Concrete Frame											
(104) 🗆 1 1/2 Stor			(50) □ Very Good					$\Box$	(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 Dup	Townhouse or Duplex Style:			Residential Quality: 40						(6) Pole Frame										
(301) ☐ One Story			(10) □ Low						Cost Rank: Condition:											
(302) □ Two Story			(20)		Fair				(10)		Low	7		(10)		Worn	Out			
(307) 🗆 1 1/2 Story			(30)		Average				(20)		Ave	rage		(20)		Badly	Wor	n		
(308) □ Split Level			(40)	₩	Good		_		(30)		Abo	ve Avera	ige	(30)		Avera	ge			
(309) 🗆 2 1/2 Story			(50) □ Very Good				(40)				☐ High			(40)	(40) 🛮 Good					
(304) ☐ One Story	7 Duplex		(60)   Excellent				2			1971), 1453),				(50)	(50) 🗆 Very			Good		
(305) □ Two Story	y Duplex		V7.19					70 13				<b>表示编译</b>		(60)		Excell	ent			
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### Real Estate Transfer Statement

**FORM** 

Good Life, Great Service • To be filed with the Register of Deeds. • Read instructions on reverse side. · If additional space is needed, add an attachment and identify the applicable item number. DEPARTMENT OF REVENUE The deed will not be recorded unless this statement is signed and items 1-27 are accurately completed. 1 County Name 2 County Number 3 Date of Sale/Transfer 4 Date of Deed Mo. 10 Day Mo. 9 _ Day <u>25</u> Webster - 91 ~ 5 Grantor's Name, Address, and Telephone (Please Print) 6 Grantee's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Grantee's Name (Buyer) Van Beber Properties, LLC c/o Charles R. Van Beber Moxana, LLC Street or Other Mailing Address Street or Other Mailing Address 1132 Bumps River Road 544 N Sewaard St Zip Code City State City State Zip Code Centerville MA 02632 Red Cloud 68970 NE Phone Number Phone Number Is the grantee a 501(c)(3) organization? Yes ~ No n/a 254-718-9674 If Yes, is the grantee a 509(a) foundation? Yes V No Email Address Email Address n/a n/a 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. (A) Status (B) Property Type (C) ✓ 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 Corrective Lease Easement Personal Rep. Trust/Trustee Cemetery Death Certificate - Transfer on Death Mineral Executor Quit Claim ✓ Warranty Was transfer part of IRS like-Distribution 10 Type of Transfer Foreclosure Irrevocable Trust Revocable Trust Transfer on Death kind exchange (I.R.C. § 1031 Auction Sale Exchange) by buyer or seller? Easement Gift Life Estate Trustee to Beneficiary Buyer Seller No Court Decree Exchange Grantor Trust Partition Satisfaction of Contract Other (Explain) 11 Was ownership transferred in full? (If No, explain the division.) 12 Was real estate purchased for same use? (If No, state the intended use.) ✓ Yes No ✓ Yes No 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) Yes Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC Other Brothers and Sisters Grandparents and Grandchild Spouse Ex-spouse Parents and Child 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.) 10000 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.) ✓ No Yes V No 18 Address of Property 19 Name and Address of Person to Whom the Tax Statement Should be Sent See Attached 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..... 23 Was non-real property included in the purchase? No (If Yes, enter dollar amount and attach itemized list.) (see instructions) . . 23 24 | \$ 25 If this transfer is exempt from the documentary stamp tax, list the exemption number 26 Is an affidavit as described in Neb. Rev. Stat. § 76-2,141 required because the property is located within a county or other geographic area with an active air force ballistic missile field? (See Instructions) Yes V 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 254-718-9674 Print or Type Name of Grantee of Authorized Representative Phone Number Grantee Signature of Grantee or Authorized Representative

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

ecording Data

Nebraska Department of Revenue

Day

28 Date Deed Recorded

Form No. 96-269-2008 8-2025 Rev. Supersedes 96-269-2008 7-2024

\$

For Dept. Use Only

Jews 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

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

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 3ss.

County of Webster 3ss.

Entered on the numerical index and filed for record in the Clerk's office of said county this 5 day of 05. A.D., 2065, at 9:57 o'clock A.M. Recorded in Book 2005 on Page 2350-2351

County Clerk 5 Deputy Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 10 15 3085
\$ 8 1.30 By OLLA

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

BY: Charles R. Van Beber, Member/Manager

Page 1 of 2 Moxana

ВООК	PAGE
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STATE OF MASSACINSCITS )

COUNTY OF BARNSTABLE )

The foregoing instrument was acknowledged before me on CEREMBER 3 5, 2025 by Charles R. Van Beber, Member/Manager of Van Beber Properties, LLC, a Colorado limited liability company.

Notary Tassa M NI TCHE 1 01/29/2032

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