Residential & Commercial Sales Worksheet

Cnty No.	, Вс	ook -	Page		Sal	e Date				School District Code							· "我就是 第二次	(1) (1) (1) (1) (1) (1) (1) (1) (1) (1)
91	20	25	2128		8/26	/2025	Base:	91	-00	002	P	Affilia	sted:		Unified:			
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Assessor Location: RED CLOUD (RC)					A) 2		B)	0:	100 100	С	86 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5	D)		E)	6	F) 2		
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(101) □ On				(20) Badly Worn						Commercial Construction Class:								
(102) 🗆 Tw				(30) Average						(1) ☐ Fireproof Structural Steel Frame								
(103) 🗆 Spl	it Level	6 W.		(40)		ood				(2) Reinforced Concrete Frame								
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(111) 🗆 Bi-	Level			(60)	□ E>	cellent				(4)		Woo	d or Ste	el Frame	d Ext	. Wal	ls	
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NEBRASKA Good Life. Great Service.

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

FORM 521

Department of Revenue	 If additional space is needed, ad 	d an attachm	ent and identify the app	licable Item num	ber.						
	The deed will not be recorded unless th	is statement	is signed and items 1-2	7 are accurately	complete	d					
1 County Name	2 County Number		3 Date of Sate/Transfer Mo. 08 Day 26 Yr. 2025 4 Date of Deed Mo. 08 Day 26 Yr. 2025								
	ster - 91										
	ess, and Telephone (Please Print)		6 Grantee's Name, Address, and Telephone (Please Print)								
Grantor's Name (Seller) See Exhibit A Attac	had	1	Grantee's Name (Buyer) The State of Nebraska	Dept of Transc	ortation						
Street or Other Mailing Ad			Street or Other Mailing Addr								
		7:-0-4-	PO Box 94759		State	Zip Code					
City	State	Zip Code	City Lincoln	Ň		68509					
Phone Number			Phone Number	Is the grantee a 50	1(c)(3) orga	anization? Yes 7 No foundation? Yes 7 No					
Email Address			(402) 471-4567 Email Address	If Yes, is the grante	R N 202(N)	ionidation), [] ies [A]iao					
N/A			N/A								
7 Property Classificati	on Number. Check one box in categories A and	i B. Check C If	property is also a mobile h	ome.							
(A) Status		(B)	Property Type			(C)					
mproved improved	Single Family Industrial		Mineral Interests-Nonprod		itate Asses	sed Mobile Home					
✓ Unimproved	Mulli-Family Agricultural	L	Mineral Interests-Productr	ig LIE	xempt	i					
☐ torr	Commercial Recreational										
	Conservator Distrit		id Contract/Memo Parti	=		Other					
#	Corrective Ease		= = = = = = = = = = = = = = = = = = = =		/Trustee						
	Death Certificate Transfer on Death Execu	<u></u>			any	Transfer on Double					
9 Was transfer part of kind exchange (I.R. Exchange) by buyer of	of tRS like- 10 Type of Transfer Distribu	- =	=	☐ Revocable Trust ✓ Sale	F	Transfer on Death Trustee to Beneficiary					
Exchange) by buyer of	Auction Easeme		Life Estate	Satisfaction of C	L Onleas F	Other (Explain)					
	eller V No Court Decree Exchan erred in full? (If No, explain the division.)	ge []Grand	or Trust Partition			(if No, state the intended use.)					
Trivias ownership transi			Yes	No Build		, ,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,					
	reen relatives, or if to a trustee, are the trustor and	l heneliciary reia									
Yes Vis No				Self		Other					
	Brothers and Sislers		=	Spouse	_						
	Ex-spouse	Parents and C		Step-parent and Step	-child						
14 What is the current m	arket value of the real property?		15 Was the mortgage assi	med? (If Yes, state t	he amount	and interest rate.)					
150.00	21111 101120 07 11.0 70m posposogo		☐Yes ☑ No	\$		%					
	divide a current parcel of land?		17 Was transfer through a	real estate agent or	a title comp	pany? (If Yes, include the name					
✓ Yes 🔲 N			of the agent or little con	ipany contact.)	Yes						
18 Address of Property			19 Name and Address of I	erson to Whom the	Tax Slatem	eni Should be Sent					
N/A			Nebraska Dept of Tra	insportation		•					
1477			PO Box 94759								
18a 🔲 No address ass	signed 18b 🗌 Vacant land		Lincoln, NE 68509-47	759							
20 Legal Description (Al	lach additional pages, if needed.)										
See Attache	ed Exhibit A										
21 If agricultural, list tol	al number of acres transferred in this transaction .		·								
22 Total purchase price	, including any fiabilities assumed				22 \$	150,00					
	y included in the purchase?] 					
	(ii Yes, enter dollar amount and attach itemized				23 \$	150,00					
24 Adjusted purchase p	price paid for real estate (line 22 minus line 23) . Impt from the documentary stamp tax, list the exe	molion number	2		<u> Α</u> 4 ψ	100,00					
26 is an affidavit as descr	bed in Neb. Rev. Stat. § 76-2,141 required because the	property is located	I within a county or other geogra	phic area with an active	air force bai	listic missile field? (See Instructions)					
☐ Yes 📝 N											
27 If yes, is the req	uired alfidavit atlached to this filing? 🔲 Yes 🛛 🗸 h	No.									
Under n	enalties of law, I declare that I have examined thi	s statement and	that it is, to the best of my ki	nowledge and belief.	irue, como	lete, and correct,					
and that	I am duly authorized to sign this statement.		are are an my m								
Sara	ih Talbert Type iseme of Grantee or Authorized Represental	ivo				(402) 479-4461 Phone Number					
sign 🦷	M A A A A A A A	146	DOM Droloot M	9/25/2025							
SIN	re of Grantee or Authorized Representative		ROW Project Manager 9/25/202								
	то от отчино от становкого партазаниями		, resta								
		Deed's Use C				For Dept. Use Only					
28 Date Deed Records	d 29 Value of Stamp or Exempt I	Number	30 Recording Data	0 2121)						
Mo. Day	Urcay \$ Exempt#	<u>الح</u>	1 BK2025	H 212							
Nebraska Department of Re	yenue		-	\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \	luthorized by	Nab. Rev. Sint. §§ 76-214, 77-1327(2					

Exhibit A To Form 521 - Real Estate Transfer Statement

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

Reginald Franklin Leonard and Jean Mary Leonard, husband and wife, as joint tenants; PO Box 7 Algonac Algonac, MI 48001-0007

Phone No.: (810) 571-2716

Field No. 20: Legal Description

ROW1

A TRACT OF LAND DESCRIBED AS THE EAST 3.19 FEET OF LOTS 10, 11, AND 12, BLOCK 15, SMITH AND MOORE'S ADDITION TO RED CLOUD, WEBSTER COUNTY, NEBRASKA CONTAINING 239.50 SQUARE FEET, MORE OR LESS. SAID GRANTOR DOES HEREBY RETAIN AND RESERVE TO SAID GRANTOR AND TO HIS, HER OR THEIR HEIRS, SUCCESSORS AND ASSIGNS ALL RIGHTS TO MINERALS, IN OR ON THE ABOVE DESCRIBED REAL PROPERTY. SAID GRANTOR AND/OR HIS, HER OR THEIR HEIRS, SUCCESSORS AND ASSIGNS SHALL HAVE NO RIGHT TO ENTER OR USE THE SURFACE OF SAID REAL PROPERTY FOR ANY PURPOSE CONCERNING SAID MINERAL RIGHTS, NOR SHALL SAID GRANTOR AND/OR HIS, HER OR THEIR HEIRS, SUCCESSORS AND ASSIGNS IN EXTRACTING SAID MINERALS FROM SAID REAL PROPERTY, DAMAGE OR IN ANY WAY IMPAIR THE USE OF SAID REAL PROPERTY.

Index Computer	
Assessor	

NEBRASKA DOCUMENTARY STAMP TAX

Date: 09/25/25

\$ Ex002 By AS

State of Nebraska ss. County of Webster

Entered on the numerical index and filed for record in the Clerk's office of said county this 25 day of September A.D., 2025, at 08:32 o'clock AM. Recorded in Book 2025 on Pages 2128-2131

Bk 2025, Pg 2128

Sindlywall

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: 32

KNOW ALL PERSONS BY THESE PRESENTS:

THAT: Reginald Franklin Leonard and Jean Mary Leonard, husband and wife, as joint tenants

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 EAST 3.19 FEET OF LOTS 10, 11, AND 12, BLOCK 15, SMITH AND MOORE'S ADDITION TO RED CLOUD, WEBSTER COUNTY, NEBRASKA CONTAINING 239.50 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.

PROJECT NO.: 281-1(117)

C.N.: 42619

TRACT: 32

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.

PROJECT NO.: 281-1(117)

C.N.: 42619

TRACT: 32

Duly executed this A

PAOU STATE OF

COUNTY OF

The foregoing instrument was acknowledged before me this this 26 day of

A.D., 20 25, by Reginald Franklin Leonard.

Γ

L

J. Thomas McGregor, LL.B.
J. Thomas McGregor Professional Corporation
Barrister, Solicitor, Notary Public
233 Creek Street
Wallaceburg, Ontario N8A 4C7
Tel: (519) 627-2081 | Fax: (519) 627-1615

PROJECT NO.: 281-1(117)

C.N.: 42619

TRACT: 32

Duly executed this 26 day of_	Augu	<u>J</u>	, A.D. 20 <u>,25</u> .
, ,	. ()	- ·	

Jean Mary Leonard

PROU STATE OF ONTARIO	Albertoi)
COUNTY OF Chithan - Kent)ss.)

CANADA

The foregoing instrument was acknowledged before me this this 26 day of _____

day of August.

A.D., 20 <u>25</u>, by <u>Jean Mary Leonard</u>.

Notary Public

J. Thomas McGregor, LL.B.

J. Thomas McGregor Professional Corporation
Barrista: Colicitor Notary Public

Wallaceburg, C & 3A 4C7
Tel: (519) 627-2081 | Fax: (519) 627-1615 |

Residential & Commercial Sales Worksheet

Cnty No.	Во	ok -	Page	Sale Date		WALL TO	A	School District Code											
91	20:	25	2246		9/3	3/2025	Base: 9	91-0	0002 Affiliated:					Unified:					
Location	ID	Sale	Number	Us.	eabilit	y & Code #		Parcel Numb					ber 🔻 🖖						
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entrepayers XIVE Edució	D	ate of S	ale Assessed	Valu	ıe		4371				00	0	10005		004	0000			
Land	Land Improvements					Total					Date of Sale Property Classification Code								
	865 556,01			0 556,875 Status Pr			roperty Type Zoning Location City Size Parcel S							Parcel Size					
Assessor Lo	cation:	RED	CLOUD (F	RC) A) 1 B)			0	3	(C)	3	D) 1	E)	6	F) 1					
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	Multiple Improvements				ole. Impr	ovements.:			Multi	ple.]	mprove	ments.:	2						
		29/2006 at 19	uction Date:		ruction I						on Date		2023						
en om ræd e Fisi Oberd			Floor:	Floor	Sq. Ft. :				Floor	Sq. I	Ft. :		L,520						
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Single Family	y Style:			Resi	dential	Condition:		ĖŴ,	Com	mer	cial O	ссирап	cy Code:	620	isaz i				
(100) □ Mo	bile Hon	ne		(10) Wom Out							471		ther1: 34		Other2				
(101) □ One Story				(20) □ Badly Worn					Commercial Construction Class: 4										
(102) □ Tw				(30) Average						(1) ☐ Fireproof Structural Steel Frame									
(103) □ Spl				(40) Good					(2)										
(104) 🗆 11.				(50)		Very Good			(3)				aring Walls						
(111) 🗆 Bi-				(60) Excellent				San Color Service	(4)										
(106) □ Of	1 to 10 to 1 to 1	novites, kaina	Robert College Royal College						(5)										
Townhouse o		Style:	2	Residential Quality:					(6) D Pole Frame										
(301) □ On				(10)					Cost Rank: 25 Condition: 50										
(302) □ Tw				(20)		air					Low		-	• •	□ Won				
(307) 🗆 1 1.				(30)		Average			(20)		Avera				□ Badl				
(308) □ Spl				(40) Good							e Avera			□ Aver					
(309) □ 21 (304) □ On		Yamalawa		(50)		Very Good	•		(40)	ப ிராச்	High	NIK SW	Transaction of the con-	(/	□ Geo				
(304) □ On (305) □ Tw				(60)	ا ب	Excellent			illessore Sanstr		ARAGNI Langue	MARIONI THRESIA	w.DStreetstan		■ Very				
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			t to Sale P		<u> </u>	-):							d- • -						
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-			_																
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NEBRASKA-

Good Life, Great Service.

Real Estate Transfer Statement

199

FORM

•To be illed 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

	ill not be recorded un	less this statemen	is signed and it	ems 1-27 are accu	rately completed.						
1 County Name Webster - 91	2 County Number		3 Date of Sale/Tran Mo. <u>09</u> Day	ster , 03 _{Yr.} 2025	4 Date of Deed Mo. 09 Day	03 _{Yr.} 2025					
5 Grantor's Name, Address, and Telep	hone (Please Print)		6 Grantee's Name, Address, and Telephone (Please Print)								
Grantor's Name (Seller) See Exhibit A Attached		:	Grantee's Name (Buyer) The State of Nebrosica Boot of Transportation								
Street or Other Mailing Address			The State of Nebraska Dept of Transportation Street or Other Malling Address PO Box 94759								
City	State	Zip Code	City State Zip Code Lincoln NE 68509								
Phone Number			Phone Number (402) 471-456	Is the grant	ee a 501(c)(3) organiza						
Email Address N/A			[(402) 471-4567 If Yes, is the grantee a 509(a) foundation? Yes No N/A								
7 Property Classification Number. Cl	eck one box in categorie	s A and B. Check C If	property is also a	nobile home.							
(A) Status			Property Type			(C)					
Improved Single Fa Unimproved Multi-Fan	· =	<u>-</u>	Mineral Interests		Slate Assessed	Mobile Home					
Unimproved	_ = _	ational	Mineral Interests	-Producing	Exempt						
8 Type of Deed Conservator		= =	nd Contract/Memo	Partition		Other					
Bill of Sale Corrective Cemetery Death Certifica	le – Transier on Death	EasementLe ExecutorMi	ase nerali		Trust/Irustee Warranty						
Was transfer part of IRS like- kind exchange (I.R.C. § 1031 Exchange) by buyer or seller?	==	Distribution Forec	<u>=</u>	ble Trust Revocabl	=	ansfer on Death					
	= =	Easement Gift	Life Esta	=	=	ustee to Beneficiary					
Buyer Seller ✓ No 11 Was ownership transferred in full? (If		Exchange Grant	or Trust Partition		on of Contract Of Officers	ner (Explain) to, state the intended use.)					
✓ Yes No				☐ Yes ☑ No E	Build roads						
13 Was the transfer between relatives, o	r II to a trustee, are the tru or Uncle to Niece or Nephe	-	tives? (If Yes, check Partnership, or LLC	the appropriate box.) Self	Поњ	er					
	ers and Sisters	= ' ''	and Grandchild	Spouse							
Ex-spi		Parents and C		Step-parent a	nd Step-child						
14 What is the current market value of it	ne real property?		15 Was the morto	age assumed? (If Yes,	state the amount and	interest rate.)					
150.00			Yes	√ No \$	THE CO.						
16 Does this conveyance divide a currer V Yes No	it parcel of land?			hrough a real estate ag r tille company contact		(If Yes, include the name					
18 Address of Property			19 Name and Add	iress of Person to Whr	om the Tax Statement S	✓ No Should be Sent					
N/A			Nebraska Dep	it of Transportation							
18a No address assigned 18b	Vacant land		PO Box 94759 Lincoln, NE 68								
20 Legal Description (Altach additional	ages, if needed.)					 -					
See Attached Exhibit	Α										
21 If agricultural, list total number of ac	res transferred in this trans	eaction	·•								
22 Total purchase price, including any i			• • • • • • • • • • • • • • • • • • • •	••••••	22 \$	150,00					
23 Was non-real property included in the Yes No (if Yes, enter d	purchase? oller amount and altach l	temized list \ (see inst	nellons)		23 \$	<u></u>					
24 Adjusted purchase price paid for rea	al estate (line 22 minus line	∍ 23)		· · · · · · · · · · · · · · · · · · ·	24 \$	150,00					
25 If this transfer is exempt from the do 26 is an affidavit as described in Neb.Rev.:				er geographic area with a	n active air force ballistic r	nissile field? (See Instructions)					
27 If yes, is the required affidavit atta	ched to this filing? Tyes	No									
and that I am duly author	I declare that I have examined to sign this statement		that it is, to the best	of my knowledge and	belief, true, complete,	and correct,					
Sarah Talbert						(402) 479-4461					
sign / Print of Incompany of G	rahlee or Authorized Hepri	esentative	DOW Drai	Phone Number							
	Authorized Representative	· · · · · · · · · · · · · · · · · · ·	Tille	ect <u>Manager</u>		10/9/2025 Date					
	Redis	ter of Deed's Use C	niy	<u> </u>	·	For Dept. Use Only					
28 Date Deed Recorded Mo. 10 Day 9 Yc 25	29 Value of Stamp or E		30 Recording Da		46						
Nebraska Department of Revenue	GE-260-2009 10-2020	_ ~ ~	1 111 0	2,14 00		Rev. Slat. §§ 76-214, 77-1327(2)					

Exhibit A To Form 521 - Real Estate Transfer Statement

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

402 Loft, LLC, a Nebraska Limited Liability Company; PO Box 264 Red Cloud Red Cloud, NE 68970-0264

Phone No.: (402) 746-4202

Field No. 20: Legal Description

ROW1 - A TRACT OF LAND LOCATED IN LOTS 11 AND 12, BLOCK 4, ORIGINAL TOWN OF RED CLOUD, WEBSTER COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 12; THENCE N88°58'26"E ON AN ASSUMED BEARING AND ALL BEARINGS CONTAINED HEREIN ARE RELATIVE THERETO A DISTANCE OF 11.24 FEET ALONG THE SOUTH LINE OF SAID LOT 12; THENCE N43°58'34"W A DISTANCE OF 0.68 FEET; THENCE S89°25'09"W A DISTANCE OF 4.76 FEET; THENCE N05°26'14"W A DISTANCE OF 18.69 FEET; THENCE N00°59'09"W A DISTANCE OF 30.83 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 11; THENCE S88°54'31"W A DISTANCE OF 4.57 FEET ALONG SAID LOT LINE TO THE NORTHWEST CORNER; THENCE S00°59'10"E A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING CONTAINING 245.32 SQUARE FEET, MORE OR LESS.

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

Index	
Computer	
Assessor	
Carded	

NEBRASKA DOCUMENTARY STAMP TAX

Date: 10/09/25

\$ Ex002 By AS

State of Nebraska ss. County of Webster

Entered on the numerical index and filed for record in the Clerk's office of said county this 09 day of October A.D., 2025, at 01:29 o'clock PM. Recorded in Book 2025 on Pages 2246-2249

Bk 2025, Pg 2246

Alebergellang

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: 1

KNOW ALL PERSONS BY THESE PRESENTS:

THAT: 402 Loft, LLC, a Nebraska Limited Liability Company

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

A TRACT OF LAND LOCATED IN LOTS 11 AND 12, BLOCK 4, ORIGINAL TOWN OF RED CLOUD. WEBSTER COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 12; THENCE N88°58'26"E ON AN ASSUMED BEARING AND ALL BEARINGS CONTAINED HEREIN ARE RELATIVE THERETO A DISTANCE OF 11.24 FEET ALONG THE SOUTH LINE OF SAID LOT 12; THENCE N43°58'34"W A DISTANCE OF 0.68 FEET; THENCE S89°25'09"W A DISTANCE OF 4.76 FEET; THENCE N05°26'14"W A DISTANCE OF 18.69 FEET; THENCE N00°59'09"W A DISTANCE OF 30.83 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 11; THENCE S88°54'31"W A DISTANCE OF 4.57 FEET ALONG SAID LOT LINE TO THE NORTHWEST CORNER; THENCE S00°59'10"E A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING CONTAINING 245.32 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

PROJECT NO.: 281-1(117)

C.N.: 42619

TRACT: 1

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

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

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

PROJECT NO.: 281-1(117)	C.N.: 42619	TRACT: 1
Duly executed this <u>3</u> day of <u>S</u>	tem ber	_, A.D. 20 <u>ZS</u> .
		402 Loft, LLC, a Nebraska Limited Liability Company
	<u>Le</u>	enris france
· .	Dennis A Print nam	Manager Manager e and Title of Authorized Agent
STATE OF NEBRASKA COUNTY OF WEBSTER))ss.)	·
The foregoing instrument was acknowled A.D., 2025, by Deun's Hav (Print Name of Individ	dged before me this 300 SEIN ual who appeared before	day of September, Mancer Notary) (Title of officer or agent)
on behalf of <u>402 Loft, LLC, a Nebraska I</u>	<u>limited Liability Compan</u>	⊻ .
	Notary Public	olol
Γ !	General Notary - State of DON E. THEOBA	LD ong

AFFIDAVIT of Authority

NEBRASKA

DEPARTMENT OF TRANSPORTATION

Project Name: In Red Cloud	Project #: 281-1(117)	Control #: 42619						
Contract Name: 402 Loft, LLC, a Nebraska Limited Liability	туре: Tract Owner	Tract #: 1						
Company								
I, Dennis Hansen, the undersigned,	swear or affirm the following	is true and accurate to						
(Print name of individual signing on behalf of Organization)								
the best of my knowledge (complete both items 1 and 2):								
1 I am the Manager for 402 LOFT LLC								
1 am the Manager for 402 LOFT LLC (Name of Organization) organized in accordance with the laws of the State of Nebras La and lawfully operating in Nebraska;								
organized in accordance with the laws of the State of Neb vas	and lawfully o	perating in Nebraska;						
<u>AND</u>								
2 I am authorized to sign any and all documentation on behalf of the abo	ove named entity regarding th	e sale or use of						
property rights in general or specifically for a project of the State of N								
(Check one of the following and complete appropriate blanks.)	-							
TG' 0.55	1 . h . co	Ŧ						
The capacity expressly provided in the	_							
(Bylaws, Operating Ag	greement, or Partnership Agreement	,						
The Resolution of the	dated	>						
(Corporate Board or Corporate Members	ship)							
Dated this 3 day of September, 2025	4							
Passas	1 Kensten							
_ verres	Signature of							
()pnnis	Signature of Hansen							
_	Print Name							
State of NEBRASKA								
County of WEBSIER) ss								
Subscribed and sworn before me this 3rd day of Septembe/		_						
•								
Do E Theolal	General Notary - State of DÖN E. THEOBAL My Comm. Exp. Oct. 28	D						
Signature of Notary Public								

Residential & Commercial Sales Worksheet

Cnty No.	Во	ok 🔝	Page	0 54 5 467 2	S	Sale Date			South &	School District Code							
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(101) ☐ One Story				(20	(20) 🗆 Badly Worn					Commercial Construction Class: 3							
(102) Two Story				(30)	(30) Average					(1) ☐ Fireproof Structural Steel Frame							
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(104) 🗆 11				(50)	(50) U Very Good					(3) 🖼 Masonry Bearing Walls							
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NEBRASKA

Real Estate Transfer Statement

200

FORM

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

521

	Is signed and items 1-27 are accurately completed.						
1 County Name 2 County Number Webster - 91	3 Date of Sale/Transfer Mo. 09 Day 05 Yr. 2025 4 Date of Deed Mo. 09 Day 05 Yr. 2025						
5 Grantor's Name, Address, and Telephone (Please Print)	6 Grantee'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 Zip Code Lincoln NE 68509						
Phone Number	Phone Number Is the grantee a 501(o)(3) organization? Yes / No (402) 471-4567 If Yes, is the grantee a 509(a) foundation? Yes / No						
Email Address N/A	Email Address N/A						
7 Property Classification Number, Check one box in categories A and B. Check C If	property is also a mobile home.						
	Property Type (C)						
Improved Single Family Industrial	Mineral Interests-Nonproducing State Assessed Mobile Home						
Unimproved Multi-Family Agricultural	Mineral Interests-Producing Exempt						
☐ IOLL ☐ Commercial ☐ Recreational							
	d Contract/Memo Partition Shartif Other Personal Rep. Trust/Trustee						
	eral Quit Claim Warranty						
9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller?	Life Estate						
	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 No Build roads						
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary rela	· · · · · · <u></u> · · · · · · · · · · · · · · · · · ·						
Yes No Aunt or Uncle to Niece or Nephew Family Corp., I							
Brothers and Sisters Grandparents							
Ex-spouse Parents and C							
14 What is the current market value of the real property? 100.00	16 Was the mortgage assumed? (If Yes, state the amount and interest rate.)						
	Yes V No \$% 17. Was transfer through a real estate agent or a title company? (If Yes, include the name)						
16 Does this conveyance divide a current parcet of land? 7 Yes No	17 Was transfer through a real estate agent or a title company? (If Yes, include the name						
16 Does this conveyance divide a current parcel of land?	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 18 Address of Property	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 You No. 19 Name and Address of Person to Whom the Tax Statement Should be Sent						
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 Van Volume 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	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 Van No. 19 Name and Address of Person to Whom the Tax Statement Should be Sent Nebraska Dept of Transportation						
16 Does this conveyance divide a current parcet of land? Yes No No N/A	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 Van Volume 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 assigned No address assigned No address assigned	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 Van						
16 Does this conveyance divide a current parcel of land? Yes No No No No No No No No address assigned 18b Vacant land Legal Description (Atlach additional pages, if needed.)	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 Van						
16 Does this conveyance divide a current parcel of land? Yes No No No No No No No No address assigned 18b Vacant land Legal Description (Atlach additional pages, if needed.)	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 Van Volume 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 parcel of land? [7] 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 Van Volume 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? [7] 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 Ves Volume 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 No No No No address of Property N/A 18a No address assigned 18b Vacant land 20 Legal Description (Atlach 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. 23 Was non-real property included in the purchase? Yes No (If Yes, enter dollar amount and attach itemized list.) (see institution)	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 Ves Ves Ves Ves Ves Ves Ves Ves Ves V						
16 Does this conveyance divide a current parcel of land? Yes	17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) Yes You 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 \$ 100,00 uctions) 23 \$ 100,00						
16 Does 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 Volume and Address of Person to Whom the Tax Statement Should be Sent Nebraska Dept of Transportation PO Box 94759 Lincoln, NE 68509-4759 22 \$ 100,00 uctions) 23 \$ 100,00						
16 Does 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 Vol. 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 \$ 100,00 uctions) 23 \$ 100,00						
16 Does 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.) 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 \$ 100,00 uctions) 23 \$ 1 24 \$ 100,00 within a county or other geographic area with an active air force ballistic missile field? (See Instructions)						
16 Does this conveyance divide a current parcel of land? Yes	17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) Yes Vol. 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 \$ 100,00 uctions) 23 \$ 100,00						
16 Does 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.) 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 \$ 100,00 uctions) 23 \$ 1 24 \$ 100,00 within a county or other geographic area with an active air force ballistic missile field? (See Instructions)						
16 Does 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 Volume and Address of Person to Whom the Tax Statement Should be Sent Nebraska Dept of Transportation PO Box 94759 Lincoln, NE 68509-4759 22 \$ 100,00 uctions) 23 \$ 1 24 \$ 100,00 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) 479-4461 Phone Number						
16 Does this conveyance divide a current parcel of land? Yes	17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) Yes Vol. 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 \$ 100,00 uctions) 23 \$ 100,00 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) 479-4461						
16 Does 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 Volume and Address of Person to Whom the Tax Statement Should be Sent Nebraska Dept of Transportation PO Box 94759 Lincoln, NE 68509-4759 22 \$ 100,00 uctions) 23 \$ 1 24 \$ 100,00 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) 479-4461 Phone Number						
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16 Does this conveyance divide a current parcel of land? Yes	17 Was transfer through a real estate agent or a title company? (if Yes, include the name of the agent or title company contact.) Yes 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 \$ 100,00 uctions) 23 \$ 1 24 \$ 100,00 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) 479-4461 Phone Number 10/9/2025 Title 10/9/2025 Date Por Dept. Use Only 130 Recording Data						
16 Does 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						

Exhibit A To Form 521 - Real Estate Transfer Statement

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

ToLi Mah, LLC, a Nebraska limited liability company; 7902 S 200th Street Gretna Gretna, NE 68028-5068

Phone No.: (402) 746-4061

Field No. 20: Legal Description

ROW1

A TRACT OF LAND DESCRIBED AS THE WEST 4.57 FEET OF THE SOUTH 15 FEET 4.25 INCHES NORTH OF THE SOUTH 6 INCHES OF LOT 8, BLOCK 4, ORIGINAL TOWN OF RED CLOUD, WEBSTER COUNTY, NEBRASKA 70.17 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.

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NEBRASKA DOCUMENTARY STAMP TAX

Date: 10/09/25 \$ Ex002 By AS Bk 2025, Pg 2250

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 09 day of October A.D., 2025, at 01:40 o'clock PM. Recorded in Book 2025 on Pages 2250-2253

Briskyssett

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 685094759

WARRANTY DEED

PROJECT NO.: 281-1(117)

C.N.: 42619

TRACT: 4

KNOW ALL PERSONS BY THESE PRESENTS:

THAT: ToLi Mah, LLC, a Nebraska limited liability company

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 WEST 4.57 FEET OF THE SOUTH 15 FEET 4.25 INCHES NORTH OF THE SOUTH 6 INCHES OF LOT 8, BLOCK 4, ORIGINAL TOWN OF RED CLOUD, WEBSTER COUNTY, NEBRASKA 70.17 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.

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.

PROJECT NO.: 281-1(117)

C.N.: 42619

TRACT: 4

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.

PROJECT NO.: 281-1(117)	C.N.: 42619	IRAGI: 4
Duly executed this 5th day of September	/, A.	D. 20 <u>25</u> .
Tod	Jell Miller U Maldin Visa M	ToLi Mah, LLC, braska limited liability company by by Would and the limited liability company by by white and the limited and
STATE OF NOOVOSKO COUNTY OF SAVPY The foregoing instrument was acknowledge A.D., 2035, by TOOO Making (Print Name of Individual on behalf of ToLi Mah, LLC, a Nebraska lime)	d Lisa Mahin who appeared before Not	
- GA	Notary Public ERIKA BALBUENA General Notary - State of Ne My Commission Expires Oct 2	Ďraska 2, 2028

AFFIDAVIT of Authority

NEBRASKA

DEPARTMENT OF TRANSPORTATION

roject Name: In Red Cloud	Project #: 281-1(117)	Control #: 42619
ontract Name: ToLi Mah, LLC, a Nebraska limited liabilit ompany	ty Type: Tract Owner	Tract #: 4
Tell Mahin Usa Walling, the und		ng is true and accurate to
the best of my knowledge (complete both items 1 and 2): I am the		coverating in Nebraska
organized in accordance with the laws of the State of No.	and lawledly	operating in Neuraska,
I am authorized to sign any and all documentation on behalf property rights in general or specifically for a project of the (Check one of the following and complete appropriate blanks.)	e State of Nebraska - Department of T	ransportation based on:
The capacity expressly provided in the	s, Operating Agreement, or Partnership Agreem	
The Resolution of the	dated	,
Dated this 5th day of September 2025 July Tod		ahin
State of Nebrosko ss County of Sav py Subscribed and sworn before me this 5th day of Seventeen states of the seventeen seven		
Guba Bullma Signature of Notary Public	General Notary - State My Commission Expires	of Nebraska

Residential & Commercial Sales Worksheet

Cnty No.	Во	ok	Page	Sale Date			School District Code											
91	202	25	2256		9/1	1/2025	Base: 9	002 Affiliated:					Unified:					
Location	\mathbf{D}	Sale	Number	Useability & Code #					Parcel Nur				Vumber	umber				
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	Da	ate of Sa	ale Assessec	l Valu	ie .	i a Marcia Dano in a saca- aksi nanda sakka 1996	4371			\top	00	0	10005			004	00	00
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	595		37,96	5		38,560	Status	Pr	roperty	Тур	e 7	Zoning	Locatio	n i	City	Size	Раго	el Size
Assessor Lo	cation:	RED (CLOUD (I	RC)			A) 1	B)	0.3	3	(c)	3	D) 1	E)	6	F)	1
					ar in stra	Residential	<u> </u>		Profession	5745 5745	N. 199		Comme	rcial			创发 的	
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barcol 103400

NEBRASKA

Real Estate Transfer Statement

FORM 521

Good Life, Great Service DEPARTMENT OF REVENUE

•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 4 Date of Deed County Number County Name мо. 09 Mo. 09 Day .11 Day 11 Webster - 91 5 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 PO Box 94759 Street or Other Mailing Address City State Zip Code State Zip Code 68509 NE Lincoln Phone Number (402) 471-4567 Is the grantee a 501(c)(3) organization? Yes Phone Number 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 property is also a mobile home. (B) Property Type (C) (A) Status Mobile Home State Assessed Improved Single Family Industrial Mineral Interests-Nonproducing Agricultural Mineral interests-Producing Exempl Unimproved Multi-Family ☐ IOLL **▼** Commercial Recreational Distribution Land Contract/Memo Sheriff 8 Type of Deed Partition Olher Trust/Trustee Bill of Sale Corrective Easement Lease Personal Rep. Mineral Ouit Claim √ Warranty Death Certificate - Transfer on Death Executor Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? 10 Type of Transfer Distribution Foreclosure Irrevocable Trust Revocable Trust Transfer on Death ∏G# Trustee to Beneficiary Easement Life Estate ✓ Sale Auction Grantor Trust Partition Satisfaction of Contract Other (Explain) ☐ Buyer ☐ Seller ✓ No Court Decree Exchange 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.) ✓ No Build roads √ 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.) Olher Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC Self Self Yes Yes 7No Brothers and Sisters Grandparents and Grandchild □ Spouse Parents and Child Step-parent and Step-child Ex-spouse 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) 14 What is the current market value of the real property? 100.00 ☑ No Yes 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 Nebraska Dept of Transportation N/A PO Box 94759 Lincoln, NE 68509-4759 18a No address assigned 18b Vacant land 20 Legal Description (Attach additional pages, if needed.) See Attached Exhibit A 21 If agricultural, list total number of acres transferred in this transaction 22 Total purchase price, including any liabilities assumed...... 22 | 5 23 Was non-real properly included in the purchase? Mo (If Yes, enter dollar amount and attach itemized list.) (see instructions) 24 8 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 226 is an allidavit as described in Neb. Flav. 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 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. (402) 479-4461 Sarah Talbert Print (c) Type Name of Grantee or Authorized Representative Phone Number **ROW Project Manager** 10/9/2025 Date Register of Deed's Use Only For Dept. Use Only 28 Dale Deed Recorded Value of Stamp or Exempt Number Recording Data O . Day Nebraska Department of Revenue ulhorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2) Form No. 96-269-2008 7-2024 Rev. Supersedes 96-269-2008 10-2020

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

Exhibit A To Form 521 - Real Estate Transfer Statement

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

Bengeco, LLC, a Nebraska limited liability company, an undivided 1/2 interest and Merle L. Illian and Beverly A. Illian, husband and wife, as joint tenants, an undivided 1/2 interest; 426 N Webster Street Red Cloud Red Cloud, NE 68970-2467

Phone No.: (402) 669-0272

Field No. 20: Legal Description

ROW1

A TRACT OF LAND DESCRIBED AS THE WEST 4.57 FEET OF LOT 7 AND NORTH 9 FEET 1.75 INCHES OF LOT 8, BLOCK 4, ORIGINAL TOWN OF RED CLOUD, WEBSTER COUNTY, NEBRASKA CONTAINING 156.05 SQUARE FEET, MORE OR LESS. SAID GRANTOR DOES HEREBY RETAIN AND RESERVE TO SAID GRANTOR AND TO ITS SUCCESSORS AND ASSIGNS ALL RIGHTS TO MINERALS, IN OR ON THE ABOVE DESCRIBED REAL PROPERTY. SAID GRANTOR AND/OR ITS SUCCESSORS AND ASSIGNS SHALL HAVE NO RIGHT TO ENTER OR USE THE SURFACE OF SAID REAL PROPERTY FOR ANY PURPOSE CONCERNING SAID MINERAL RIGHTS, NOR SHALL SAID GRANTOR AND/OR ITS SUCCESSORS AND ASSIGNS IN EXTRACTING SAID MINERALS FROM SAID REAL PROPERTY, DAMAGE OR IN ANY WAY IMPAIR THE USE OF SAID REAL PROPERTY.

Index	
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NEBRASKA DOCUMENTARY STAMP TAX

Date: 10/09/25

\$ Ex002 By AS

Bk 2025, Pg 2256

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 09 day of October A.D., 2025, at 02:09 o'clock PM. Recorded in Book 2025 on Pages 2256-2261

guellquetta

County Clerk

Fee: \$40.00 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: 5

KNOW ALL PERSONS BY THESE PRESENTS:

THAT: Bengeco, LLC, a Nebraska limited liability company, an undivided 1/2 interest and Merle L. Illian and Beverly A. Illian, husband and wife, as joint tenants, an undivided 1/2 interest.

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 4.57 FEET OF LOT 7 AND NORTH 9 FEET 1.75 INCHES OF LOT 8, BLOCK 4, ORIGINAL TOWN OF RED CLOUD, WEBSTER COUNTY, NEBRASKA CONTAINING 156.05 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.

PROJECT NO.: 281-1(117)

C.N.: 42619

TRACT: 5

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.

PROJECT NO.: 281-1(117)	C.N.: 42619	TRACT: 5
Duly executed this 11th day of 5epten	Lev , A.D. 2	2025.
	a Nebras	Bengeco, LLC, ka limited liability company
	- Da-Ja	by
	Daniel Benge Print name and T	itle of Authorized Agent
STATE OF Nebraska)	
COUNTY OF Webster)ss.)	
The foregoing instrument was acknowledge	ed before me this \mathcal{U} day of	September
The foregoing instrument was acknowledge A.D., 20 25, by Daniel Bene (Print Name of Individual)	ge who appeared before Notary	(Title of officer or agent)
on behalf of Bengeco, LLC, a Nebraska lim	ited liability company.	
Eur	2 Massanjar Notary Public	
	GENERAL NOTARY - State of Nebraska ELLEN GLASSMYER My Comm. Exp. July 17, 2028	1

PROJECT NO.: 281-1(117)

C.N.: 42619

TRACT: 5

Duly executed this 1	day of Se	pteme	, A.D. 20 <u>25</u> .
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Multiple L. Illian

country of Ubbrien)ss.

> Fuen Wassnupe Notary Public

> > GENERAL NOTARY - State of Nebraska
> > ELLEN GLASSMYER
> > My Comm. Exp. July 17, 2028

PROJECT NO.: 281-1(117)	C.N.: 42619	TRACI: 5
Duly executed this <u>//</u> day of	Sept, ad	. 2025
	Beverly	Oc Illian Beverly A. Illian
STATE OF <u>Melaska</u> COUNTY OF <u>Welaskes</u> The foregoing instrument was acknown as a constant a little of the period of the perio))ss.) wledged before me this da	y of <u>Leptember</u> .
A.D., 20 <u>2.5</u> , by <u>Beverly A. Illian</u> .		Massaugen Notary Public
		GENERAL NOTARY - State of Nebraska ELLEN GLASSMYER My Comm. Exp. July 17, 2028

AFFIDAVIT of Authority

NEBRASKA

DEPARTMENT OF TRANSPORTATION

Project Name: in Red Cloud	Project #: 281-1(117)	Control #: 42619
Contract Name: Bengeco, LLC and Merle L. Illian and Beverly A. Illian, husband and wife	. Type: Tract Owner	Tract #: 5
I, Doniel Bigge . the undersign (Print name of individual signing on behalf of Organization) the best of my knowledge (complete both items 1 and 2):	ed, swear or affirm the following	ng is true and accurate to
I am the Own for Benge to (Title of office holder) organized in accordance with the laws of the State of Nebr	(Name of Organization) (Ask q and lawfully	operating in Nebraska;
I am authorized to sign any and all documentation on behalf of the property rights in general or specifically for a project of the State (Check one of the following and complete appropriate blanks.) The capacity expressly provided in the	of Nebraska - Department of Ti	
OR	ng Agreement, or Partnership Agreeme	
The Resolution of the (Corporate Board or Corporate Me		,
Dated this 11th day of September, 20 25	······································	
Dani	Signature of Signature of Print Name	
State of <u>Nekraska</u>) ss County of <u>Nekster</u>		
Subscribed and sworn before me this day of	<u>, 20</u> <u></u>	
Uen Massinger Signature of Notary Public	GENERAL NOTARY - State of ELLEN GLASSI My Comm. Exp. July 1	WYER

Residential & Commercial Sales Worksheet

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John Lord

Good Life, Great Service.

Real Estate Transfer Statement 205. • To be filed with the Register of Deeds. • Read Instructions on reverse side. • If additional space is needed, add an attachment and identification.

FORM

DEPARTMENT OF REVERUE	• If additional space is	s needed, add an altachn	ent and identify th	e applicable item	number.		·····		
	The deed will not be record	ed unless this statement	is signed and iten	ns 1-27 are accura	tely comple				
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	oster - 91		Mo. 09 Day 11 Yr. 2025 Mo. 09 Day 11 Yr. 2025 6 Grantee's Name, Address, and Telephone (Please Print)						
	ess, and Telephone (Please Print)	6 Grantee's Name, A Grantee's Name (Bu)		ite (Please Pr	earl)			
Grantor's Name (Seller) See Exhibit A Atta	ched		The State of Net	oraska Dept of Tr	ansportatio	n			
Street or Other Mailing A	ddress		Street or Other Mailfr PO Box 94759	ng Address					
City	State	Zip Code	City Lincoln		State NE		Zip Code 68509		
Phone Number			Phone Number (402) 471-4567		a 501 (c)(3) o rantee a 509(Yes √No ? Yes √No		
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	on Number. Check one box in ca	legories A and B. Check C if	property is also a me	oblie home.					
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☑ Unimproved ☐ IOLL	Multi-Family ✓ Commercial	Agricultural Recreational	Mineral Interests-P	roducing	Exempl				
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18 Address of Property			19 Name and Adda	ess of Person to Whom	n the Tax State	ment Should	be Sent		
N/A			Nebraska Dept PO Box 94759	of Transportation					
18a 🔲 No address as	signed 18b Vacant land		Lincoln, NE 685	609-4759					
20 Legal Description (A	tach additional pages, if needed.)		3						
See Attache	ed Exhibit A								
21 If agricultural, list to	al number of acres transferred in th	is transaction	·						
22 Total purchase price	, including any liabilities assumed.	***********			22 \$		140,00		
	y included in the purchase?						1		
	o (If Yes, enter dollar amount and : price paid for real estate (line 22 m				23 S 24 S		140,00		
25 If this transfer is ex	mot from the documentary stamp	lax. Iist the exemption number	2						
26 is an ellidavitæs desc ∏Yes 📝 t	ibed in <u>Neb. Rev. Stat. § 76-2,141</u> requi l o	red because the property is locate	d within a county or ether	geographic area with an	active air force l	ballistic missile	field? (See Instructions)		
27 If yes, is the req	uired alfidavit attached to this filing?	Yes 🗸 No							
Underp	enalties of law, I declare that I hav I am duly authorized to sign this st	e examined this statement and	I that it is, to the best o	of my knowledge and b	eliel, true, cor	nplete, and c	orrect,		
Sara	ıh Talbert	ŧ					402) 479-4461		
Print sir	Type Name of Grantee or Authoriza	LRepresentative					hone Number		
sign	MMM SAMMIN	<u> </u>	ROW Proje	ct Manager			10/9/2025		
here signation	re of Grantée or Authorized Repres	enlative	Title			0	ale		
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Mo. 152 Day —				ma. 47 / 3 . 4 19 8 8	· · · ·	~ I			

Exhibit A To Form 521 - Real Estate Transfer Statement

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

Bengeco, LLC; 426 N Webster Street Red Cloud Red Cloud, NE 68970-2467

Phone No.: (402) 669-0272

Field No. 20: Legal Description

ROW1

A TRACT OF LAND DESCRIBED AS THE WEST 4.57 FEET OF LOTS 5 AND 6, BLOCK 4, ORIGINAL TOWN OF RED CLOUD, WEBSTER COUNTY, NEBRASKA CONTAINING 228.50 SQUARE FEET, MORE OR LESS. SAID GRANTOR DOES HEREBY RETAIN AND RESERVE TO SAID GRANTOR AND TO ITS SUCCESSORS AND ASSIGNS ALL RIGHTS TO MINERALS, IN OR ON THE ABOVE DESCRIBED REAL PROPERTY. SAID GRANTOR AND/OR ITS SUCCESSORS AND ASSIGNS SHALL HAVE NO RIGHT TO ENTER OR USE THE SURFACE OF SAID REAL PROPERTY FOR ANY PURPOSE CONCERNING SAID MINERAL RIGHTS, NOR SHALL SAID GRANTOR AND/OR ITS SUCCESSORS AND ASSIGNS IN EXTRACTING SAID MINERALS FROM SAID REAL PROPERTY, DAMAGE OR IN ANY WAY IMPAIR THE USE OF SAID REAL PROPERTY.

Index	
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NEBRASKA DOCUMENTARY STAMP TAX

Date: 10/09/25 \$ Ex002 By AS Bk 2025, Pg 2262

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 09 day of October A.D., 2025, at 02:10 o'clock PM. Recorded in Book 2025 on Pages 2262-2265

Sind Cyndria

County Clerk

Fee: \$28.00 By: AS Deputy Electronically Recorded

Electronically Recorded

FOR REGISTER OF DEEDS USE ONLY Return to: Karla Smith Nebraska Dept. of Transportation, R.O.W. Division Box 94759 Lincoln, NE 685094759

WARRANTY DEED

PROJECT NO.: 281-1(117)

C.N.: 42619

TRACT: 6

KNOW ALL PERSONS BY THESE PRESENTS:

THAT: Bengeco, LLC

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 WEST 4.57 FEET OF LOTS 5 AND 6, BLOCK 4, ORIGINAL TOWN OF RED CLOUD, WEBSTER COUNTY, NEBRASKA CONTAINING 228.50 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.

PROJECT NO.: 281-1(117)

C.N.: 42619

TRACT: 6

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.

PROJECT NO.: 281-1(117)	C.N.: 42619	TRACT: 6
Duly executed this $\frac{1}{1}$ day of $\frac{5e}{1}$	plander , A.D	. 2025
·		Bengeco, LLC
		by
	Dankel Benge Print name and	Title of Authorized Agent
STATE OF <u>Nebraska</u> COUNTY OF <u>Webster</u>))ss.)	
The foregoing instrument was acknow	ledged before me this $\underline{\mathcal{U}}$ day	of September
A.D., 20 35, by Daniel F. (Print Name of Indiv		
on behalf of <u>Bengeco, LLC</u> .		
Su	er Massmyer Notary Public	·
Γ	GENERAL NOTARY - State of Nebraska	, 1

AFFIDAVIT of Authority

NEBRASKA

DEPARTMENT OF TRANSPORTATION

Project Name: In Red Cloud	Project #: 281-1(117)	Control #: 42619
Contract Name: Bengeco, LLC	туре: Tract Owner	Tract #: 6
I, Taniel Benge, the u	ndersigned, swear or affirm the followi	ng is true and accurate to
the best of my knowledge (complete both items 1 and 2)		
1 I am the	Benge Co LLL- (Name of Organization)	
organized in accordance with the laws of the State of	Nebraska and lawfully	operating in Nebraska;
2 I am authorized to sign any and all documentation on beh property rights in general or specifically for a project of the (Check one of the following and complete appropriate blanks.) The capacity expressly provided in the	he State of Nebraska - Department of T	
	vs, Operating Agreement, or Partnership Agreem	ent)
The Resolution of the (Corporate Board or Corporate		,
Dated this 11th day of September, 202		
	Daniel Benge	_ _ _
State of Nelsnaska County of Webster State of Nelsnaska	Frin isane	
Subscribed and swom before me this day of	Jember, 20 25	
S. M.	GENERAL NOTARY - State of the s	NSSMYER
Signature of Notary Public		

Residential & Commercial Sales Worksheet

Cnty No.	Bool	K	Page	Sale Date			School District Code						ode						
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(101) 🗆 One St	tory			(20)		adly Worn			Com	mer	cial Co	onstruc	tion Cl	ass:	3	1.5.34			
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(103) ☐ Split Level (40) ☐ Good									(2)	(2) Reinforced Concrete Frame									
(104) 🗆 1 1/2 S	Story			(50)	7	ery Good		(3)	×	Maso	nry Bea	ning W	alls						
(111) 🗆 Bi-Lev	rel			(60)	□ E	xcellent			(4)		Wood	l or Ste	el Fram	ed Ext	. Wal	ls			
(106) □ Other						ens variables Standards Santa	李高 多		(5)		Metal	Frame	and Wa	alls					
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NEBRASKA-I

Real Estate Transfer Statement 304

FORM

Good Life. Great Service.	• To be	filed with th	e Regist e is need	er of Deeds. ded, add an a	• Rea	d instru	tions or identify	rever	se side. plicable ite	m num	ber.	ļ	521
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1 County Name		2 County Num	ber				Sale/Tran				e of De		2025
Web	ster - 91								vr. <u>2025</u>				5 yr. 2025
6 Grantor's Name, Addre	ss, and Teleph	one (Please P	rlnt)						s, and Telep	none (Pi	ease P	rint)	
Grantor's Name (Seller)	hod						Name (B		a Dept of	Transc	ortatio	on	
See Exhibit A Attac Street or Other Mailing Ad						Street or	Other Mai	ling Add		1; anop	DI IGU		
₹							x 94759)			iate		Zip Code
City		State		Zip Co	de !	City Lincoln				่กั			68509
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Email Address						Email Ad	71-4567 dress		If Yes, is th	e Granice	8 K 508	(a) ioninai	iotti I tes Aliko
N/A						N/A							
7 Property Classification	on Number. Che	eck one box in	categoric	es A and B. Che	eck C If	property	s also a r	nobile i	nome.				·
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9 Was transfer part of kind exchange (LR: Exchange) by buyer of	7 IHS like- 1 C. § 1031	10 Type of Tra	=	Distribution	_ Foreci	=	inevocal		✓ Sale	as ilesi		=	e to Beneficiary
Exchange) by buyer o	r seller?	Auction Court De	1	Easement L	∐Gift Torrat	_	Life Este Partition		Satisfac	lion of C	nniract		(Explain)
Buyer Someoship transfer	eller V No			Exchange L	Terano	or must L							state the intended use.)
Ves ∏N		to, onplant the	u.,,,,,,,				- 1	Yes					•
13 Was the transfer belw		if to a trustee.	are the tru	stor and benefic	iary rela	tives? (If	es, check					<u>-</u>	<u> </u>
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14 What is the current ma	arket value of the	e real properly	?	<u> </u>		15 Was	the mortg	age ass	sumed? (If Ye	s, state t	ie amo	unt and inte	erest rate.)
270.00							Yes	✓ No					%
16 Does this conveyance	divide a current	parcel of land	?			17 Was	transfer ti	rough a	a real estate a	gent or	a tille co	ompany? (I	Yes, include the name
☑ Yes ☐ N	o					1	-		mpany contac	ш			
18 Address of Property	·					19 Nan	ne and Add	iress of	Person to Wi	edf mou	ax Slat	ement Sho	uld be Sent
N/A									ansportatio	on			
							x 94759		350				
18a No address ass	•	T-U-S				Lincol	n, NE 68	3509-4	1759				
20 Legal Description (Att	ach additionat p	ages, il needed	i.)										
See Attache	d Exhibit	Α											
21 If agricultural, list tola	as lo redimun la	es transferred i	n Ihis tran	saction		·							
22 Total purchase price	, including any il	ebilites assum	ed								22	B	270,00
23 Was non-real property	•] _ [.	1
	(If Yes, enter do									• • • • •	23	\$ \$	270,00
24 Adjusted purchase p 25 If this transfer is exe	nice paid for rea	i estate (line 2)	2 minus lir on tov IIal	the everation	ntmbar	······				****	1.54.1	Ψ	270,00
26 is an allidavit as descri	bed in <u>Neb Rev. S</u>	<u>31a1. § 76-2.141</u> re	equired bec	ause the property	is locate	within a co	uniy or oth	ergeogn	aphicerea with	en activo	air force	ballistic mis	sile field? (See Instructions
☐ Yes 🗹 N	0			_									
27 If yes, is the requ	ilred afficiavit allac	ched to this filing	? Yes	s √ №									
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Nebraska Department of Re	vanue 14 Rev. Superseder	96-269-2008 10	-2020	•					· 8		winorize	u by Neb. Re	w. Stat. §§ 76-214, 77-1327(

Exhibit A To Form 521 - Real Estate Transfer Statement

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

City of Red Cloud, Nebraska; 540 N Webster Street Red Cloud Red Cloud, NE 68970-2422

Phone No.: (402) 746-2215

Field No. 20: Legal Description

ROW1

A TRACT OF LAND DESCRIBED AS THE WEST 5.82 FEET OF LOTS 1, 2, AND 3, BLOCK 3, ORIGINAL TOWN OF RED CLOUD, WEBSTER COUNTY, NEBRASKA CONTAINING 436.50 SQUARE FEET, MORE OR LESS. SAID GRANTOR DOES HEREBY RETAIN AND RESERVE TO SAID GRANTOR AND TO ITS SUCCESSORS AND ASSIGNS ALL RIGHTS TO MINERALS, IN OR ON THE ABOVE DESCRIBED REAL PROPERTY. SAID GRANTOR AND/OR ITS SUCCESSORS AND ASSIGNS SHALL HAVE NO RIGHT TO ENTER OR USE THE SURFACE OF SAID REAL PROPERTY FOR ANY PURPOSE CONCERNING SAID MINERAL RIGHTS, NOR SHALL SAID GRANTOR AND/OR ITS SUCCESSORS AND ASSIGNS IN EXTRACTING SAID MINERALS FROM SAID REAL PROPERTY, DAMAGE OR IN ANY WAY IMPAIR THE USE OF SAID REAL PROPERTY.

Index	·
Computer	
Assessor	
Carded	

NEBRASKA DOCUMENTARY STAMP TAX

Date: 10/09/25

\$ Ex002 By AS Bk 2025, Pg 2266

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 09 day of October A.D., 2025, at 02:11 o'clock PM. Recorded in Book 2025 on Pages 2266-2269

Jana Lysecht A

County Clerk

Fee: \$28.00 By: AS Deputy

Electronically Recorded

FOR REGISTER OF DEEDS USE ONLY Return to: Karla Smith Nebraska Dept. of Transportation, R.O.W. Division Box 94759 Lincoln, NE 685094759

WARRANTY DEED

PROJECT NO.: 281-1(117)

C.N.: 42619

TRACT: 12

KNOW ALL PERSONS BY THESE PRESENTS:

THAT: City of 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 WEST 5.82 FEET OF LOTS 1, 2, AND 3, BLOCK 3, ORIGINAL TOWN OF RED CLOUD, WEBSTER COUNTY, NEBRASKA CONTAINING 436.50 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.

PROJECT NO.: 281-1(117)

C.N.: 42619

TRACT: 12

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.

PROJECT NO.: 281-1(117)	C.N.: 42619	TRACT: 12
Duly executed this 15 day of 360	Hember A	D. 20 <u>25</u> .
	City	of Red Cloud, Nebraska
	Lene	B. Howe
	Gene B. Home Print name an	Maysr d Title of Authorized Agent
STATE OF <u>Nebraska</u> COUNTY OF <u>Webster</u>))ss.	
The foregoing instrument was acknowle	edged before me this 15 day	y of September.
A.D., 20 <u>25</u> , by <u>Greyne</u> H		
on behalf of <u>City of Red Cloud</u> , <u>Nebras</u>		
<u>-</u> 4	Modery Public V	
Γ	A CENTON	٦
L	GENERAL NOTARY - State of Neb MADELINE O'TOC My Comm. Exp. Jamuary 27,	

AFFIDAVIT of Authority

NEBRASKA

Project Name: In Red Cloud		Project #: 281-1(117)	Control #: 42619
Contract Name: City of Red Cloud, Nebraska		Type: Tract Owner	Tract #: 12
(Print name of individual signing on behalf of Organization)		wear or affirm the following	g is true and accurate to
I am the Confice for for for organized in accordance with the laws of the State of	City of	prante of organizations	operating in Nebraska;
<u>AND</u>			
I am authorized to sign any and all documentation on be property rights in general or specifically for a project of (Check one of the following and complete appropriate blanks.)			
The capacity expressly provided in the	viaws, Operating Agre	eement, or Partnership Agreeme	' ntj
The Resolution of the City of Resolution of the Corporate Board or Cor			<u>25</u> ,
Dated this 15 day of September , 20	ene B.A	•	
State of Nebraska) ss County of WebSter)	Gene B. H	losh e Print Name	
Subscribed and sworn before me this 15 day of Sef	P lembe r	^_,20 <u>25</u>	, 7
Modely Solwith Signature of Notary Public		GENERAL NOTATIV. State of MADELINE O'T My Coronn, Exp. Jamen	rool 1

Residential & Commercial Sales Worksheet

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(103) □ Spl				(40)	-	lood			(2)		-									
(104) 🗆 1 1.				(50)		ery Good		(3) Masonry Bearing Walls												
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NEBRASKA-I

Real Estate Transfer Statement 205

FORM

Good Life, Great Service.	•To b	e filed with the F ditional space is	Register of D	eeds. • R	ead Instruc	tions on	revers	ie side. Nicabla iten	mua a	her.		521
Department of Bavenge	The deed w	ill not be record	ed unless ti	ris stateme	nt is signe	d and ite	ms 1-2	7 are accur	ately c	omple	eled.	
1 County Name		2 County Number			3 Date of	Sale/Trans	ler		4 Dat	e of De	ed	2025
	ster - 91							_{Yr.} <u>2025</u>				Yr. 2025
5 Grantor's Name, Addre	ass, and Telepi	none (Please Print)					s, and Teleph	one (Pl	ease P	rint)	
Grantor's Name (Seller) See Exhibit A Attac	shed				Grantee's The Sta	Name (Bu ite of Ne	iyer) ebraska	a Dept of T	ransp	ortatio	ON	
Street or Other Mailing Ad					Street or	Other Mail	ing Addr					
City		State		Zip Code	City	x 94759				late		Zip Code
					Lincoln		_	Is the grant	NI		- Inches	68509
Phone Number					Phone No. (402) 4	moer 71-4567		If Yes, is the				
Email Address					Email Add	dress						
N/A 7 Property Classification	on Number, Ch	eck one box in ca	legories A an	d B. Check C		s also a m	roblie h	ome.				
(A) Status					B) Property	_						(C)
√ improved	✓ Single Fa	mily	Industrial		Mineral	Interests-I	Nonprod	lucing	□s	tale Ass	sessed	Mobile Hom
Unimproved	Multi-Fan	ally 🔲	Agricultural		Mineral	interests-l	Producir	g	Πε	xempi		
□ lorr	Commerc	dal	Recreational			·		<u> </u>	_			
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	Corrective	to Tourston on Da	=	=	i.ease Mineral	<u>i</u> 1	=	onal Rep. Claim	_] irusi 7 Wam	Truslee	•	
<u> </u>		ite - Transfer on De 10 Type of Transf				limovoosh		Revocabl			Transi	er on Death
9 Was transfer part o kind exchange (i.R.: Exchange) by buyer o	C. § 1031	Auction	Easem	= =	=]e.ccas]Life Estat		✓ Sale			=	e to Beneficiary
	eller 🗸 No	Court Decre	=		ınkor Trusi		-	Satisfacti	on of Co	ontract	Other	(Explain)
11 Was ownership Iransfe				<u>- </u>	· · · · · · · · · · · · · · · · · · ·		las real (•			•	state the intended us
☑ Yes ☐ No							Yes	☑ No E	Build r	oads		
13 Was the transfer belw										_	Other_	
Yes VNo	=	or Uncle to Niece or ers and Sisters	. Meuden	Family Corp	., rannersnic its and Grand			Self Spouse		L		
	☐ Ex-sp		F	Parents and		iot (iid	=	Step-parent a	nd Step	-child		
14 What is the current ma				J		the morta	_	ımed? (lif Yes,	•		uni and inte	rest rale.)
140.00						Yes	 ✓ No	\$				%
16 Does this conveyance	divide a curre	nt parcel of land?			17 Was	transfer th	rough a	real estate a	ent or a	a title co	трапу? (If	Yes, include the nar
✓ Yes N	lo .							npany contact		Yes		___ _ _ /
18 Address of Property								Person to Who		ax Stat	ement Shor	uld be Sent
N/A						ska Depi x 94759		ensportatio	R			
18a No address ass	sionari 191	☐ Vacant land				1. NE 68		75 9	-			
20 Legal Description (Atl												
	· ·											
See Attache	ועווואם טי	A										
21 If agricultural, list tota	al number of ac	res transferred in th	is transaction									
22 Total purchase price										22 \$	<u> </u>	140:0
23 Was non-real property	y included in the	purchase?										1
		lollar amount and			structions)		•••••		.,,	23 3	5 \$	140,0
24 Adjusted purchase p 25 If this transfer is exe	mot from the d	i ameta vrainomuso	ax. iisi ihe exe	ametion numb	er <u>2</u>	· · · · · · · · · · · · · · · · · · ·	• • • • • •	********				
26 is an affidavit as descri	ibed in <u>Neb. Flev.</u>	Stat. § 76-2,141 requi	red because the	property is loca	ated within a co	unly or othe	sugeogra	phic area with e	an active	air force	ballistic miss	ile field? (See Instructi
Yes V N		ahada shi- sso		Na						•		
27 If yes, is the requ		•	_ Yes [√]									
		, i declare that I hav rized to sign this st		is statement r	and that it is, t	o the best	of my k	nowledge and	belief,	lrue, co	mplete, and	l correct,
Sara	ıh Talberi	t <u> </u>									<u>-</u>	(402) 479-44
Print ot		frantee or Authorize	d Representa	live								Phone Number
sign	/W/ A	WIN	,			V Proje	ect M	l <u>anager</u>				10/9/2025
nere Signatur	e of Graniee o	Authorized Repres	entative		Title						•	Date
			Register of	Deed's Us	e Only						1	For Dept. Use On
28 Date Deed Recorder		29 Value of Sta				ording Dal	la	0 -				
Mo. 10 Day 9	Ly, 25	21 \$ Exe	# tom	<u>a</u>		DKal	045	tad	d. K	<u>) </u>		
Nebraska Department of Re	venue		4					18	A	uthorize	d by Neb. He	ı Stat. §§ 76-214, 77-13

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

Exhibit A To Form 521 - Real Estate Transfer Statement

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

Van Beber Properties II, LLC, a Nebraska limited liability company; 1132 Bumps River Road Centerville Centerville, MA 02632-3355

Phone No.: (970) 590-7140

Field No. 20: Legal Description

ROW1

A TRACT OF LAND DESCRIBED AS THE EAST 2.19 FEET OF LOTS 1, 2, 3, AND 4, EXCEPT THE SOUTH 1 FOOT OF SAID LOT 4, BLOCK 9, SMITH AND MOORE'S ADDITION TO RED CLOUD, WEBSTER COUNTY, NEBRASKA CONTAINING 217.03 SQUARE FEET, MORE OR LESS. SAID GRANTOR DOES HEREBY RETAIN AND RESERVE TO SAID GRANTOR AND TO ITS SUCCESSORS AND ASSIGNS ALL RIGHTS TO MINERALS, IN OR ON THE ABOVE DESCRIBED REAL PROPERTY. SAID GRANTOR AND/OR ITS SUCCESSORS AND ASSIGNS SHALL HAVE NO RIGHT TO ENTER OR USE THE SURFACE OF SAID REAL PROPERTY FOR ANY PURPOSE CONCERNING SAID MINERAL RIGHTS, NOR SHALL SAID GRANTOR AND/OR ITS SUCCESSORS AND ASSIGNS IN EXTRACTING SAID MINERALS FROM SAID REAL PROPERTY, DAMAGE OR IN ANY WAY IMPAIR THE USE OF SAID REAL PROPERTY.

Index	
Computer	
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NEBRASKA DOCUMENTARY STAMP TAX

Date: 10/09/25

\$ Ex002 By AS Bk 2025, Pg 2270

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 09 day of October A.D., 2025, at 02:12 o'clock PM. Recorded in Book 2025 on Pages 2270-2272

Sindlepredth

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 685094759

WARRANTY DEED

PROJECT NO.: 281-1(117)

C.N.: 42619

TRACT: 33

KNOW ALL PERSONS BY THESE PRESENTS:

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

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 EAST 2.19 FEET OF LOTS 1, 2, 3, AND 4, EXCEPT THE SOUTH 1 FOOT OF SAID LOT 4, BLOCK 9, SMITH AND MOORE'S ADDITION TO RED CLOUD, WEBSTER COUNTY, NEBRASKA CONTAINING 217.03 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.

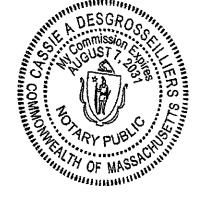
PROJECT NO.: 281-1(117)

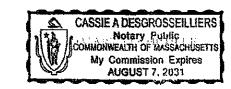
C.N.: 42619

TRACT: 33

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.

PROJECT NO.: 281-1(117)	C.N.: 42619	TRACT: 33
Duly executed this Daday of Sept	fenser ,A.D	20 <u> 2J</u> ,
	li	r Properties II, LLC, a Nebraska mited liability company by
	Chake R.	Venfel and
	Print name and	Title of Authorized Agent
STATE OF <u>Massachusetts</u> county of <u>Barnstable</u>)ss.	
The foregoing instrument was acknowled	lged before me this 2nd day	of September
A.D., 20 25, by Charles P (Print Name of Individu	· Vanbeber ual who appeared before Nota	Notary Public , ary) (Title of officer or agent)
on behalf of Van Beber Properties II, LL	C, a Nebraska limited liability	company,
······································		
HAMMINION DESGROOM	- 0.0	





1

Notary Public

Residential & Commercial Sales Worksheet

Cnty No.	Bo	ok	Page		: Sa	le Date	School District Code													
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(101) 🗷 One	e Story			(20)	X 1	Badly Worn			Com	mer	cial Co	onstruc	tion C	ass:		集份				
(102) 🗆 Tw	o Story			(30)		Average			(1)		Firepi	roof Str	uctural	Stee	l Fran	ne				
(103) 🗆 Spl	it Level			(40) Good (2) Reinforced Concrete Frame																
(104) 🗆 11/	/2 Story			(50)		Very Good			(3) Masonry Bearing Walls											
(111) 🗆 Bi-l	Level			(60)		Excellent		(4) 🛘 Wood or Steel Framed Ext. Walls												
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NEBRASKA

FORM

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. Good Life, Great Service.

521

**************************************	The deed v	will not be rec	orded unle	as this st	atement	ls signe	l and ite	ms 1-27	are accu	rately c	omple	eled,	
1 County Name	ebster - 91	2 County Nur				3 Date of	Sale/Trans	ler .	_{r.} 2025	4 Dat	e of De	ed	2 _{Yr.} 2025
5 Granter's Name, Ad		hone (Please F	rint)						and Teleph				
Grantor's Name (Selle:	r)		<u> </u>			Granlee's	Name (Bu	yer)	Doot of 7	France			
See Exhibit A Att							ite of Ne Diher Maili		Dept of	ransp	ortauc	<u>) </u>	·
						PO Bo	x 94759			_	1-1-		Zip Code
City		State		Zip C	Code	City Lincoln Phone Nu			is the grant	NE		- 	68509
Phone Number	<u>-</u>			-	 	(402) 4	71-4567		li Yes, is the	grante	a 509	(a) founda	
Email Address N/A						N/A							
7 Property Classific	ation Number. C	heck one box li	t categories	A and B. C				obile ho	me.				
(A) Status					(B)	Property					lata Aba		(C)
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Exchange) by buye	er or seller?	Auction	=	esement		or Trust	Life Estat		✓ Sale Satisfact	ion of Co	loorine.		•
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16 Does this conveya	nce divide a cum	ent parcel of land	1?	·			transfer th	rough a		gent or a	tille co	mpany? (I	Yes, include the name
]No	•				of the	agent or	tille com	pany contac		Yes		V10
18 Address of Proper	ly					19 Nam	e and Add	ress of P	erson to Wit	om the T	ax Stat	ement Sho	ould be Sent
N/A									nsportatio	n			
		_				1	x 94759		-FO				
18a No address		lb Vacant la				Lincol	, NE 68	509-47	59				
20 Legal Description			d.)										
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21 If agricultural, list	total number of a	cres transferred	in this transac	etion		<u> </u>							
22 Total purchase pr	rice, including an	y llabilities assun	ned							• • • • •	22 \$	3	100;00
23 Was non-real prop											ا ده ا	>	' ! 1
	No (If Yes, enter					ructions) .			******		23 5	<u></u>	100,00
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Exhibit A To Form 521 - Real Estate Transfer Statement

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

Van Beber Properties, LLC, a Colorado limited liability company; 1132 Bumps River Road Centerville Centerville, MA 02632-3355

Phone No.: (970) 590-7140

Field No. 20: Legal Description

ROW1

A TRACT OF LAND DESCRIBED AS THE EAST 2.19 FEET OF THE SOUTH HALF OF LOT 6 AND ALL OF LOTS 7, 8, AND 9, BLOCK 9, SMITH AND MOORE'S ADDITION TO RED CLOUD, WEBSTER COUNTY, NEBRASKA CONTAINING 158.89 SQUARE FEET, MORE OR LESS. SAID GRANTOR DOES HEREBY RETAIN AND RESERVE TO SAID GRANTOR AND TO ITS SUCCESSORS AND ASSIGNS ALL RIGHTS TO MINERALS, IN OR ON THE ABOVE DESCRIBED REAL PROPERTY. SAID GRANTOR AND/OR ITS SUCCESSORS AND ASSIGNS SHALL HAVE NO RIGHT TO ENTER OR USE THE SURFACE OF SAID REAL PROPERTY FOR ANY PURPOSE CONCERNING SAID MINERAL RIGHTS, NOR SHALL SAID GRANTOR AND/OR ITS SUCCESSORS AND ASSIGNS IN EXTRACTING SAID MINERALS FROM SAID REAL PROPERTY, DAMAGE OR IN ANY WAY IMPAIR THE USE OF SAID REAL PROPERTY.

Index	
Computer	
Assessor	
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NEBRASKA DOCUMENTARY STAMP TAX

Date: 10/09/25

\$ Ex002 By AS

Bk 2025, Pg 2273

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 09 day of October A.D., 2025, at 02:12 o'clock PM. Recorded in Book 2025 on Pages 2273-2275

- Sindle guella

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 685094759

WARRANTY DEED

PROJECT NO.: 281-1(117)

C.N.: 42619

TRACT: 35

KNOW ALL PERSONS BY THESE PRESENTS:

THAT: Van Beber Properties, LLC, a Colorado limited liability company

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 EAST 2.19 FEET OF THE SOUTH HALF OF LOT 6 AND ALL OF LOTS 7, 8, AND 9, BLOCK 9, SMITH AND MOORE'S ADDITION TO RED CLOUD, WEBSTER COUNTY, NEBRASKA CONTAINING 158.89 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.

PROJECT NO.: 281-1(117)

C.N.: 42619

TRACT: 35

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.

PROJECT NO.: 281-1(117)	C.N.: 42619	TRACT: 35
Duly executed this OL day of	Septenber	D. 20 <u>2</u> 4
		ber Properties, LLC, a Colorado limited liability company by
	Chale R	VanBul
	Charles A	Wan Beber Juse d Title of Authorized Agent
		·
STATE OF MASSAChuset COUNTY OF Barnstabl	<i>)ee</i>	
The foregoing instrument was ackn		uar September
	,	Notary Public (Title of officer or agent)
on behalf of Van Beber Properties.		
THE COMMISSION OF THE PARTY OF	Carrie a Desay Notary Public 0	
ARY PUBLICIES IN OF MASSACHURA	CASSIE A DESGROSSEILL Notary, Public COMMONWEALTH OF MASSACHU My Commission Expire AUGUST 7, 2031	I: SETTS

Residential & Commercial Sales Worksheet

Cnty No.	·Bo	ok	Page		S	ale Date	50.40	School District Code							ng Court		
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	D	ate of S	ale Assessed	Valu	ie 🤚		4371	Jagran y r	activated (see this)	i-co-1981	00	0	10005	96-3, 16 (81.46)	006	00	00
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(102) 🗆 Tw	o Story			(30)		Average			(1)				nuctural Ste				
(103) 🗆 Spl	lit Level			(40)		Good			(2)		Rein	forced (Concrete F	rame			
(104) 🗆 11	/2 Story			(50)		Very Good			(3)	1	Mase	опгу Ве	aring Wall:	3			
(111) 🗆 Bi-	Level			(60)		Excellent			(4)		Woo	d or Ste	el Framed	Ext. W	alls		
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30330 parcel 104002

NEBRASKA Good Life. Great Service.

Real Estate Transfer Statement

207

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 w	iil not be recorde	d unless this statement	is signed and Ite	ms 1-27 are accurately	completed.	
1 County Name	ebster - 91	2 County Number		3 Date of Sale/Trans	ster 4 Da	ate of Deed no. 09 Day 1	5 _{Yr.} 2025
5 Granlor's Name, Ac		hone (Please Print)		6 Grantee's Name,	Address, and Telephone (I	Please Print)	
Grantor's Name (Selle	r)			Grantee's Name (Bu	yer)		
See Exhibit A At Street or Other Mailing				Street or Other Mail		portation	
City		State	Zip Code	PO Box 94759 City		Slale IE	Zip Code 68509
Phone Number	·			Lincoln Phone Number	is the grantee a 5	01(c)(3) organizatio	on? Yes √ No
Email Address	•			(402) 471-4567 Email Address	If Yes, is the grant	ee a 509(a) founda	ilion? Yes ✓ No
N/A	ation Number, Ci	reck one box in cale	gorles A and B. Check C If	N/A property is also a n	nobile home.		
(A) Status				Property Type			(C)
Improved	Single Fa	milv III	ndustrial T	Mineral Interests-	Nonproducing	Siale Assessed	Mobile Home
Unimproved	Multi-Far	- =	Agricultural [Mineral Interests-	Producing	Exempt	_
□ iorr	Commer	cial 🔲	Recreational				<u> </u>
8 Type of Deed	Conservator		Distribution La	nd Contract/Memo	Partition She	L 4"	ier
Bill of Sale	Corrective		Easement Le			sl/Truslee	
Cemelery	<u> </u>	ale - Transfer on Dea			☐ Quit Claim ✓ Wa		ofor an Dooth
Was transfer pa kind exchange (Exchange) by buy	rt of IRS like- LR.C. § 1031	10 Type of Transfe		·····	ele Trust	=	sfer on Death lee to Beneficiary
Exchange) by buy	er or seller?	Auction	Easement Gift	Llie Esta or Trust [Partition		<u>=</u>	•
Buyer	Seller V No	Court Decree		or mustrandon	Vas real estate purchased fo		
	No	HO, explain the cite.	oitj	• 1	Yes V No Build		
		or if to a trusice, are t	he trustor and beneficiary rel				
		or Uncle to Niece or I		Partnership, or LLC	☐ Self	Other	
	Broth	ers and Sisters	Grandparents	and Grandchild	Spouse		
	Ex-sp	ouse	Parents and C		Step-parent and Ste	•	
14 What is the curren	i market value of t	he real property?		_	age assumed? (If Yes, state	the amount and in	terest rale.)
600.00				Yes	☑ No \$		<u> </u>
16 Does this conveya	nce divide a curre No	nt parcel of land?		17 Was transfer the of the agent or	rough a real estate agent or title company contact.)	a fille company?	If Yes, include the name
18 Address of Proper	ty			19 Name and Add	iress of Person to Whom the	Tax Slatement Sh	ould be Sent
N/A				Nebraska Dep PO Box 94759	t of Transportation		
18a No address	assigned 18	b Vacant land		Lincoln, NE 68			
20 Legal Description	(Attach additional	pages, if needed.)					<u></u>
See Attac	hed Exhibi	ŧΑ					•
21 If aggicultural, list	total number of a	cres transferred in thi	s transaction				
		liabilities assumed			.,,	22 \$	600,00
23 Was non-real prov							1
			lach itemized list.) (see ins			23 5	600,00
24 Adjusted purcha	se price paid for re	eal estate (line 22 mir locumentens steren te	nus line 23)	9 .		24 \$	000,00
26 ls an allidavit as de	escribed in <u>Neb.Rev</u>	Stat. § 76-2,141 require	d because the property is locate	d within a county or oth	er geographic area with an activ	e air force ballistic mi	ssile field? (See Instructions)
Yes 🗸	No	_					
27 If yes, is the	required alfidavii alt	ached to this filing?	_Yes ∠No				
Unde	r penalties of law	, I declare that I have	examined this statement an	l that it is, to the best	of my knowledge and belie	, Irue, complete, a	nd correct,
	hal I am duly autho rah Talber	orized to sign this state	ement.				(402) 479-4461
Print		t Braniee or Authorized	l Representative				Phone Number
sign	11/VI/N A	MINUL		ROW Proje	ect Manager		10/9/2025
here sign	ature of Grantee of	r Authorized Represe	nialive	Title	N. C.		Date
		<u> </u>	Register of Deed's Use				For Dept. Use Only
28 Date Deed Reco	rded	29 Value of Starr	p or Exempt Number	30 Recording Da	11R P2 227		
Mo Day Nebraska Department o		-1 * 1 * ()	W	گھ\ازلا ا	- 1 - 1	~	<u> </u> av. Stat. §§ 76-214, 77-1327(2
		es 96-269-2008 10-2020 Gran	: :tee—Retain a copy of	this document f	or your records.		

Exhibit A To Form 521 - Real Estate Transfer Statement

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

City of Red Cloud, Nebraska; 540 North Webster Street Red Cloud Red Cloud, NE 68970-2422

Phone No.: (402) 746-2215

Field No. 20: Legal Description

ROW1

A TRACT OF LAND DESCRIBED AS THE EAST 10.00 FEET OF LOTS 1, 2, 3, AND 4, BLOCK 6, ORIGINAL TOWN OF RED CLOUD, WEBSTER COUNTY, NEBRASKA CONTAINING 1000.00 SQUARE FEET, MORE OR LESS. SAID GRANTOR DOES HEREBY RETAIN AND RESERVE TO SAID GRANTOR AND TO ITS SUCCESSORS AND ASSIGNS ALL RIGHTS TO MINERALS, IN OR ON THE ABOVE DESCRIBED REAL PROPERTY. SAID GRANTOR AND/OR ITS SUCCESSORS AND ASSIGNS SHALL HAVE NO RIGHT TO ENTER OR USE THE SURFACE OF SAID REAL PROPERTY FOR ANY PURPOSE CONCERNING SAID MINERAL RIGHTS, NOR SHALL SAID GRANTOR AND/OR ITS SUCCESSORS AND ASSIGNS IN EXTRACTING SAID MINERALS FROM SAID REAL PROPERTY, DAMAGE OR IN ANY WAY IMPAIR THE USE OF SAID REAL PROPERTY.

Index	
Computer	
Assessor	
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NEBRASKA DOCUMENTARY STAMP TAX

Date: 10/10/25 \$ Ex002 By AS

Bk 2025, Pg 2276

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 of October A.D., 2025, at 08:36 o'clock AM. Recorded in Book 2025 on Pages 2276-2279

Jud Lyseth A

County Clerk

Fee: \$28.00 By: AS Deputy

Electronically Recorded

FOR REGISTER OF DEEDS USE ONLY Return to: Karla Smith Nebraska Dept. of Transportation, R.O.W. Division Box 94759 Lincoln, NE 685094759

WARRANTY DEED

PROJECT NO.: 281-1(117)

C.N.: 42619

TRACT: 42

KNOW ALL PERSONS BY THESE PRESENTS:

THAT: City of 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 EAST 10.00 FEET OF LOTS 1, 2, 3, AND 4, BLOCK 6, ORIGINAL TOWN OF RED CLOUD, WEBSTER COUNTY, NEBRASKA CONTAINING 1000.00 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.

PROJECT NO.: 281-1(117)

C.N.: 42619

TRACT: 42

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.

PROJECT NO.: 201-1(117)	C.N.: 42019	IRACI: 42
Duly executed this 5 day of Septem	10er, A.D. 20 <u>25</u>	*
	City of Red Clo	oud, Nebraska
	More B. Morr Authorized Offi	Cor or Agent
	Print name of Authorized Office	er or Agent and Title
STATE OF Nebraska	<u></u> ;	
COUNTY OF WEBSIEN)ss.) 	len ber
A.D., 20 <u>25</u> , by <u>Clene Home</u> (Printed Name of Individual	'	(Title of officer or agent)
Of <u>City of Red Cloud, Nebraska</u> on behalf of the (Name of Corporation)		(Title of officer or agent)
	Notaty Public	
	GENERAL NOTARY - State of Nebraska MADELINE O'TOOL. My Comm. Exp. January 27, 2026]

AFFIDAVIT of Authority

NEBRASKA

DEPARTMENT OF TRANSPORTATION

Project Name: In Red Cloud	Project #: 281-1(117)	Control #: 42619
Project name. In 1100 Group	,,	
Contract Name: City of Red Cloud, Nebraska	Type: Tract Owner	Tract #: 42
(Print name of individual signing on behalf of Organization)	d, swear or affirm the followi	ng is true and accurate to
I am the City organized in accordance with the laws of the State of Nebra		
AND	above named entity regarding	the sale or use of
property rights in general or specifically for a project of the State o (Check one of the following and complete appropriate blanks.)	f Nebraska - Department of T	ransportation based on:
The capacity expressly provided in the (Bylaws, Operating	g Agreement, or Partnership Agreem	ent)
The Resolution of the City of Red Clad (Corporate Board or Corporate Ment	44908 dated 9/3/2 (ibership)	<u>25_</u> ,
	B. Morne Signature of	 ,
Gene 1	3. Horne	
State of Nebraska ss		
Subscribed and sworn before me this 15 day of Septem b	<u>oc</u> ,20 <u>25</u>	
Moddy Seminy	GENERAL NOTARY - State of HADELINE'O' My Comm. Exp. Janua	100F11

Residential & Commercial Sales Worksheet

Cnty No.	Bo	ok 🐰	Page			Sale Date	A FERRE		une ()		Sch	ool Dis	trict Cod	e :	nair Mari	er garr	
91	20	25	2280		8/	22/2025	Base: 9	0002	002 Affiliated:				Unified:				
Location	Location ID Sale Number Useabili					ity & Code #	OF STATE			Parcel Number							
0001037	701		208		4	11	GeoCde	Tw	n Ri	ıg	Sect	Qrt	Subdiy	Ar	a	Blk	Parcel
	D	ate of S	ale Assessed	Vali	1e		4371	1.3501 Sec	Ag to Period		00	0	10005	2010000	operate.	005	0000
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	Mii	ltinle Im	provements:	Multi	nle Im	provements.:	ya ka	<u> </u>	Multi	eleba nie T	Self-retrier	ements.:	Arkallo o suggi	e Usumbyo	VIII.	\$\$\$\$\$\$\$ 4 \$\$\$	province participation of the contract of the
		The second second second	10/10/2010/2010/2010/2010		`	Date:			 		on Dat		1900				
Sanda Anthropia (1			CHICAGOSTO CANADASCO N		Sq. Ft				Floor				2,250				
o de Granda de		Buildir		Cost		•			Cost		<u> </u>		B,525				· · · · · · · · · · · · · · · · · · ·
Single Family	Style:		re, sales e date diche di sessona :	med also see	4 1 JB 4 5 4 400 6	d Condition:		ingreis Politik			cial O		cy Code:				
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(101) 🗆 On	e Story			(20)		Badly Worn	· · · · · · · · · · · · · · · · · · ·		_3				tion Class	: (3			7 (1 () () ()
(102) 🗆 Tw	o Story			(30)		Average			(1)				uctural St			Secretary Section	Parameter N. 446
(103) 🗆 Spl	it Level			(40)		Good			(2)				Concrete F				
(104) 🗆 11.	/2 Story			(50) □ Very Good				(3)	*	Masonry Bearing Walls							
(111) 🗖 Bi-	Level			(60)	П	Excellent			(4)				el Framed		Wall	s	
(106) 🗆 Otl	per		a d		500				(5)		Meta	d Frame	and Walls				
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(301) 🗆 On	e Story			(10)		Low			Cost	Rar	ik: 2	20		Сол	litio	n: 40	(Figure 1)
(302) 🗆 Tw	o Story			(20)		Fair			(10)		Low			(10)		Worn	Out
(307) 🗆 11.	/2 Story			(30)		Average			(20)	×	Aver	age		(20)		Badly	Worn
(308) 🗆 Spl	it Level			(40)		Good			(30)		Abo	ve Avera	age	(30)		Avera	ge
(309) 🗆 21	/2 Story			(50)		Very Good			(40)		High	ı		(40)	K	Good	
(304) 🗆 On	e Story l	Duplex		(60)		Excellent				a di				(50)		Very (Good
(305) □ Tw	o Story	Duplex			:	afrija bak			100					(60)		Excell	ent
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Assessor Co	ommen	ts and I	Reason for A	djus	tmen	t:											
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Comment	<u> </u>																
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Real Estate Transfer Statement 28



FORM E91

• To be filed with the Register of Deeds. • Rea	d instructions on reverse side.	JZI
• If additional space is needed, add an attachm The deed will not be recorded unless this statement	ie algod and items 1.27 are accurately completed	· · · · · · · · · · · · · · · · · · ·
	3 Date of Sale/Transfer 4 Date of Deed	<u> </u>
Cooking regime		22 yr. 2025
Webster - 91		YI,
Grantor's Name, Address, and Telephone (Please Print)	6 Grantee's Name, Address, and Telephone (Please Print)	
irantor'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	Zip Code
	Lincoln NE	68509
Phone Number	Phone Number Is the grantee a 501(c)(3) organize (402) 471-4567 If Yes, is the grantee a 509(a) four	ation? Yes VNo
Turan Addana	Email Address	1 100 1410
Email Address N/A	WA	
7 Properly Classification Number. Check one box in categories A and B. Check C If	properly is also a mobile home.	
	Property Type	(C)
	Mineral Interests-Nonproducing State Assessed	Mobile Home
	Mineral interests-Producing Exempt	<u> </u>
■ Unimproved		
□ IOLL		<u> t </u>
8 Type of Deed Conservator Distribution Lar		Other
Bill of Sale Corrective Easement Le	ase Personal Rep. Trusi/Trusiee	
Cemetery Death Certificate - Transfer on Death Executor Min	neral Quit Claim Warranty	
Was transfer part of IRS like- 19 Type of Transfer Distribution Fored	osure Irrevocable Trust Revocable Trust Tr	ansfer on Death
9 Was transfer part of IRS like- kind exchange (I.R.C. § 1031 Exchange) by buyer or seller?		ustee to Beneficiary
Buyer Seller No Court Decree Exchange Grant		ther (Explain)
1 Was ownership transferred in full? (If No, explain the division.)	12 Was real estate purchased for same use? (If I	
· · · · · · · · · · · · · · · · · · ·		
7 Yes No	, <u> </u>	
3 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary rela		er
	Partnership, or LLC 🔲 Self 💮 Oth	er
Brothers and Sisters Grandparents	and Grandchild Spouse	
Ex-spouse Parents and C	hild Step-parent and Step-child	
4 What is the current market value of the real property?	15 Was the mortgage assumed? (If Yes, state the amount and	interest rate.)
100,00	☐Yes	%
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	of the agent or title company contact.) Yes	
-	19 Name and Address of Person to Whom the Tax Statement	
18 Address of Property		
N/A	Nebraska Dept of Transportation	
	PO Box 94759	
18a No address assigned 18b Vacant land	Lincoln, NE 68509-4759	
20 Legal Description (Attach additional pages, if needed.)		
See Attached Exhibit A		
See Allached Exhibit A		
made to be a Prairie at the control of the department		
21 If agricultural, list total number of acres transferred in this transaction		400100
21 If agricultural, list total number of acres transferred in this transaction	 22 \$	100:00
23 Was non-real properly included in the purchase?		100,00
22 Total purchase price, including any liabilities assumed	ructions)	1
22 Total purchase price, including any liabilities assumed. 23 Was non-real property included in the purchase? Yes No (If Yes, enter dollar amount and attach itemized list.) (see inst.) 24 Adjusted purchase price paid for real estate (line 22 minus line 23)	ructions)	100¦00 100¦00
22 Total purchase price, including any liabilities assumed. 23 Was non-real property included in the purchase? 12 Yes 12 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) 25 If this transfer is exempt from the documentary stamp tax, list the exemption number	ructions) 23 \$ 24 \$	100,00
22 Total purchase price, including any liabilities assumed. 23 Was non-real property included in the purchase? 1 Yes 1 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) 25 If this transfer is exampt from the documentary stemp tax, list the examption number 26 is an allidavit as described in Neb. Rev. Stat. § 76-2,141 required because the property is located.	ructions) 23 \$ 24 \$	100,00
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22 Total purchase price, including any liabilities assumed	ructions)	100,00 missile lield? (See Instruction and correct,
22 Total purchase price, including any liabilities assumed	ructions)	100,00 missile field? (See Instruction and correct, (402) 479-446
22 Total purchase price, including any liabilities assumed. 23 Was non-real properly included in the purchase? Yes No (If Yes, enter dollar amount and attach itemized list.) (see inst 24 Adjusted purchase price paid for real estate (line 22 minus line 23) 25 If this transfer is exampt from the documentary stemp tax, list the examption number 16 Is an altidavit as described in Neb. Rev. Stat. § 76-2.141 required because the property is located as a lide of the required affidavit attached to this filling? Yes No 17 If yes, is the required affidavit attached to this filling? Under penalties of law, I declare that I have examined this statement and that I am duly authorized to sign this statement. Sarah Talbert Print or Type Name of Grantee or Archorized Representative	ructions)	100,00 missile field? (See Instruction and correct, (402) 479-446 Phone Number
22 Total purchase price, including any liabilities assumed	ructions)	100,00 missile field? (See Instruction and correct, (402) 479-446
22 Total purchase price, including any liabilities assumed. 23 Was non-real property included in the purchase? 24 Adjusted purchase price paid for real estate (line 22 minus line 23) 25 If this transfer is exampt from the documentary stamp tax, list the examption number is an altidavit as described in Neth Rev. Stat. 6 76-2 141 required because the property is located by Yes	ructions)	100,00 missile field? (See Instruction and correct, (402) 479-446 Phone Number
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22 Total purchase price, including any liabilities assumed. 23 Was non-real property included in the purchase? Yes No (If Yes, enter dollar amount and attach itemized list.) (see inst.) 24 Adjusted purchase price paid for real estate (line 22 minus line 23) 25 If this transfer is exampt from the documentary stemp tax, list the examption number 26 Is an allicteria 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 penelties of law, I declare that I have examined this statement and that I am duty authorized to sign this statement. Sarah Talbert Print only yee Name of Grantee or Authorized Representative Signalure of Grantee or Authorized Representative	ructions) 23 \$\frac{1}{24} \frac{1}{5}\$ 2 d within a county or other geographic area with an active air force ballistic that it is, to the best of my knowledge and belief, true, complete, the project Manager ROW Project Manager	100,00 missile field? (See Instruction and correct, (402) 479-446 Phone Number 10/9/2025 Date
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Exhibit A To Form 521 - Real Estate Transfer Statement

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

Boone Corporation, a Nebraska corporation; 925 Main Avenue Crete Crete, NE 68333-2255

Phone No.: (402) 418-2602

Field No. 20: Legal Description

ROW1

A TRACT OF LAND DESCRIBED AS THE EAST 5.93 FEET OF LOT 11, BLOCK 5, ORIGINAL TOWN OF RED CLOUD, WEBSTER COUNTY, NEBRASKA CONTAINING 148.28 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: 10/10/25

\$ Ex002

By AS

Bk 2025, Pg 2280

State of Nebraska Ss. County of Webster

Entered on the numerical index and filed for record in the Clerk's office of said county this 10 day of October A.D., 2025, at 08:37 o'clock AM. Recorded in Book 2025 on Pages 2280-2283

JustlysettA

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: 48

KNOW ALL PERSONS BY THESE PRESENTS:

THAT: Boone Corporation, a Nebraska corporation

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

A TRACT OF LAND DESCRIBED AS THE EAST 5.93 FEET OF LOT 11, BLOCK 5, ORIGINAL TOWN OF RED CLOUD, WEBSTER COUNTY, NEBRASKA CONTAINING 148.28 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.

PROJECT NO.: 281-1(117)

C.N.: 42619

TRACT: 48

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.

PROJECT NO.: 281-1(117)	C.N.: 42619	TRACT: 48
Duly executed this 22 day of August	, A.D. 20 <u>25</u> . Boone Corporation, a Ne	ebraska Corporation
	Authorized Office	er or Agent
	Teter 1. Warfur Print name of Authorized Office	President
STATE OF <u>NCDraska</u>)	· recognition of the second se
COUNTY OF Saline)ss.)	
The foregoing instrument was acknowledged to	pefore me this <u>22</u> day of <u>Aug</u>	just
A.D., 20 <u>25</u> , by <u>Peter C\av</u> (Printed Name of Individua	Ke,,,	Oves Iden+ (Title of officer or agent)
Of Boone Corporation, a Nebraska corporation (Name of Corporation)	n on behalf of the corporation.	
— Ely	Wiotary Public	
	GENERAL NOTARY - State of Nebraska ELIZABETH SNYDER My Conun. Eq. December 22, 2028	Τ
		J ,

AFFIDAVIT of Authority

NEBRASKA DEPARTMENT OF TRANSPORTATION

<u> </u>			
Project Name: In Red Cloud		Project #: 281-1(117)	Control #: 42619
Contract Name: Boone Corporation, a Nebraska	corporation	Type: Tract Owner	Tract #: 48
I, <u>Peter Clustee</u> (Print name of individual signing on behalf of Organication)	, the undersigned,	swear or affirm the following	ng is true and accurate to
the best of my knowledge (complete both items	1 and 2):		
I am the President (Title of office holder) organized in accordance with the laws of the Sta	for Boone	Corpotation (Name of Organization)	<i>_</i>
organized in accordance with the laws of the Sta	te of Nebrash	and lawfully	operating in Nebraska;
<u> AND</u>			
2 I am authorized to sign any and all documentation	on on behalf of the al	pove named entity regarding	the sale or use of
property rights in general or specifically for a pr			
(Check one of the following and complete appropriate bl		-	
The capacity expressly provided in the	Bylaws		3
	(Bylavs, Operating)	Agreement, or Partnership Agreem	ent)
<u>OR</u>			
The Resolution of the		dated	
(Corporate Bo	oard or Corporate Membe	ership)	
Dated this 22 day of August	.20,25	40 0	
	Folor	Clarke	<u>-</u>
	, >-T	Signature of	
	_ e/cr	Print Name	
State of Nelovaska) ss		The second of the control of the second of t	
County of Salive			
Subscribed and sworn before me this 22 day of	August	,20 <u>25</u>	
El HILL STALA			/ - State of Nebraska ETH SNYDER p. December 22, 2028
Signalfire of Notary Public			

Residential & Commercial Sales Worksheet

Cnty No.	Во	ok	Page	Sale Date				School District Code								
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Construction Date:			ection Date:	Construction Date :				Construction Date: 1900								
Floor:				Floor Sq. Ft. :					Floor Sq. Ft : 1,250							
	NG 6	Building	Cost New:	Cost:					Cost: 62,840							
Single Family			The state of the s	Resi	lentia	l Condition:	de de la composición de la composición La composición de la		Comm	ercia	l Occupai	ісу С	ode:		人名德克蒙	图 化胶造碱
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(102) □ Tw				(30)		Average			(1)] Fi	reproof St	ructu	ral Stee	l Fran	ie	
(103) 🗆 Spl				(40)		Good			(2)	l Re	einforced	Conc	rete Fra	me		
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(111)			(60) Excellent					(4) U Wood or Steel Framed Ext. Walls								
(106) ☐ Other			ANG ANGENERA						(5) Metal Frame and Walls							
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Real Estate Transfer Statement and With the Register of Deeds. • Read Instructions on Process and Page 1

GOOD LIFE, Great Service.					ad Instructions o ment and Identify			umber.		3 Z I
PATAMANETIS ON MEABILIES									 .ed.	
1 County Name		County Numb		at is signed and items 1-27 are accurately completed. 3 Date of Sale/Transfer 4 Date of Deed						
Web	ster - 91				Mo. 09 Day					_ _{Yr.} <u>2025</u>
5 Grantor's Name, Addr	ess, and Telepho	one (Please Pri	nt)		6 Grantee's Name		, and Telephone	(Piease Pri	nt)	
Grantor's Name (Seller) See Exhibit A Attac	chad			-	Grantee's Name (E The State of N		Dent of Tron	renortation	- 1	
Street or Other Mailing A				_	Street or Other Ma			19hortanoi	<u> </u>	
		0		7-0-1-	PO Box 9475	9		State		Zip Code
City		Slale		Zip Code	Gity Lincoln			NE		68509
Phone Number			, ,, · · · · · ·		Phone Number		Is the grantee a	501(c)(3) or	ganization?	Yes V No
Email Address					(402) 471-456 Email Address	1	lit tes, is the gra	mee a seam) toomation	17 Yes ✓ No
N/A					N/A					
7 Property Classificati	on Number. Che	ck one box in c	ategories A an			mobile ho	ome.			***
(A) Status				(E	Property Type	• • •		70:-:- 1		(C)
✓ Improved	Single Fam	·	Industrial		Mineral Interests	-	· · =	State Asse	ssed	Mobile Home
Unimproved	Multi-Family	·	Agricultural		Mineral Interests	-Producin	9 L	Exempl		
IOTT	✓ Commercia	<u> </u>	Recreational		and Contract/Memo	Partit	ion Flo	herilf	<u> </u>	
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		0 Type of Tran	 _				Revocable Tro		Transfer	on Death
9 Was transfer part of kind exchange (I.R. Exchange) by buyer of	C. § 1031	Auction	Easem	=			✓ Sale			to Beneficiary
	eller V No		ree Exchan	=	tor Trust Partition		Satisfaction of	f Contract	Other (E	xplain)
11 Was ownership transf				<u> </u>					? (If No, sta	te the intended use.
✓ Yes 🔲 N	٥					Yes	√ No Buil	d roads		
13 Was the transfer belw	een relatives, or i	lf to a truslee, a	re the trustor and	l beneficiary re	latives? (If Yes, check		•			
Yes ✓No	Aunt or	Uncle to Niece	or Nephew	= ' '	Partnership, or LLC	=	elí	Ц	Other	
		s and Sisters	<u>_</u>	= '	s and Grandchild	=	pouse		_	
	Ex-spou			Parents and			tep-parent and S			
14 What is the current m	arket value of the	real property?			15 Was the mort	- <u>-</u> -	•	te the amoun	it and interes	•
100.00					Yes	√ No	\$	170		%
16 Does this conveyance		parcel of land?			of the agent o	inrougn a l or tille com	pany contact.) T	-	ipanyr (it re	s, include the name
✓ Yes N 18 Address of Property					19 Name and Ad			Yes	ment Should	✓ No
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N/A	Nebraska Dej PO Box 9475									
18a No address ass	ioned 18b	Vacant land		Lincoln, NE 6						
20 Legal Description (Al	· -	nes, if needed.)		1					
See Attache	•									
See Allacric	A EXHIBIT	~								
21 If agricultural, list tol	al number of acre	s transferred in	this transaction							
22 Total purchase price								. 22 \$		100:00
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24 Adjusted purchase p	orice paid for real	estate (line 22 :	minus line 23) .					24 \$		100,00
25 if this transfer is exe 26 is an allidavit as descri						Ser denden	hic area with an ac	tive air force be	allistic missile	field? (See lostautions
Yes V N						2~~July			- 11110 016	}
27 If yes, is the requ	ılred affidavit atlact	hed to this filing?	Yes 🔽	40						
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Form No. 96-269-2008 7-2024 Rev. Supersedes 98-269-2008 10-2020

Exhibit A To Form 521 - Real Estate Transfer Statement

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

Kory J. McCracken, a single person; 528 N Walnut Street Red Cloud Red Cloud, NE 68970-2352

Phone No.: (402) 746-3613

Field No. 20: Legal Description

ROW1 - A TRACT OF LAND LOCATED IN PART OF LOT 12, BLOCK 5, ORIGINAL TOWN OF RED CLOUD, WEBSTER COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS: REFERRING TO THE NORTHEAST CORNER OF SAID LOT 12; THENCE S88°58'26"W ON AN ASSUMED BEARING AND ALL BEARINGS CONTAINED HEREIN ARE RELATIVE THERETO A DISTANCE OF 5.93 FEET ALONG THE NORTH LINE OF THE PROPERTY OWNED BY THE GRANTOR(S) TO THE POINT OF BEGINNING; THENCE S00°59'11"E A DISTANCE OF 19.43 FEET; THENCE S35°13'48"W A DISTANCE OF 6.91 FEET TO A POINT ON THE SOUTH LINE OF THE PROPERTY OWNED BY THE GRANTOR(S); THENCE N88°58'26"E A DISTANCE OF 10.01 FEET ALONG THE SOUTH LINE OF THE PROPERTY OWNED BY THE GRANTOR(S); THENCE N00°59'11"W A DISTANCE OF 25.00 FEET ALONG THE EAST LINE OF THE PROPERTY OWNED BY THE GRANTOR(S) TO THE POINT OF BEGINNING CONTAINING 159.65 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.

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NEBRASKA DOCUMENTARY STAMP TAX

Date: 10/10/25

\$ Ex002 By AS Bk 2025, Pg 2284

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 of October A.D., 2025, at 08:38 o'clock AM. Recorded in Book 2025 on Pages 2284-2286

Albert Long

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: 49

KNOW ALL PERSONS BY THESE PRESENTS:

THAT: Kory J. McCracken, a single 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 LOCATED IN PART OF LOT 12, BLOCK 5, ORIGINAL TOWN OF RED CLOUD, WEBSTER COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS:

REFERRING TO THE NORTHEAST CORNER OF SAID LOT 12; THENCE S88°58'26"W ON AN ASSUMED BEARING AND ALL BEARINGS CONTAINED HEREIN ARE RELATIVE THERETO A DISTANCE OF 5.93 FEET ALONG THE NORTH LINE OF THE PROPERTY OWNED BY THE GRANTOR(S) TO THE POINT OF BEGINNING: THENCE S00°59'11"E A DISTANCE OF 19.43 FEET; THENCE S35°13'48"W A DISTANCE OF 6.91 FEET TO A POINT ON THE SOUTH LINE OF THE PROPERTY OWNED BY THE GRANTOR(S); THENCE N88°58'26"E A DISTANCE OF 10.01 FEET ALONG THE SOUTH LINE OF THE PROPERTY OWNED BY THE GRANTOR(S); THENCE N00°59'11"W A DISTANCE OF 25.00 FEET ALONG THE EAST LINE OF THE PROPERTY OWNED BY THE GRANTOR(S) TO THE POINT OF BEGINNING CONTAINING 159.65 SQUARE FEET. MORE OR LESS.

PROJECT NO.: 281-1(117)

C.N.: 42619

TRACT: 49

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.

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.

PROJECT NO.: 281-1(117)	C.N.: 42619	TRACT: 49
Duly executed this 5th day of 2001	nber , A.D. 20 <u>2</u>	<u>5</u> .
	Lov Z Kory J.	McCracken
STATE OF Newstar COUNTY OF Webster The foregoing instrument was acknowledged))ss.)ss. ed before me this this .5 th day of	September.
A.D., 20_25, by Kory J. McCracken.	od poloto nie alie alie <u>p</u> ady si	
	Walley Public	

GENERAL NOTARY - State of Nebraska
III : DAVID B., GARWOOD R
My Comm. Exp. December 2, 2028

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Residential & Commercial Sales Worksheet

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(106) 🗆 Oth	er								(5)	(5) Metal Frame and Walls								
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71810 117303

NEBRASKA

210

FORM

Real Estate Transfer Statement

• 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. Good Life. Great Service. DEPARTMENT OF REVENUE

521

	is signed and items 1-27 are accurately completed.						
, , , , , , , , , , , , , , , , , , , ,	3 Date of Sale/Transfer 4 Date of Deed						
Webster - 91 5 Grantor's Name, Address, and Telephone (Please Print)	Mo. 09 Day 15 Yr. 2025 Mo. 09 Day 15 Yr. 2025 6 Grantee's Name, Address, and Telephone (Please Print)						
Grantor's Name (Seller)	Grantee's Name (Buyer)						
See Exhibit A Attached Street or Other Mailing Address	The State of Nebraska Dept of Transportation Street or Other Malling Address						
	PO Box 94759						
City State Zip Code	City State Zip 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	Email Address N/A						
7 Property Classification Number. Check one box in categories A and B. Check C If							
(A) Status (B)	Property Type (C)						
☑ Improved ☐ Single Family ☐ Industrial	Mineral Interests-Nonproducing State Assessed Mobile Home						
☑ Unimproved ☐ Multi-Family ☐ Agricultural ☐	Mineral Interests-Producing Exempl						
☐ IOLL	d Contract/Memo Partition Sheriff Other						
8 Type of Deed Conservator Distribution Lar							
Cemelery Death Certificate - Transfer on Death Executor Mir							
	osure Irrevocable Trust Revocable Trust Transfer on Death						
9 Was transfer part of fRS like-kind exchange (t.R.C. § 1031 Exchange) by buyer or seller?	Life Estate Sale Trustee to Beneficiary						
☐ Buyer ☐ Saller ☑ No ☐ Court Decree ☐ Exchange ☐ Grank	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 No Build roads						
Yes No No 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives.							
Yes VNo Aunt or Uncle to Niece or Nephew Family Corp., F							
	and Grandchild Spouse						
Ex-spouse Parenis and C							
14 What is the current market value of the real property?	15 Was the mortgage assumed? (II Yes, state the amount and interest rate.)						
2,080.00							
_,							
16 Does this conveyance divide a current parcel of land?	17 Mar transfer through a roal exists agent or a title company? (If Yes, include the name						
16 Does this conveyance divide a current parcel of land? ✓ Yes No	17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) Yes No						
16 Does this conveyance divide a current parcel of land? ✓ Yes No 18 Address of Property	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						
16 Does this conveyance divide a current parcel of land? ✓ Yes No	17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) Yes No						
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16 Does this conveyance divide a current parcel of land? Yes No 18 Address of Property N/A 18a No address assigned 18b Vacant land 20 Legal Description (Allach additional pages, if needed.)	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 Van Volume 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 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						
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Exhibit A To Form 521 - Real Estate Transfer Statement

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

City of Red Cloud, Webster County, Nebraska; 540 N Webster Street Red Cloud Red Cloud, NE 68970-2422

Phone No.: (402) 746-2215

Field No. 20: Legal Description

ROW1 - A TRACT OF LAND LOCATED IN BLOCK 27, ORIGINAL TOWN OF RED CLOUD, WEBSTER COUNTY, NEBRASKA DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHEAST CORNER OF LOT 1 IN BLOCK 27; THENCE S00°59'10"E ON AN ASSUMED BEARING AND ALL BEARINGS CONTAINED HEREIN ARE RELATIVE THERETO A DISTANCE OF 300.00 FEET ALONG THE EAST LINE OF THE PROPERTY OWNED BY THE GRANTOR(S) TO THE SOUTHEAST CORNER OF LOT 12; THENCE S88°54'31"W A DISTANCE OF 9.56 FEET ALONG SAID LOT LINE; THENCE N01°00'32"W A DISTANCE OF 293.76 FEET; THENCE N59°53'38"W A DISTANCE OF 12.05 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 1; THENCE N88°54'31"E A DISTANCE OF 20.00 FEET ALONG SAID LOT LINE TO THE NORTHEAST CORNER OF SAID LOT 1 TO THE POINT OF BEGINNING CONTAINING 2918.26 SQUARE FEET, MORE OR LESS.

ROW2 - A TRACT OF LAND DESCRIBED AS THE EAST 7.00 FEET OF LOTS 1-3 IN BLOCK 28, ORIGINAL TOWN OF RED CLOUD, WEBSTER COUNTY, NEBRASKA CONTAINING 525.00 SQUARE FEET, MORE OR LESS.

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

Index	
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NEBRASKA DOCUMENTARY STAMP TAX

Date: 10/10/25

\$ Ex002 By AS

Bk 2025, Pg 2287

State of Nebraska ss. County of Webster

Entered on the numerical index and filed for record in the Clerk's office of said county this 10 day of October A.D., 2025, at 08:39 o'clock AM. Recorded in Book 2025 on Pages 2287-2290

Sindlywood

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: 57 Rev 1 (8/28/2025)

KNOW ALL PERSONS BY THESE PRESENTS:

THAT: City of Red Cloud, Webster County, 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 LOCATED IN BLOCK 27, ORIGINAL TOWN OF RED CLOUD, WEBSTER COUNTY, NEBRASKA DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 1 IN BLOCK 27; THENCE S00°59'10"E ON AN ASSUMED BEARING AND ALL BEARINGS CONTAINED HEREIN ARE RELATIVE THERETO A DISTANCE OF 300.00 FEET ALONG THE EAST LINE OF THE PROPERTY OWNED BY THE GRANTOR(S) TO THE SOUTHEAST CORNER OF LOT 12; THENCE S88°54'31"W A DISTANCE OF 9.56 FEET ALONG SAID LOT LINE; THENCE N01°00'32"W A DISTANCE OF 293.76 FEET; THENCE N59°53'38"W A DISTANCE OF 12.05 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 1; THENCE N88°54'31"E A DISTANCE OF 20.00 FEET ALONG SAID LOT LINE TO THE NORTHEAST CORNER OF SAID LOT 1 TO THE POINT OF BEGINNING CONTAINING 2918.26 SQUARE FEET, MORE OR LESS.

A TRACT OF LAND DESCRIBED AS THE EAST 7.00 FEET OF LOTS 1-3 IN BLOCK 28, ORIGINAL TOWN OF RED CLOUD, WEBSTER COUNTY, NEBRASKA CONTAINING 525.00 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

PROJECT NO.: 281-1(117)

C.N.: 42619

TRACT: 57 Rev 1 (8/28/2025)

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.

PERMANENT EASEMENT TO A TRACT OF LAND AND ALL IMPROVEMENTS THEREON, IF ANY, FOR HIGHWAY PURPOSES, LOCATED IN LOT 3, BLOCK 28, ORIGINAL TOWN OF RED CLOUD, WEBSTER COUNTY, NEBRASKA, AS ILLUSTRATED ON THE ATTACHED PLAT AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

REFERRING TO THE SOUTHWEST CORNER OF SAID LOT 3; THENCE N88°54'31"E ON AN ASSUMED BEARING AND ALL BEARINGS CONTAINED HEREIN ARE RELATIVE THERETO A DISTANCE OF 128.00 FEET ALONG SAID SOUTH LOT LINE TO THE POINT OF BEGINNING; THENCE N88°54'31"E A DISTANCE OF 7.00 FEET ALONG SAID LINE TO A POINT ON THE WESTERLY EXISTING HIGHWAY 281 RIGHT OF WAY LINE; THENCE N00°59'10"W A DISTANCE OF 5.71 FEET ALONG THE WESTERLY EXISTING HIGHWAY 281 RIGHT OF WAY LINE; THENCE S88°54'31"W A DISTANCE OF 7.00 FEET; THENCE S00°59'10"E A DISTANCE OF 5.71 FEET TO THE POINT OF BEGINNING CONTAINING 39.99 SQUARE FEET, MORE OR LESS.

THE EASEMENT AREA(S) MAY BE USED FOR THE TEMPORARY RELOCATION OF UTILITIES DURING THE CONSTRUCTION OF THE PROJECT.

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

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

PROJECT NO.: 281-1(117)	C.N.: 42619	TRACT: 57 Rev 1 (8/28/2025)				
Duly executed this 15 day of September , A.D. 2025.						
	City of F	ted Cloud, Webster County, Nebraska by				
	Dene 7	3 Wowle Authorized Officer or Agent				
	Gent B. Print name of A	Horne , Mayor Authorized Officer or Agent and Title				
		·				
STATE OF <u>Nebraska</u> COUNTY OF <u>WebSter</u>))ss.					
The foregoing instrument was acknowledged) before me this <u>15</u>	day of September.				
A.D., 2025, by Ciene Hon (Printed Name of Individua		1				
Of City of Red Cloud, Webster County, Nebra	ska.					
<u>made</u>	Notary Public	Ty.				
Γ	GENERAL NOTARY - State of	rooi -				
	My Comm. Exp. Januar	127, 2026				

AFFIDAVIT of Authority

NEBRASKA

DEPARTMENT OF TRANSPORTATION

Project Name: In Red Cloud	Project #: 281-1(117)	Control #: 42619
Contract Name: City of Red Cloud, Webster County, Nebraska	туре: Tract Owner	Tract #: 57
1, <u>Clene Horne</u> , the undersigned (Print name of individual signing on behalf of Organization)	, swear or affirm the followin	g is true and accurate to
the best of my knowledge (complete both items 1 and 2): 1 am the Vayor for City (This of office holder) organized in accordance with the laws of the State of Webra.	OF RED CLO (Name of Organization) SKQ and lawfully	operating in Nebraska;
AND I am authorized to sign any and all documentation on behalf of the all property rights in general or specifically for a project of the State of (Check one of the following and complete appropriate blanks.)		
The capacity expressly provided in the	Agreement, or Partnership Agreemen	, ,
The Resolution of the City Of Red Claud (Corporate Board or Corporate Member)	#908 dated 9/3/2	<u>5</u> ,
Dated this 15 day of September 2025 Line B Gene 1	Signature of B. Horne Print Name	
State of Nebroska) ss County of WebSter) ss Subscribed and sworn before me this 15 day of Septembe		
Modby Somith	GENERAL NOTARY - State MADELINE O My Comm. Exp. Janu	TOOL

Residential & Commercial Sales Worksheet

Cnty No.	Bo	ok	Page			Sale Date				School District Code							5006
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(103) □ Spli	it Level			(40)		Good			(2)		Rein	forced C	Concrete Fi	ame			
(104) □ 1 1/2 Story (50) □ Very Good					Very Good	(3) Masonry Bearing Walls											
(111) □ Bi-I	Level			(60)		Excellent	(4) U Wood or Steel Framed Ext. Walls										
(106) □ Oth	ет				3/7		(5) Metal Frame and Walls										
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NEBRASKA

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 number.

521

The deed will not be recorded unless this statement	t is signed and items 1-27 are accurately completed.						
1 County Name 2 County Number Webster - 91	3 Date of Sale/Transfer Mo. 09 Day 11 Yr. 2025 4 Date of Deed Mo. 09 Day 11 Yr. 2025						
5 Grantor's Name, Address, and Telephone (Please Print)	6 Grantee's Name, Address, and Telaphone (Please Print)						
Grantor's Name (Seiler)	Grantee's Name (Buyer) The State of Nebraska Dept of Transportation						
See Exhibit A Attached Street or Other Malling Address	Street or Other Malling Address PO Box 94759						
Cily 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	Email Address N/A						
7 Property Classification Number. Check one box in categories A and B. Check C if							
) Property Type (C)						
☐ Improved ☐ Single Family ☐ Industrial ☐	Mineral Interests-Nonproducing State Assessed Mobile Home Mineral Interests-Producing Exempt						
Unimproved Mulli-Family Agricultural IOLL Commercial Recreational	Mineral Interests-Producing Exempt						
8 Type of Deed Conservator Distribution La	nd Contract/Memo Partition Sheriff Other						
Bill of Sale Corrective Easement Le							
Cemetery Death Certificate - Transfer on Death Executor Mi							
kind exchange (IRC & 1031	closure irrevocable Trust Revocable Trust Transfer on Death Life Estate Sale Trustee to Beneficiary						
	☐ Life Estate ☑ Sale ☐ Trustee to Beneficiary for Trust ☐ Partition ☐ Satisfaction of Contract ☐ Other (Explain)						
Buyer Seller V No Court Decree Exchange Grant 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 Build roads						
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives.							
	Partnership, or LLC Self Other and Grandchild Spouse						
Ex-spouse Parents and C							
14 What is the current market value of the real property?	15 Was the mortgage assumed? (II Yes, state the amount and interest rate.)						
340.00	☐Yes						
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 litie company contact.) Yes No						
18 Address of Property	19 Name and Address of Person to Whom the Tax Statement Should be Sent						
N/A	Nebraska Dept of Transportation PO Box 94759						
18a No address assigned 18b Vacant land	Lincoln, NE 68509-4759						
20 Legal Description (Allach additional pages, if needed.)	· · · · · · · · · · · · · · · · · · ·						
See Attached Exhibit A	,						
21 if agricultural, list total number of acres transferred in this transaction							
22 Total purchase price, including any liabilities assumed	22 \$ 340,00						
23 Was non-real property included in the purchase?	truptione) 23 \$						
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)	340,00						
25 If this transfer is exempt from the documentary stamp tax, list the exemption number	<u>2</u>						
26 Is an affidavit as described in Neb. Rev. Stat. § 76-2,141 required because the property is locate ☐ Yes ☐ No	d within a county or other geographic area with an active air force ballistic missile field? (See Instructions)						
27 If yes, is the required affidavit attached to this filing? Yes V No							
Under penalties of law, I declare that I have examined this statement and and that I am duly authorized to sign this statement.							
	d that it is, to the best of my knowledge and belief, true, complete, and correct,						
Sarah Talbert	(402) 479-4461						
Sarah Talbert Print & Type Name of Grantee or Authorized Representative	(402) 479-4461 Phone Number						
Sarah Talbert Print of Type Name of Grantee or Authorized Representative	(402) 479-4461 Phone Number 10/9/2025						
Signature of Grantee or Authorized Representative Signature of Grantee or Authorized Representative	(402) 479-4461 Phone Number 10/9/2025 Date						
Sarah Talbert Print of Type Name of Grantee or Authorized Representative Signature of Grantee or Authorized Representative Register of Dead's Use	(402) 479-4461 Phone Number 10/9/2025 Date Por Dept. Use Only						
Signature of Grantee or Authorized Representative Signature of Grantee or Authorized Representative	(402) 479-4461 Phone Number 10/9/2025 Date						

Exhibit A To Form 521 - Real Estate Transfer Statement

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

Roy N. Phillips and Susan M. Phillips, husband and wife, as joint tenants; 202 N Webster Street Red Cloud Red Cloud, NE 68970-2541

Phone No.: (402) 746-3660

Field No. 20: Legal Description

ROW1 - A TRACT OF LAND DESCRIBED AS THE WEST 1.47 FEET OF LOT 24, BLOCK 29 IN PART OF LOT A, KOONTZ' SUB-DIVISION, RED CLOUD, WEBSTER COUNTY, NEBRASKA CONTAINING 36.80 SQUARE FEET, MORE OR LESS.

ROW2 - A TRACT OF LAND LOCATED IN A PART OF LOT A, EXCEPT THE NORTH 156 FEET, KOONTZ' SUB-DIVISION AND LOTS 15, 16, AND 17, BLOCK 30, ORIGINAL TOWN, NOW THE CITY OF RED CLOUD, WEBSTER COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID BLOCK 30 SAID POINT ALSO BEING THE SOUTHWEST CORNER OF THE PROPERTY OWNED BY THE GRANTOR(S); THENCE N00°59'10"W ON AN ASSUMED BEARING AND ALL BEARINGS CONTAINED HEREIN ARE RELATIVE THERETO A DISTANCE OF 125.00 FEET ALONG THE WEST LINE OF THE PROPERTY OWNED BY THE GRANTOR(S) TO THE NORTHWEST CORNER OF LOT 17 AND TO A POINT ON THE NORTH LINE OF THE PROPERTY OWNED BY THE GRANTOR(S); THENCE N88°54'31"E A DISTANCE OF 4.39 FEET ALONG THE NORTH LINE OF LOT 17; THENCE S01°00'32"E A DISTANCE OF 28.62 FEET; THENCE S86°22'42"W A DISTANCE OF 0.67 FEET; THENCE S00°50'37"E A DISTANCE OF 22.28 FEET; THENCE N89°58'18"E A DISTANCE OF 0.74 FEET; THENCE S01°00'32"E A DISTANCE OF 10.97 FEET; THENCE S05°51'49"W A DISTANCE OF 25.07 FEET; THENCE S01°00'32"E A DISTANCE OF 38.20 FEET TO A POINT ON THE SOUTH LINE OF SAID BLOCK 30 TO A POINT ON THE SOUTH LINE OF THE PROPERTY OWNED BY THE GRANTOR(S); THENCE S88°41'20"W A DISTANCE OF 1.44 FEET ALONG SAID LOT LINE TO THE SOUTHWEST CORNER OF SAID LOT 13 TO THE POINT OF BEGINNING CONTAINING 384.19 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: 10/10/25

\$ Ex002 By AS Bk 2025, Pg 2291

State of Nebraska ss. County of Webster

Entered on the numerical index and filed for record in the Clerk's office of said county this 10 day of October A.D., 2025, at 08:40 o'clock AM. Recorded in Book 2025 on Pages 2291-2294

Sindlyworth

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: 62

KNOW ALL PERSONS BY THESE PRESENTS:

THAT:Roy N. Phillips and Susan M. Phillips, husband and wife, as joint tenants

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 LOT 24, BLOCK 29 IN PART OF LOT A, KOONTZ' SUB-DIVISION, RED CLOUD, WEBSTER COUNTY, NEBRASKA CONTAINING 36.80 SQUARE FEET, MORE OR LESS.

A TRACT OF LAND LOCATED IN A PART OF LOT A, EXCEPT THE NORTH 156 FEET, KOONTZ' SUB-DIVISION AND LOTS 15, 16, AND 17, BLOCK 30, ORIGINAL TOWN, NOW THE CITY OF RED CLOUD, WEBSTER COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID BLOCK 30 SAID POINT ALSO BEING THE SOUTHWEST CORNER OF THE PROPERTY OWNED BY THE GRANTOR(S); THENCE N00°59'10"W ON AN ASSUMED BEARING AND ALL BEARINGS CONTAINED HEREIN ARE RELATIVE THERETO A DISTANCE OF 125.00 FEET ALONG THE WEST LINE OF THE PROPERTY OWNED BY THE GRANTOR(S) TO THE NORTHWEST CORNER OF LOT 17 AND TO A POINT ON THE NORTH LINE OF THE PROPERTY OWNED BY THE GRANTOR(S); THENCE N88°54'31"E A DISTANCE OF 4.39 FEET ALONG THE NORTH LINE OF LOT 17; THENCE S01°00'32"E A DISTANCE OF 28.62 FEET; THENCE S86°22'42"W A DISTANCE OF 0.67 FEET; THENCE S00°50'37"E A DISTANCE OF 22.28 FEET; THENCE N89°58'18"E A DISTANCE OF 0.74 FEET; THENCE S01°00'32"E A DISTANCE OF 10.97 FEET; THENCE

PROJECT NO.: 281-1(117)

C.N.: 42619

TRACT: 62

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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.

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.

PROJECT	NO.:	281-1	(117)
INCOLO	1101		<i>,</i>

C.N.: 42619

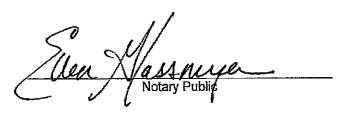
TRACT: 62

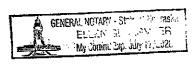
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Duly excouled allo_	aa, o		,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,

STATE OF <u>Mehraska</u>
COUNTY OF <u>Wekster</u>

The foregoing instrument was acknowledged before me this 1 day of leptember

A.D., 20 <u>25</u>, by <u>Roy N. Phillips</u>.





L



PROJECT NO.: 281-1(117)	C.N.: 42619	TRACT: 62
Duly executed this 11 day of 5pt		, A.D. 20_ <i>2.</i> 5
	Sus	Susan M. Phillips
STATE OF <u>Nelsoaska</u> COUNTY OF <u>Webster</u> The foregoing instrument was acknowledged A.D., 20_25, by <u>Susan M. Phillips</u>))ss.) d before me this <u>[[</u>	day of September.
	5	len //assnujer Notzery Public
		GENEFAL NOTARY - State of Nebraska ELLEN GLASSMYER My Comm. Exp. July 17, 2028

Residential & Commercial Sales Worksheet

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34/20 118000

NEBRASKA

1 County Name

Real Estate Transfer Statement

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

FORM 521

Good Life, Great Service. DEPARTMENT OF REVERUE

•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.

2 County Number

Yr. 2025 Mo. 09 Day 11 Yr. 2025 Mo. 09 Day 11 Webster - 91 6 Grantee's Name, Address, and Telephone (Please Print) 5 Grantor'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 Address PO Box 94759 Street or Other Malling Address Zip Code 68509 State Zip Code State <u>Lińcoln</u> NE Is the grantee a 501(c)(3) organization?
If Yes, is the grantee a 509(a) foundation? Phone Number Phone Number (402) 471-4567 Yes Email Address N/A Email Address N/A 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. (A) Status (B) Property Type (C) Mobile Home Mineral Interests-Nonproducing State Assessed Improved Single Family Industrial Exempt Unimproved Multi-Family Agricultural Mineral Interests-Producing ☐ IOLL Commercial Recreational Distribution Land Contract/Memo Partition Sherilf 8 Type of Deed Conservator Other Lease Personal Rep. Trust/Trustee Bill of Sale Corrective Fasement Quit Claim √ Warranty Mineral Cemetery Death Certificate - Transfer on Death Executor Was transfer part of IRS like-10 Type of Transfer Distribution Forectosure Irrevocable Trust Revocable Trust Transfer on Death kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? Gift Llie Estate Auction Easement **√** Sale Trustee to Beneficiary Other (Explain) Grantor Trust Partition Satisfaction of Contract Buyer Seller No Court Decree 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.) No Build roads √ 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. Yes Grandparents and Grandchild Spouse Brothers and Sisters Parents and Child Step-parent and Step-child Ex-spouse 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) 14 What is the current market value of the real property? I√I No 16 Does this conveyance divide a current parcel of land? Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) Yes ✓ Yes 18 Address of Property 19 Name and Address of Person to Whom the Tax Statement Should be Sent Nebraska Dept of Transportation N/A PO Box 94759 Lincoln, NE 68509-4759 18a No address assigned 18b Vacant land 20 Legal Description (Attach additional pages, if needed.) See Attached Exhibit A 21 If agricultural, list total number of acres transferred in this transaction 200:00 22 Total purchase price, including any liabilities assumed...... 22 23 Was non-real property included in the purchase? Yes Mo (If Yes, enter dollar amount and attach itemized list.) (see instructions)

Under penalties of law, I deciare that I have examined this statement and that It is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement. Sarah Talbert (402) 479-4461 Phone Number Print/or Type Name of/Grantee or Auti/orized Representative ROW Project Manager 10/9/2025 Signature of Grantee or Authorized Representative Date

26 is an allidavit as described in Neb. Flex. 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)

Register of Deed's Use Only For Dept. Use Only 29 Value of Stamp or Exempt Number 28 Date Deed Recorded 30 Recording Dala 10 Day . Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2)

Nebraska Department of Revenue

Yes V No

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

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 2

27 If yes, is the required affidavit attached to this filing? Yes 7 No

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

24

200.00

Exhibit A To Form 521 - Real Estate Transfer Statement

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

Juan C. Gomez, a single person; 1006 N Webster Street Red Cloud Red Cloud, NE 68970-2130

Phone No.: (402) 984-9156

Field No. 20: Legal Description

ROW1

A TRACT OF LAND DESCRIBED AS THE WEST 6.64 FEET OF LOTS 19 AND 20, BLOCK 31, ORIGINAL TOWN OF RED CLOUD, WEBSTER COUNTY, NEBRASKA CONTAINING 331.77 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.

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NEBRASKA DOCUMENTARY STAMP TAX

Date: 10/10/25 \$ Ex002 By AS

Bk 2025, Pg 2295

State of Nebraska ss. County of Webster

Entered on the numerical index and filed for record in the Clerk's office of said county this 10 day of October A.D., 2025, at 08:41 o'clock AM. Recorded in Book 2025 on Pages 2295-2297

Albert Daing

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: 68

KNOW ALL PERSONS BY THESE PRESENTS:

THAT: Juan C. Gomez, a single 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 6.64 FEET OF LOTS 19 AND 20, BLOCK 31, ORIGINAL TOWN OF RED CLOUD, WEBSTER COUNTY, NEBRASKA CONTAINING 331.77 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.

PROJECT NO.: 281-1(117)

C.N.: 42619

TRACT: 68

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.

PROJECT NO.: 281-1(117)	C.N.: 42619	TRACT: 68
Duly executed this day of 5 P	Ť, A	A.D. 20 <u>25</u>
	Juan (Juan C. Gomez
		suali o. comez
STATE OF <u>Mebraska</u> COUNTY OF <u>Webster</u>))ss.)	
The foregoing instrument was acknowledge A.D., 20_&S_, byJuan C. Gomez	d before me this	day of <u>September</u> ,
	Eun	Maumull Notary Public
		GENERAL NOTARY - State of Nebrasica NY COMM. Equ. July 17, 2028

Residential & Commercial Sales Worksheet

Cnty No.	. ∮Bo	ok	Page		S	ale Date			集作者	Sch	ool Dis	trict Cod	e*		
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Good Life. Great Service.

DEPARTMENT OF REVENUE

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

Real Estate Transfer Statement

215

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.

Country Name 2 Country Name 3 Date of Searfrantiles No. 10 Dept 5 Vr. 2025 No. 10 Dept 5 Vr. 2025	The deed will not be recorded unless this stateme	nt is signed and items 1-27 are accurately completed.								
Screening Names, Auditiones, and Talephone (Please Print) Screening Names, Auditiones, and Talephone (Please Print)										
Comment Name Super Super Super Comment Super	Webster - 91	Mo. 10 Day 15 Yr. 2025 Mo. 10 Day 15 Yr. 2025								
To any Keylen Jordaning Trenton and Jadeysa Jordaning Stepe of Cores Astering Autrense 10 Wast Lancasion St. Step 20 Set 10 New Step Autrense 10 New Step 10 New Step Autrense 10 New Autre	5 Grantor's Name, Address, and Telephone (Please Print)	6 Grantee's Name, Address, and Telephone (Please Print)								
Shoot of Other Multing Address Size	Grantor's Name (Seller) Terry and Kayleen, Jordening									
Sign	Street or Other Mailing Address	Street or Other Mailing Address								
## Prome Number ## 402-705-4277 ## the grantee a SUN(6) organization? Ves March ## 102-705-4277 ## the grantee a SUN(6) organization? Ves March ## 102-705-4277 ## the grantee a SUN(6) organization? Ves March ## 102-705-4277 ## the grantee a SUN(6) organization? Ves March ## 102-705-4277 ## the grantee a SUN(6) organization? Ves March ## 102-705-705-705-705-705-705-705-705-705-705	City State Zip Code	City State Zip Code								
402-4964-4965 Trival Address Triva	Phone Number									
Property Classification Number, Check one box in categories A and B. Check C If property is also a mobile home.		402-705-4277 If Yes, is the grantee a 509(a) foundation? Yes								
[A) Status (3) Property Type (C)	n/a	n/a								
Improved		f property is also a mobile home.								
Unimproved Multi-Family Agricultural Minaral Interests-Producing Exampt		, , , , , , , , , , , , , , , , , , ,								
Commercial Recreational Recrea										
8 Type of Deed Conservator Distribution Land Contract/Marro Partition Other		Mineral Interests-Producing Exempt								
Bit of Sale Committee Comm										
Camelary Death Certificate - Transfer on Death Executor Mineral Quit Claim Werranty										
8 Was transfer part of IRS like kind oxonarping (IR.C.) story asler?										
Subject of seller Auction Essential Clife Estate Sale Trustee to Beneficiary Seller Subject Subjec	9 Was transfer part of IBS like- 10 Type of Transfer Distribution Terror									
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	Exchange (I.H.C. § 1031 Auction Easement Gift	Life Estate Sale Trustee to Beneficiary								
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										
Partnership, or LLC Self Other Cher Brothers and Sisters Grandparents and Grandchild Spouse Exspouse Exspouse Parents and Child Spouse Stop-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.) 90 90 90 90 90 90 90 9										
Brothers and Sisters Grandparents and Grandchild Spouse Exspouse Exspouse Exspouse Parents and Child Sisp-parent and Step-child Sisp-parent and step child Sisp-parent and										
Exspouse 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.) \$235,000.00										
Yes No S										
16 Dest his conveyance divide a current parcel of land? Yes										
18 Address of Property 102 West Lancaster St Blue Hill, NE 68930 18a No address assigned 18b Vacant land 20 Legal Description (Attach additional pages, if needed). The South Twenty-seven feet (\$27') of Lot Two (2) and all of Lots Three (3), Four (4), Five (5), Six (6) and Seven (7), Block Five (5), Grussell's Sub-division of 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. 23 Was non-real property included in the purchase? 19 Name and Address of Person to Whom the Tax Statement Should be Sent (Same as Grantee) 20 Legal Description (Attach additional pages, if needed). The South Twenty-seven feet (\$27') of Lot Two (2) and all of Lots Three (3), Four (4), Five (5), Six (6) and Seven (7), Block Five (5), Grussell's Sub-division of 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. 23 Was non-real property included in the purchase? 19 Name and Address of Person to Whom the Tax Statement Should be Sent (Same as Grantee) 22 Is a grantee (5), Six (6) and Seven (7), Block Five (5), Grussell's Six (6) and Seven (7), Block Five (5), Grussell's Six (6) and Seven (7), Block Five (5), Grussell's Six (6) and Seven (7), Block Five (5), Grussell's Six (6) and Seven (7), Block Five (5), Grussell's Six (6) and Seven (7), Block Five (5), Grussell's Six (6) and Seven (7), Block Five (5), Grussell's Six (6) and Seven (7), Block Five (5), Grussell's Six (6) and Seven (7), Block Five (5), Grussell's Six (6) and Seven (7), Block Five (5), Grussell's Six (6) and Seven (7), Block Five (5), Grussell's Six (6) and Seven (7), Block Five (5), Grussell's Six (6) and Seven (7), Block Five (5), Grussell's Six (6) and Seven (7), Block Five (5), Grussell's Six (6) and Seven (7), Block Five (5), Grussell's Six (6) and Seven (7), Block Five (5), Grus		17 Was transfer through a real estate agent or a title company? (If Yes, include the nar								
102 West Lancaster St Blue Hill, NE 68930 18b		of the agent or title company contact.)								
20 Legal Description (Aftach additional pages, if needed.) The South Twenty-seven feet (\$27') of Lot Two (2) and all of Lots Three (3), Four (4), Five (5), Six (6) and Seven (7), Block Five (5), Grussell's Sub-division of 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. 23 Was non-real property included in the purchase? 24 Adjusted purchase price paid for real estate (line 22 minus line 23) 25 If this transfer is exempt from the documentary stamp tax, list the exemption number 5a 26 Is an afficiant 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 14 yes, is the required afficiavit attached to this filling? Yes No 27 If yes, is the required afficiavit attached to this filling? Yes No 28 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. 29 Price of Ignation of Grantee of Authorized Representative 20 Attorney 30 Trice of Ignation (Attorney) 31 October 10 Trice October 10 T	102 West Lancaster St									
22 Total purchase price, including any liabilities assumed. 23 Was non-real property included in the purchase? 24 Adjusted purchase price paid for real estate (line 22 minus line 23) 25 If this transfer is exempt from the documentary stamp tax, list the exemption number 5a 26 Is an afficiant 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, Is the required afficiavit attached to this filing? Yes No 27 If yes, is the required afficiavit attached to this filing? Yes No 28 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. 29 Signature of Grantee or Authorized Representative Attorney Title Por Dept. Use Only For Dept. Use Only										
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22 Total purchase price, including any liabilities assumed. 23 Was non-real property included in the purchase? Yes No (if Yes, enter dollar amount and attach itemized list.) (see instructions) 23 \$ 0,100 Q4 Adjusted purchase price paid for real estate (line 22 minus line 23) 25 If this transfer is exempt from the documentary stamp tax, list the exemption number 5a 26 Is an affidavit as described in Neb Rev. Stat. § 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 of Yes No No No No No No No N	Grussell's Sub-division of Rohrer's Addition to Blue Hill, Webster Cou	ee (3), Four (4), Five (5), Six (6) and Seven (7), Block Five (5), https://doi.org/10.1008/10.0008								
23 \ S O 100 24 Adjusted purchase price paid for real estate (line 22 minus line 23) 25 If this transfer is exempt from the documentary stamp tax, list the exemption number 5a 26 Is an affidavit as described in Neb. Rev. Stat. § 76-2,141 required because the property is located within a county or other geographic area with an active air force ballistic missile field? (See Instructions Yes No 27 If yes, is the required affidavit attached to this filing? Yes No 28 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. 28 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. 29 David B. Garwood 20 Prior or Type Name of Grantee or Authorized Representative Attorney Title 70 To Pept Use Only	21 If agricultural, list total number of acres transferred in this transaction	·								
Yes No (if Yes, enter dollar amount and attach itemized list.) (see instructions) 23 \$ 0100 24 Adjusted purchase price paid for real estate (line 22 minus line 23) 25 If this transfer is exempt from the documentary stamp tax, list the exemption number 5a 26 Is an affidavit as described in Neb. Rev. Stat. § 76-2,141 required because the property is located within a county or other geographic area with an active air force ballistic missile field? (See Instructions Yes No 27 If yes, is the required affidavit attached to this filling? Yes No 28 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-likis statement. David B. Garwood Print or Type Name of Grantee or Authorized Representative Attorney Title Register of Deed's Use Only For Dept. Use Only										
24 Adjusted purchase price paid for real estate (line 22 minus line 23) 25 If this transfer is exempt from the documentary stamp tax, list the exemption number 5a 26 Is an affidavit as described in Neb Rev. Stat. § 76-2,141 required because the property is located within a county or other geographic area with an active air force ballistic missile field? (See Instructions Yes No 27 If yes, is the required affidavit attached to this 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-kips statement. David B. Garwood Print or Type Name of Grantee or Authorized Representative Attorney Title Register of Deed's Use Only For Dept. Use Only		ictions)								
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 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. David B. Garrwood Prior or Type Name of Grantee or Authorized Representative Attorney Title Register of Deed's Use Only For Dept. Use Only	24 Adjusted purchase price paid for real estate (line 22 minus line 23)	0'00								
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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 Prior or Type Name of Grantee or Authorized Representative Attorney Title Register of Deed's Use Only For Dept. Use Only	Tes V No	wum a county or other geographic area with an active air force ballistic missile field? (See Instruction								
Sign Attorney Attorney Title Port Use Only Register of Deed's Use Only For Dept. Use Only Port	27 If yes, is the required affidavit attached to this filing? Yes No									
Sign Prior of Grantee of Authorized Representative Attorney Register of Deed's Use Only David B. Garwood 402-746-3613 Phone Number 10-15-2025 Date Register of Deed's Use Only For Dept. Use Only	Under penalties of law, I declare that I have examined this statement and	hat it is, to the best of my knowledge and belief, true, complete, and correct,								
Sign Print or Type Name of Grantee or Authorized Representative Attorney Attorney Signature of Grantee or Authorized Representative Title Register of Deed's Use Only For Dept. Use Only		402-746-3613								
here Signature of Granite of Authorized Representative Title 10-15-2025 Register of Deed's Use Only For Dept. Use Only	Print or Type Name of Grantee or Authorized Representative									
here Signature of Grantee of Authorized Representative Title Date Register of Deed's Use Only For Dept. Use Only	and the state of	Attorney 10-15-2025								
	here Signature of Grantee or Authorized Representative									
28 Date Deed Recorded 29 Value of Stamp or Exempt Number 30 Recording Data										
10 1/2 25 Example 1450	10 1/2 25 EV. 145	30 Recording Data								
Mo Day	Nebraska Department of Revenue	UN aud) 19 au 37 1 Authorized by Neb. Rev. Stat. 86 76-214. 77-132								

BOOK 2025 PAGE 2359

State of Nebraska 3ss.

Entered on the numerical index and filed for record in the Clerk's office of said county this 16 day of 0.00 A.D., 202, at 2:50 o'clock p. M. Recorded in Bool@200 on Page 2350 County Clerk 10.00 Deputy Ind Comp. Assessor Carded

NEBRASKA DOCUMENTARY STAMP TAX Date 10-16-35 S Exemp程を By のよ

JOINT TENANCY WARRANTY DEED

Terry Jordening and Kayleen Jordening, husband and wife, GRANTORS, in consideration of ONE AND NO/100 DOLLARS (\$1.00) receipt of which is hereby acknowledged, convey to Trenton Jordening and Jadaysa Jordening, husband and wife as joint tenants, GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

The South Twenty-seven feet (S27') of Lot Two (2) and all of Lots Three (3), Four (4), Five (5), Six (6) and Seven (7), Block Five (5), Grussell's Sub-division of 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 October /5, 2025.

Terry Jordening

Kayleen Jordening

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on October /5 2025, by Terry Jordening and Kayleen Jordening, husband and wife.

Comm. expires 12-2-3036

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

Notary Public

Residential & Commercial Sales Worksheet

Cnty No.	Bo	ok :	Page			Sale Date	ioni sela Bir oni	以	g const	See See	**************************************	Scho	ol Dis	trict Co	le 🏻					
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(307) 🗆 11	/2 Story			(30	O) 🗷	Average				(20)		Avera	ige		(20)		Badly	Wom		
(308) 🗆 Spl	lit Level			(40	0) 🗆	Good				(30)		☐ Above Average (30) ☐ Average								
(309) 🗆 21	/2 Story			(50	0) 🗆	Very Good				(40)		High			(40)		Good			
(304) 🗆 On	e Story I	Duplex		(60	0) 🗆	Excellent				450	Sive.		WAS	交易等的	(50)		Very (Good		
(305) 🛘 Tw	o Story I	Duplex		となった											(60)		Excell	ent		
Assessor'	s Adju	stmen	t to Sale I	ric	e (+ o	r -):														
Assessor Co	omment	s and I	Reason for A	Adju	stmen				31											
JTWD																				
			ue.																	
		100				··· <u></u> -														
Comments from									Comp	aents:										
																				
																	(Cont	inue on	back)	

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.

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	3 Date of Sale/Transfer 4 Date of Deed								
Webster - 91	Mo. 10 Day 17 Yr. 2025 Mo. 09 Day 29 Yr. 2025								
5 Grantor's Name, Address, and Telephone (Please Print)	6 Grantee's Name, Address, and Telephone (Please Print)								
Grantor's Name (Seller)	Grantee's Name (Buyer)								
Michael S. Goebel and Leigh A. Goebel Street or Other Mailing Address	Terry L. Simpson and Rebecca L. Simpson								
245 S Walnut St	Street or Other Mailing Address 205 N Franklin St								
City State Zip Code Red Cloud NE 68970	City State Zip Code Red Cloud NE 68970								
Phone Number (402) 746-0672	Phone Number Is the grantee a 501(c)(3) organization? Yes (402) 902-7939 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 Type (C)								
Improved	Mineral Interests-Nonproducing State Assessed ✓ Mobile Ho								
IOLL Commercial Recreational	Mineral Interests-Producing Exempt								
8 Type of Deed Conservator Distribution Lar	d Contract/Memo Partition Sheriff Other								
Bill of Sale Corrective Easement Lea	<u> </u>								
9 Was transfer part of IRS like- 10 Type of Transfer Distribution Forect									
kind exchange (I.R.C. § 1031	Life Estate Sale Trustee to Beneficiary								
	r Trust Partition Satisfaction of Contract Other (Explain)								
11 Was ownership transferred in full? (If No, explain the division.)	12 Was real estate purchased for same use? (If No, state the intended to								
✓ Yes	Yes No								
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary rela	tives? (If Yes, check the appropriate box.)								
Yes No Aunt or Uncle to Niece or Nephew Family Corp., F	artnership, or LLC Self Other								
Brothers and Sisters Grandparents a	and Grandchild Spouse								
Ex-spouse Parents and Ch	ild Step-parent and Step-child								
14 What is the current market value of the real property?	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)								
\$36,775 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 na 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								
205 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	·								
22 Total purchase price, including any liabilities assumed	22 \$ 92,000,00								
Yes Vol (if Yes, enter dollar amount and attach itemized list.) (see instru	ctions)								
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24 \$ 92,000,00								
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 v	vithin a county or other geographic area with an active air force ballistic missile field? (See Instructi								
27 If yes, is the required affidavit attached to this filing? Yes No									
Under penalties of law, I declare that I have examined this statement and the	nat it is, to the best of my knowledge and belief, true, complete, and correct,								
and that I am duly authorized to sign this statement. Kory McCracken	(400) =40.004								
Print or Type Name of Grantee or Authorized Representative									
sign	Attorney 10/17/2025								
nere Signature of Grantee or Authorized Representative	Title Date								
	he —								
Register of Deed's Use On 28 Date Deed Recorded 29 Value of Stamp or Exempt Number	ly For Dept. Use On 30 Recording Data								
Mo 10 Day 17 v. 25 \$ 213 44	BK2025 & 2360								
	138 2/25 70 25/21								

Lots Nine (9), Ten (10), Eleven (11) and Twelve (12), Block Six (6), Platt's Addition to Red Cloud, Webster County, Nebraska, including the East Half of the alley vacated by Ordinance No. 631, filed in Book 2014, page 1997, and the North Half of Second Avenue vacated by Ordinance No. 655, filed in Book 2021, page 2851.

State of Nebraska 7 County of Webster

Entered on the numerical index and filed for record in the Clerk's office of said county this Oct A.D., 20<u>25</u>, at o'clock a.w. Recorded in Book on Page 2360 Comp Carded

Assessor

NEBRASKA DOCUMENTARY

JOINT TENANCY WARRANTY DEED

Michael S. Goebel and Leigh A. Goebel, husband and wife, GRANTOR, in consideration of ONE AND NO/100 DOLLARS (\$1.00) receipt of which is hereby acknowledged, conveys to Terry L. Simpson and Rebecca L. Simpson, husband and wife, as joint tenants, GRANTEES, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Lots Nine (9), Ten (10), Eleven (11) and Twelve (12), Block Six (6), Platt's Addition to Red Cloud, Webster County, Nebraska, including the East Half of the alley vacated by Ordinance No. 631, filed in Book 2014, page 1997, and the North Half of Second Avenue vacated by Ordinance No. 655, filed in Book 2021, page 2851.

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

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

Executed September 29, 2025.

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on September \mathcal{A}_{1} , 2025, by Michael S. Goebel and Leigh A. Goebel, husband and wife.

Comm. expires

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

Notary Public

Residential & Commercial Sales Worksheet

Cnty No.	Bo	ok 🦠	Pag	e	Sale Date				and a state of the same				School District Code										
91	20	25	237	2	1	0/1	7/2025	Base: 91-0			000	2	Affili		Unified:								
Location	D	Sale	Number	granda Et alere	Usea	bilit	y & Code #						Parcel Number										
000154	600		217		1	•		Geo	Cde	Twi	i	Rng	Sect Ort Subdiv Area Blk Pare							Parcel			
	D	ate of S	ale Asses	sed V	alue		in a product of the	44	91				00	0	10	065			009	0000			
Land		Imp	orovemen	ts			l'otal .			en ge Te alei	Date	e of S	Sale I	ropert	y Cla	ssific	atio	n C	ode				
5	,040		132,0	35			137,075	s	tatus	P	гореі	ty Ty	pe	Zoning	L	ocatio	a l	City	Size	Parcel Size			
Assessor Lo	cation:	RED	CLOUD	(RC)			A)	1	B)	JA 16 C. F.	01		C) 1	D)	1	E	3)	6	F) 3			
				re g		30 Marin	Residenti	al				EW.		2 (18 17)	Co	mmei	cial						
	Mul	tiple Im	provemen	ts: M	ultiple	. Impr	vements.:				Mu	Itiple.	Improv	rements.			L* 10-2			and the first of the first of the first			
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an market in the second of the		Buildir	ıg Cost Ne	10 Th 10 Th	ost:		301,	750			Cos	st:											
Single Famil	y Style:	101		R	eside	ntial	Condition:	30		73.	Co	mme	rcial (Эссираг	ку С	de:	等等			ajnesa, ki kipingi. Karangan kanggan			
(100) 🗆 Mo	bile Hor	ne		(1	10) [J 7	Vorn Out				Pri	mary:		C	ther1:			C	Other2:				
(101) 🗷 On	e Story			(2	20) [] E	adly Worn				Co	mme	rcial (Constru	ction (Class			CALLEDON AND MAKE	ROLLS.			
(102) 🗆 Tw	o Story			(3	30) E	H A	verage				(1) 🗆	Fire	proof St	ruotur	al Ste	el Fra	ıme					
(103) 🛘 Sp.	lit Level			(4	40) E) (lood				(2) 🗆	Rei	nforced (Concr	ete Fr	ame						
(104) 🛘 11	/2 Story			(:	50) []_\	ery Good				(3) 🗆	Mas	onry Be	aring	Walls							
(111) 🛘 Bi-	Level			(6	60) [0) □ Excellent (4)																	
(106) 🗖 Off	her			The state of the s	Kalandin Kalandin			S. Elisa	Grija Grija		(5) 🗆	Met	al Frame	and	Walls							
Townhouse o	r Duple	x Style:		R	eside	ntial	Quality: 3	0 学学			(6) 🗆	Pole	Frame									
(301) 🛘 On	e Story	_		(1	10) [J I	ow				Co	st Ra	nk:		14.12	學家	Con	ditio	n:				
(302) 🗆 Tw	o Story			(2	20) [] F	air				(1	0) 🗆	Lov	7		,	(10)		Worn	Out			
(307) 🛘 11				(3	30) E	R A	verage				(20	0) 🗆	Ave	rage		1	(20)		Badly	Wom			
(308) 🛘 Sp.	lit Level			(4	40) [] (l ood				(31	0) 🗆	Abo	ve Aver	age	1	(30)		Avera	ge			
(309) 🛘 21				(5	50) [<u> </u>	ery Good				(4	0) 🗆	Hig	h.		1	(40)		Good				
(304) 🗆 On				(6	60) E] E	xcellent		- 16	12.24.1	3,70						(50)		Very (Good			
(305) □ Tw	o Story	Duplex			100 Mg								30 4 1	ever med	250 EX		(60)		Excell	ent			
Assessor'	s Adju	stmen	t to Sale	Pric	ce (H	or	-):										·						
Assessor C	ommen	ts and I	Reason fo	r Adj	ustm	ent:																	
JTWD																							
						_																	
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Comments	from									~	ma=	te-					<u></u> .			<u></u>			
Comments	1 VIII									Com	нен	us.											
							-												(Cont	inue on back)			

Good Life. Great Service.

DEPARTMENT OF REVENUE

Real Estate Transfer Statement

FORM

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

521

The deed will not be recorded unless this statemer	nt is signed and items 1-27 are accurately completed.									
1 County Name 2 County Number	3 Date of Sale/Transfer 4 Date of Deed									
Webster - \$1	Mo. 10 Day 17 Yr. 2025 Mo. 09 Day 27 Yr. 2025									
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller)	6 Grantee's Name, Address, and Telephone (Please Print)									
Steven A., Helen, Duane R., Mary and Connie F. Miner; Barbara S. M	Grantee's Name (Buyer) M Michael S. Goebel and Leigh A. Goebel									
Street or Other Mailing Address 2030 Rainbow Ave	Street or Other Mailing Address 245 S Walnut St									
City State Zip Code Seward NE 68434	City State Zip Code Red Cloud NE 68970									
Phone Number	Phone Number Is the grantee a 501(c)(3) organization? Yes No									
(402) 643-0603 Email Address	(402) 746-0672 If Yes, is the grantee a 509(a) foundation? Yes									
n/a	n/a									
7 Property Classification Number. Check one box in categories A and B. Check C it	f property is also a mobile home.									
) Property Type (C)									
	Mineral Interests-Nonproducing State Assessed Mobile Home									
Unimproved Multi-Family Agricultural Commercial Recreational	Mineral Interests-Producing Exempt									
	and Control Millions Devision									
	nd Contract/Memo Partition Sheriff Other ase Personal Rep. Trust/Trustee									
	neral Quit Claim Warranty									
9 Was transfer part of IRS like- 10 Type of Transfer Distribution Forec	losure 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 ☐ Grant	or Trust Partition Satisfaction of Contract Other (Explain)									
11 Was ownership transferred in full? (If No, explain the division.) Yes No	12 Was real estate purchased for same use? (If No, state the intended use.)									
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives.										
	Partnership, or LLC Self Other Other									
	and Grandchild Spouse									
Ex-spouse Parents and C	hild Step-parent and Step-child									
14 What is the current market value of the real property?	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)									
\$138,925	☐ Yes									
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 No									
18 Address of Property 245 S Walnut St	19 Name and Address of Person to Whom the Tax Statement Should be Sent Same as Grantee									
Red Cloud, NE 68970	Same as Grantee									
18a No address assigned 18b Vacant land										
20 Legal Description (Attach additional pages, if needed.)										
See attached										
21 If agricultural, list total number of acres transferred in this transaction										
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)	<u>uctions)</u> <u>23 \$ 0!00</u> <u>24 \$ 165,000,00</u>									
25 If this transfer is exempt from the documentary stamp tax, list the exemption number _	•									
26 Is an affidavit as described in Neb. Rev. Stat. § 76-2.141 required because the property is located	within a county or other geographic area with an active air force ballistic missile field? (See Instructions)									
Yes No 27 If yes, is the required affidavit attached to this filing? Yes No										
Under penalties of law, I declare that I have examined this statement and I and that I am duly authorized to sign this statement.	that it is, to the best of my knowledge and belief, true, complete, and correct,									
Kory McCracken	(402) 746-3613									
Print or Type Name of Grantee or Authorized Representative	(402) 746-3613 Phone Number									
sign Print or Type Name of Grantee or Authorized Representative	Attorney 10/17/2025									
Print or Type Name of Grantee or Authorized Representative	Phone Number									
here Print or Type Name of Grantee or Authorized Representative Signature of Grantee or Authorized Representative Register of Deed's Use Or	Attorney 10/17/2025 Title Date									
Print or Type Name of Grantee or Authorized Representative Signature of Grantee or Authorized Representative Register of Deed's Use Or 28 Date Deed Recorded 29 Value of Stamp or Exempt Number	Attorney 10/17/2025 Title 10/17/2025 Date Tor Dept. Use Only 30 Decording Data Deco									
here Print or Type Name of Grantee or Authorized Representative Signature of Grantee or Authorized Representative Register of Deed's Use Or	Attorney 10/17/2025 Title Date For Dept. Use Only									

Lots Five (5), Six (6), Seven (7), Eight (8), Nine (9), Ten (10), Eleven (11) and Twelve (12), Block Nine (9), Railroad Addition to the City of Red Cloud, Webster County, Nebraska.

State of Nebraska ss.

Entered on the numerical index and filed for record in the Clerk's office of said county this \(\) day of \(\) \

NEBRASKA DOCUMENTARY
STAMP TAX
Date 10-17-25
\$ 382.50 By (10)

JOINT TENANCY WARRANTY DEED

Steven A. Miner and Helen Miner, husband and wife, Duane R. Miner and Mary Miner, husband and wife, Connie F. Miner, a single person, and Barbara S. McVicker, a single person, GRANTOR, in consideration of ONE AND NO/100 DOLLARS (\$1.00) receipt of which is hereby acknowledged, conveys to Michael S. Goebel and Leigh A. Goebel, husband and wife, as joint tenants, GRANTEES, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Lots Five (5), Six (6), Seven (7), Eight (8), Nine (9), Ten (10), Eleven (11) and Twelve (12), Block Nine (9), Railroad Addition to the City of Red Cloud, Webster County, Nebraska.

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

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

Steven A Miner

Duane R Miner

Connie F. Miner

Helen Miner

Mary Winer

Barbara S. McVicker

The foregoing instrument was acknown 2025, by Steven A. Miner and Helen Miner,	wledged before me on <u>September</u> Ho., husband and wife.
GENERAL NOTARY - State of Nebraska KORY MCCRACKEN My Comm. Exp. August 27, 2026	Notary Public
STATE OF LOWELA, COUNTY OF LA	Ster) ss.
The foregoing instrument was acknown 2025, by Duane R. Miner and Mary Miner, I	wledged before me on September 17.
GENERAL NOTARY - State of Nebraska KORY MCCRACKEN My Comm. Exp. August 27, 2026	Notary Public
STATE OF Newsla, COUNTY OF We	2)518/) ss.
The foregoing instrument was acknow 2025, by Connie F. Miner, a single person.	vledged before me on 2eptember 26
GENERAL NOTARY - State of Nebraska KORY MCCRACKEN My Carria. Eq. August 27, 2026	Notary Public
STATE OF Klyoth, COUNTY OF WE	OSTEC) ss.
The foregoing instrument was acknow 2025, by Barbara S. McVicker, a single personal structure of the control of	vledged before me on Seven 26 , on.
GENERAL NOTARY - State of Nebraska KORY MCCRACKEN KORY MCCRACKEN My Comm. Exp. August 27, 2026	Notary Public
Prepared by Garwood & McCracken, Lawyers	Phone/Fax: (402) 746-3613 Page 2 of 2 Pages

STATE OF Webracka, COUNTY OF Webster) ss.

Residential & Commercial Sales Worksheet

Cnty No.	Во	ok	Page	Sale Date			operation was Catalogue		School District Code									
91	20:	25	2385		10/	17/2025	Base: 9	OO2 Affiliated: Unified:						ed:				
Location	Location ID Sale Number			Us	eabilit	y & Code#		analista. Kababa		想 各	P	arcel l	Vumber		er Man			
0001706	500		218		4	05	GeoCde	Twn	Rn	g	Sect	Qrt	Subdi	A A	rea	Blk	Pare	œl
en de la companya de La companya de la co	D:	ate of S	ale Assessed	Val	ie		4491				00	0	1012	0		002	.000	00
Lånd		Imp	provements			Total			Date (f S	ale Pr	operty	Classi	ficati	on C	ode		e sp. Gran
1	,970		6,93	0		8,900	Status	P	operty	Tyl	re	Zoning	Loca	tion	City	Size	Parcel	Size
Assessor Lo	cation:	RED	CLOUD (1	RC)			A) 1	B)	0	1	C)	1	D) ;	L	E)	6	F) 2	2
Sat Satisfaction			grade samendere. El familiario de	798 (A)		Residential	1945-2015 4.15 (2.18	ew.r	(T) (F)		strance Total	ENGEL M	Comn	iercia	1	markish Fiz	Maran S	第四次
	Mul	tiple Im	provements:	Multi	ple. Impi	ovements.:			Multip	ole.	Improve	ments :	•					
	regias de selec Costa restante	Const	ruction Date:	Const	ruction I	Date: 19	20		Const	uct	on Date	:				-		
THE RESERVE TO A SECOND			Floor:	Floor	Sq. Ft. :	1,0	00		Floor	Sq.	Ft.:							
		Buildir	ng Cost New:	Cost	:	149,3	35		Cost :									
Single Family	Style:	101		Resi	dential	Condition: 1)		Com	mei	cial O	ccupan	cy Code		est son Single	des com Notación		
(100) 🗆 Mo	bile Hon	1e		(10)	X	Worn Out			Prima	цу:		O	ther1:		(Other2:		
(101) 🗷 On	e Story			(20)		Badly Worn			Com	mei	ciál Co	onstruc	tion Cla	ss:				
(102) 🗆 Tw	o Story			(30)		Average			(1)	<u> </u>								
(103) 🗆 Spl	it Level			(40) □ Good					(2)		☐ Reinforced Concrete Frame							
(104) 🗆 1 1.	/2 Story			(50) □ Very Good					(3)) ☐ Masomy Bearing Walls								
(111) 🗆 Bi-	Level			(60) Excellent					(4)	(4) U Wood or Steel Framed Ext. Walls								
(106) 🗆 Ott									(5)	(5) Metal Frame and Walls								
Townhouse o	r Duplex	Style:		Resi	dential	Quality: 30	(6) Deple Frame											
(301) 🗆 On	e Story			(10)		_ow			Cost	Ra	nk:			Cor	ıditic	n:	5.80	
(302) 🗆 Tw	o Story			(20)		Fair			(10)		Low			(10)		Wom	Out	
(307) 🛘 1 1	/2 Story			(30) 🗷 Average				(20)			l Average			(20)		Badly	Worn	
(308) □ Spl	it Level			(40) ☐ Good					(30)		Above Average			(30)	-	Ауега	ge	
(309) 🗆 21				(50) 🗆 Very Good					(40)		High			(40)		Good		
(304) 🗆 On	e Story I	Ouplex		(60)		Excellent								(50)		Very (Good	
(305) 🗆 Tw	o Story I	Duplex						\$4-43.00 \$4-43.00						(60)		Excell	ent	
			t to Sale P		`	-):												
			Reason for A															
QCD; T	RANSF	ER B	ETWEEN B	ROT	HER (SISTER												
	.																	
			 ,															
Comments	from							Com-	nents									
Somments.							•	COMI	uents.	1								
				•														
																(Cont	inue on t	oack)

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.

• If additional space is needed, add an attachment and identify the applicable item number.								
	ent is signed and items 1-27 are accurately completed.							
1 County Name 2 County Number	3 Date of Sale/Transfer Mo. 10 Day 11 Yr. 25 4 Date of Deed Mo. 3 Day	<u>ю үт. ДЗ</u>						
5 Grantor's Name, Address, and Telephone (Please Print)	6 Grantee's Name, Address, and Telephone (Please Print)							
Grantor's Name (Seller)	Grantee's Name (Buyer)							
Bobbi-To Adams + Donjamin + ASN by Hamilton Street or Other Mailing Address 235 D Walnut St	Street or Other Mailing Address 225 N. Walnut 8t	•						
City State Zip Code	City O \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \	Zin Code						
Phone Number	Phone Number Is the grantee a 501(c)(3) organiza	tion? Yes x No						
Email Address	If Yes, is the grantee a 509(a) foun							
7 Property Classification Number. Check one box in categories A and B. Check C if	property is also a mobile home							
4-1.5-) Property Type	(C)						
Improved Single Family Industrial	Mineral Interests-Nonproducing State Assessed	Mobile Home						
Unimproved Mutti-Family Agricultural	Mineral Interests-Producing Exempt	1 -						
Ocmmercial Recreational								
8 Type of Deed Conservator Distribution La	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	losure Irrevocable Trust Revocable Trust Tra	ınsfer on Death						
Exchange) by buyer or seller?	Life Estate Sale Tru	stee to Beneficiary						
		ner (Explain)						
11 Was ownership transferred in full? (If No, explain the division.) Yes No	12 Was real estate purchased for same use? (If N	lo, state the intended use.)						
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives.								
	Partnership, or LLC Self Othe	er						
	and Grandchild Spouse							
Ex-spouse Parents and C								
14 What is the current market value of the real property?	15 Was the mortgage assumed? (If Yes, state the amount and i	nterest rate.)						
16 Does this conveyance divide a current parcel of land?	Yes X No \$ 17 Was transfer through a real estate agent or a title company?	/If Vec. include the name						
Yes X No	of the agent or title company contact.)	\(\text{It res, include the halfe}\)						
18 Address of Property	19 Name and Address of Person to Whom the Tax Statement S	· y · — ·						
225 N. Walnut St	-							
_ aas 14. con .co.	Same as about	-						
18a No address assigned 18b Vacant land								
20 Legal Description (Attach additional pages, if needed.)	V. V. T N							
Lots 5-7 Block a Minera Sub	Livision of AnnexLut 27							
City of Red Clared								
21 If agricultural, list total number of acres transferred in this transaction	·							
Total purchase price, including any liabilities assumed	22 \$							
Yes No (If Yes, enter dollar amount and attach itemized list.) (see instr	uctions)	1						
24 Adjusted purchase price paid for real estate (line 22 minus line 23)		I I						
 25 If this transfer is exempt from the documentary stamp tax, list the exemption number _ 26 Is an affidavit as described in Neb. Rev. Stat. § 76-2.141 required because the property is located 		issile field? (See Instructions)						
∐ Yes □ 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.	that it is, to the best of my knowledge and belief, true, complete, a	nd correct,						
Print or Type Name of Grantee or Authorized Representative		Phone Number						
sign All Gd		_						
Signature of Grantee or Authorized Representative	Title	_ <i>10-17-25</i> Date						
Description of Description	olu.	For Don't 11 Out						
Register of Deed's Use O 28 Date Deed Recorded 29 Value of Stamp or Exempt Number	30 Recording Data	For Dept. Use Only						
Mo. 10 Day 17 yr, 25 \$ 20.88	BK2025 Pg 2385							
Nebraska Department of Revenue		ev. Stat. §§ 76-214, 77-1327(2)						

State Asset	BOOK <u>2025</u> PAGE <u>23</u>
State of Nebraska }ss.	
numerical index and filed for record in the Clerk's office of said county this day of A.D., 20, at 5 o'clock M. Recorded in Book 5	NEBRASKA DOCUMENTARY
on Page 2385-238 Obhou Haria County Clerk a2.00 / 1) Depity Ind Comp Assessor Carded	Date 10-11-25 \$ 20-88 By ab
Return to: Theobald Law Office P O Box 423 Red Cloud, NE 68970	
QUT	CLAIM DEED
Jo Adams, the following described real	enjamin Hamilton and Ashley Hamilton, a n of love and affection, convey to Grantee, Bobbi- estate (as defined in Neb. Rev. Stat. 76-201):
County, Nebraska	(7), Block Two (2), Miner's Subdivision) to the City of Red Cloud, Webster
Executed: Mavel 10	, 2023.
Boby John Boby John Adams STATE OF NEBRASKA, COUNTY OF The foregoing instrument was acl Bobbi-Jo Adams a single person.	WEBSTER) ss. knowledged before me on March <u>10</u> , 2023 by
GENERAL NOTARY - State of Nebraska DON E. THEOBALD My Comm. Exp. October 28, 2024	Notary Public Theo Off
Beylamin Hamilton	
Ashley Habrilton	
STATE OF NEBRASKA, COUNTY OF) ss.
The foregoing instrument was ack Benjamin Hamilton and Ashley Hamilton	nowledged before me on March, 2023 by , a married couple.
	Notary Public

Page $\underline{2}$, of $\underline{2}$						
Description of Document QUITCLAIM DEED						
Acknowledgement						
State of Nebraska						
s.s.						
County of ADAMS)						
The foregoing instrument was acknowledged before me this						

GENERAL NOTARY - State of Nebraska REBECCA L CRECELIUS My Comm. Exp. April 14, 2026

↑ Affix Official Notary seal here ↑

Rebecca L Crecelius Notary Public

Pa D	escription of Document Q v; + c la: M Deed	
	Acknowledgement	The second secon
	State of Nebraska	**************************************
	S.S.	
	County of Hall	
	The foregoing instrument was acknowledged before me this	
	GENERAL NOTARY-State of Nebraska SEFFREY PRICE SEFFREY PRICE Totary Public Affix Official Notary seal here 1	

Agricultural Land Sales Worksheet

Cuty No.	Boo	k	Page	S	ale Date	AND SOLA			∵ S∙	hool D	istrict	Code				新學學》 法分詞
91	202	:5	2388	10/	16/2025	Base: 9	91-00	Affi	filiated: Unified:							
Location ID Sale Number Useability & Code #				Parcel Number												
0012097	700	:	219	4	05	GeoCde	Twn	Rng	Se	t Qrí	Sul	odiv	Area Blk		P	arcel
	Da	te of S	ale Assessed \	Value		4241	3	9	22	2 4	000	000	1	000	6:	231
Land		Imp	provements		Total	i diaman ng Kasak	, D	ate of	Sale	Proper	ty Cla	ssific	ation (Code		
474	,545		187,060		661,605	Status	Pro	perty T	/pe	Zoning	, L	ocation	. Ci	y Size	Par	cel Size
	israan Siisaan	Irrigat	tion Type:			A) 1	B)	05		c) 5	D)	3	E)	0	F)	9
LCG			ACRES:	v	ALTE:		LCG	ki Kalar. Pakasa		Δſ	RES:	* 5.7	1-975, 1865 ; 2.323-335 ;	VAL	I R	er er er er er
IRRIGATE				, , , , , , , , , , , , , , , , , , ,		GF	RASSLA		Gl	**************************************	20.3	90	9.00,900,000			950
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	3.A		•						3G							
	4A1							4	Gl							
	4A								4G							
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	2D1		9.940		21 160			Wa								
	2D 3D1		9.940		31,160	Other				-	51.8	260			120	, 625
	3D					AG LAND TOTAL Roads			-		3.8		* \$ 5-14		±20,	,023
	4D1		· ·				1		-						20	, 920
	4D		7.940		23,225	Farm Sites Home Sites			+	1.000						,000
								Recreat	-						,	,
I	wellings				131,730				her							
	buildings				55,330	No	n-AG			•	6.8	350			45,	,920

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
WD; TRANSFER BETWEEN PARENT & CHILD	
Comments from	Comments:
	(Cantinus on heal)
	(Continue 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

Disposition of Revent			t is signed and items 1-27 are accurately completed.								
1 County Name	2 County Number		3 Date of Sale/Transfer 4 Date of Deed								
•	Webster - 91		Mo. 10 Day 16 Yr. 2025 Mo. 08 Day 30 Yr. 2017								
5 Grantor's Name, Ad	dress, and Telephone (Please Print)		6 Grantee's Name, Address, and Telephone (Please Print)								
Grantor's Name (Selle)		Grantee's Name (Buyer)								
Harold Dean Schr Street or Other Mailing	ner and Gail Schriner		Eric and Megan Schriner Street or Other Mailing Address								
264 Road Q			2268								
City Guide Rock	State Zip Nebraska 689	Code 42	City Guide FOCK State NE Zip Cole 8947								
Phone Number 402)257-3015			Phone Number Is the grantee a 501(c)(3) organization? Yes V No								
mail Address /a			Email Address								
7 Property Classific	tion 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										
Type of Deed	Conservator Distributio		nd Contract/Memo Partition Sheriff Other								
Bill of Sale	Corrective Easement		ase Personal Rep. Trust/Trustee								
Cemetery	Death Certificate – Transfer on Death Executor		neral Quit Claim Warranty								
 Was transfer par kind exchange (I. Exchange) by buye 	t of IRS like- R.C. § 1031 19 Type of Transfer Distribution	Forecl									
		Gift	Life Estate Sale Trustee to Beneficiary								
	Seller	Grant	or Trust Partition Satisfaction of Contract Other (Explain) 12 Was real estate purchased for same use? (If No, state the intended use.)								
·	No		Yes No								
Was the transfer be	ween relatives, or if to a trustee, are the trustor and bene	eficiary rela	atives? (If Yes, check the appropriate box.)								
	lo Aunt or Uncle to Niece or Nephew Fam										
	Brothers and Sisters Gra	indparents:	and Grandchild Spouse								
	☐ Ex-spouse ✓ Pare	ents and Cl	hild Step-parent and Step-child								
What is the current	narket value of the real property?		15 Was the mortgage assumed? (If Yes, state the amount and Interest rate.)								
1,100.00											
Does this conveyan	e 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								
Address of Property			19 Name and Address of Person to Whom the Tax Statement Should be Sent								
ural Webster Co	untv. Nebraska		Eric & Megan Schriner								
	,,		2268 Road Q								
a 🔲 No address a	signed 18b 🗹 Vacant land		Guide Lock_NE 68942_								
Legal Description (/	ttach additional pages, if needed.)										
E 1/4 22-3-9, W	ebster County, Nebraska, less exception.		•								
If agricultural, list to	al number of acres transferred in this transaction 216.5	53	·								
	e, including any liabilities assumed		22 \$ 135,000 <mark>,00</mark>								
	ty included in the purchase? o (If Yes, enter dollar amount and attach itemized list.)	less instr	uctions)								
Adjusted purchase	price paid for real estate (line 22 minus line 23)	(see mon	22 \$ 135,000,00								
If this transfer is ex	empt from the documentary stamp tax, list the exemption	n number _									
5 Is an affidavit as desc ☐ Yes 📝		ty is located	within a county or other geographic area with an active air force ballistic missile field? (See Instructions)								
27 If yes, is the rec	uired affidavit attached to this filing? 🔲 Yes 🛮 🗹 No										
Under	enalties of law. I declare that I have evamined this state	ement and	that it is, to the best of my knowledge and belief, true, complete, and correct,								
and that	am duly authorized to sign this statement.										
	bail M. Dehrins	~	401,257								
sian Print of	Type Name of Grantee or Authorized Representative		401.257 - Phone Number								
	acl M & Man		Grantor								
nere ^{* Signati}	re of Grantee or Authorized Representative		Title Date								
	Register of Deed	i's Use O									
Date Deed Records	~ ~ ~	ər	36 Recording Data								
Mo. 10 Day 2	0 yr. 25 \$ 313.20		BK2025 1/2 2388								
	venue		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 30 day of 0 t A.D., 20 35, at 9:38 o'clock 0 M. Recorded in Book 3035 on Page 3388-3389 County Clerk

NEBRASKA DOGUMENTARY
STAMP TAX
Date ID -20-25
\$ 313.20 By ab

Return Address: Sullivan Shoemaker P.C., L.L.O.; attn: Adam D. Pavelka; PO Box 309, Hastings, NE 68902-0309

WARRANTY DEED

HAROLD DEAN SCHRINER AND GAIL SCHRINER, HUSBAND AND WIFE, Grantor (whether one or more), in consideration of One Dollar (\$1.00) and other valuable consideration, received from Grantee (whether one or more), conveys to Grantee, ERIC AND MEGAN SCHRINER, HUSBAND AND WIFE, as joint tenants with right of survivorship and not as tenants in common, the following described real estate (as defined in Neb. Rev. Stat. Section 76-201):

The Southeast Quarter (SE ¼) of Section Twenty-Two (22), Township Three (3) North, Range Nine (9) West of the 6th P.M., Webster County, Nebraska, EXCEPT the South 200 feet of the East 150 feet of the West 750 feet of the Southeast Quarter (SE ½); AND EXCEPT tracts conveyed to the State of Nebraska in Deed Book 27, Page 394 and Book 61, Page 39; all in Section Twenty-Two (22), Township Three (3) North, Range Nine (9) West of the 6th P.M., Webster County, Nebraska.

Grantor covenants (jointly and severally, if more than one) with Grantee that Grantor:

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

EXECUTED:

, 2017.

HAROLD DEAN SCHRINER

GAIL SCHRINER

STATE OF NEBRASKA)
COUNTY OF ADAMS) ss)
	rument was acknowledged before me this 30 day of COLD DEAN SCHRINER, as Seller.
ADAM D. PAVELKA My Comm. Exp. Nov. 23, 201	Notary Public
STATE OF NEBRASKA)) ss
COUNTY OF ADAMS)
The foregoing inst	rument was acknowledged before me this <u>30</u> day of LSCHRINER, as Seller.
J.	and
GENERAL NOTARY - State of Nebraska ADAM D. PAVELKA My Comm. Exp. Nov. 23, 2017	Notary Public

Residential & Commercial Sales Worksheet

Cnty No.	Bo	ok 👙	Page	级艺	-, - S	Sale Date	1994		School District Code									
91	20	25	2412		9/	18/2025	Base: 9	0002	O02 Affiliated:					Unified:				
Location	ID	- Sale	Number	Ü	seabil	ity & Code#					P	arcel 1	Numb	r				
0001175	500	2	223		4	11	GeoCde	Twi	ı Rı	g.	Sect	Qrt	Subc	liv/	Area	Blk	Parcel	
	D	ate of Sa	ale Assessed	l Val	ue	4000 EVELY 2	4491				00	0	100	05		028	0000	
Land		Imp	rovements		in it	Total			Date	of S	ale Pi	roperty	y Clas	sifica	tion (lode -		
2	,600		28,48	5		31,085	Status	o P	roperty	/ Тур	e 🖓	Zoning	Loc	ation	Čit	y Size	Parcel Size	
Assessor Lo	cation:	RED (CLOUD (1	RC)			A) 1	B)	0	3	C.) з	D)	1	E)	6	F) 2	
	150.00	S. S. S.		90 A		Residential	N. Ayes (M.)					13.19.4	Com	merci	al 🔆	e de la		
	Mul	tiple Imp	provements:	Multi	ple. Im	provements. :			Multi	ple. I	mprove	ments. :		3				
		Constr	uction Date:	Cons	truction	Date:		_	Cons	ructi	on Date) <u>:</u>	201	6				
			Floor:	Floor	Sq. Ft.	:			Floor	Sq. I	?t. :		27	0				
	Carrier are Carrier Land	Buildin	g Cost New:	Cost	:				Cost	;		12	2,91	5				
Single Family		257		Resi	dentia	d Condition:			Com	mer	cial O	ccupan	cy Cod	e:			美国共享的	
(100) Mo		ne		(10)		Worn Out			Prim	агу.	124	0	ther1:	471	(Other2:		
(101) 🗆 One			<u> </u>	(20) 🗆 Badly Worn					Commercial Construction Class: 4									
(102) □ Two				(30) Average					(1)		☐ Fireproof Structural Steel Frame							
(103) □ Spli				(40) □ Good					(2)									
(104) 🗆 11/				(50) Uery Good					(3)									
(111) 🗆 Bi-I		_		(60) □ Excellent				(4)										
(106) □ Oth	Security of School Co.	PERSONAL PROPERTY.	difference of section					ļ	(5) Metal Frame and Walls									
Townhouse of		Style:		Residential Quality:				(6) □ Pole Frame										
(301) ☐ One		<u> </u>		(10) Low					Cost Rank: 20 Condition: 30									
(302) Two (307) 1 1/				(20)										(10	<u> </u>			
(308) Spli				(30) ☐ Average (40) ☐ Good											20) 🗆 Badly Worn			
(309) 🗆 21/				(50) □ Very Good				} ``						ge				
(304) □ One		Duplex	<u> </u>	(60)		Excellent			(TO)	(40)				<u></u>	Very (Good.		
(305) Two			-				(STARR)	30					e and select NECTOR	(50 (60		Excell	_	
Assessor's		-	to Sela D	riee	(+ cr	e je kongrandijan de Meglini di - De	and which is the control of the	sessione vid	n est (Selfise)	ngga Bagila	ore ore in Care			CAME LOC	,, U	TWACH	- Lite	
Assessor Co																·····		
			BUILD N						_									
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Comments f	rom							Comi	nents	<u> </u>								
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						·	_											
								-	****							(Conti	nue on back)	



NEBRASKA

FORM 521

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 Good Life, Great Service.

PEPARTHEHT OF REVENUE 11 ACCIDITIONAL SPACE IS TIEBURED, ACCIDITIONAL AC									
	t is signed and items 1-27 are accurately completed.								
County Name 2 County Number	3 Date of Sale/Transfer 4 Date of Deed Mo. 09 Day 18 Yr. 2025 Mo. 09 Day 18 Yr. 2025								
Webster - 91	Mo. US Day 16 Yr. 2023 Mo. US Day 10 Yr. 2025 6 Granice'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	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 Zip 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	Email Address N/A								
7 Property Classification Number. Check one box in categories A and B. Check C i									
) Property Type (C)								
improved Single Family Industrial	Mineral Interests-Nonproducing State Assessed Mobile Home								
Valimproved Multi-Family Agricultural OLL Commercial Recreational	Mineral Interests-Producing Exempt								
8 Type of Deed Conservator Distribution La	nd Contract/Memo Partition Sheriff Other								
	ase Personal Rep. 7 Trust/Trustee ineral Quit Claim Warranty								
9 Was transfer part of IRS like- 10 Type of Transfer Distribution Fore	losure Irrevocable Trust Revocable Trust Transfer on Death								
9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller?	Life Estate Sale Trustee to Beneficiary								
Buyer Seller Mo Court Decree Exchange Gran 11 Was ownership transferred in full? (If No, explain the division.)	tor Trust Partition Satisfaction of Contract Other (Explain) 12 Was real estate purchased for same use? (If No, state the Intended use.)								
	Yes No Build Roads								
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary re									
	Partnership, or LLC Sell Other								
☐ Brothers and Sisters ☐ Grandparents ☐ Ex-spouse ☐ Parents and 6	and Grandchild Spouse Child Step-parent and Step-child								
14 What is the current market value of the reat property?	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)								
525.00	☐ Yes								
16 Does this conveyance divide a current parcel of land?	17 Was transfer through a real estate agent or a title company? (If Yes, include the name								
✓ Yes No									
18 Address of Property	19 Name and Address of Person to Whom the Tax Statement Should be Sent Nebraska Dept of Transportation								
N/A	PO Box 94759								
18a No address assigned 18b Vacant land	Lincoln, NE 68509-4759								
20 Legal Description (Altach additional pages, if needed.) See Attached Exhibit A									
GGO PREGNOG ENHALT									
21 If agricultural, list total number of acres transferred in this transaction									
22 Total purchase price, including any liabilities assumed	22 \$ 525,00								
23 Was non-real property included in the purchase?	1								
Yes No (if Yes, enter dollar amount and attach Itemized Ilst.) (see Ins 24 Adjusted purchase price paid for real estate (line 22 minus line 23)									
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 by Yes 1/2 No	d within a county or other geographic area with an active air force ballistic missile field? (See Instructions)								
27 If yes, is the required affidavit attached to this filing? Yes V No	•								
Under penalties of law, I declare that I have examined this statement an and that I am duly authorized to sign this statement.	d that it is, to the best of my knowledge and belief, true, complete, and correct,								
Narah Talbert	402-479-4461								
Printer Type Name of Chanlee or Authorized Representative	Phone Number								
sign James T	ROW Project Manager 10/21/2025								
here Printer Type Name of Grantee or Authorized Representative	Phone Number								
here Signature of Granties of Authorized Representative Register of Dead's Use	ROW Project Manager 10/21/2025 Title Date Only For Dept. Use Only								
here Signature of Grantee or Authorized Representative Register of Deed's Use 28 Date Deed Recorded 29 Value of Stamp or Exempt Number	ROW Project Manager 10/21/2025 Title Date Only For Dept. Use Only 30 Recording Data								
here Signature of Granties of Authorized Representative Register of Dead's Use	ROW Project Manager 10/21/2025 Title Date Only For Dept. Use Only								

Exhibit A To Form 521 - Real Estate Transfer Statement

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

Kirk T. Rundle and Rebecca L. Rundle, Trustees of the Rebecca L. Rundle Revocable Trust u/a/d August 16. 2007; 7337 W 33rd Street N Wichita Wichita, KS 67205-9368

Phone No.: (316) 721-1421

Field No. 20: Legal Description

ROW1 - A TRACT OF LAND DESCRIBED AS THE EAST 7.00 FEET OF LOTS 8, 9, 10, 11 AND 12, BLOCK 28, ORIGINAL TOWN OF RED CLOUD, WEBSTER COUNTY, NEBRASKA CONTAINING 875.00 SQUARE FEET, MORE OR LESS.
SAID GRANTOR DOES HEREBY RETAIN AND RESERVE TO SAID GRANTOR AND TO HIS, HER OR THEIR HEIRS, SUCCESSORS AND ASSIGNS ALL RIGHTS TO MINERALS, IN OR ON THE ABOVE DESCRIBED REAL PROPERTY. SAID GRANTOR AND/OR HIS, HER OR THEIR HEIRS, SUCCESSORS AND ASSIGNS SHALL HAVE NO RIGHT TO ENTER OR USE THE SURFACE OF SAID REAL PROPERTY FOR ANY PURPOSE CONCERNING SAID MINERAL RIGHTS, NOR SHALL SAID GRANTOR AND/OR HIS, HER OR THEIR HEIRS, SUCCESSORS AND ASSIGNS IN EXTRACTING SAID MINERALS FROM SAID REAL PROPERTY, DAMAGE OR IN ANY WAY IMPAIR THE USE OF SAID REAL PROPERTY.

Index	
Computer	
Assessor	
Carded	

NEBRASKA DOCUMENTARY STAMP TAX

Date: 10/22/25

\$ Ex002 By AS

Bk 2025, Pg 2412

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 October A.D., 2025, at 03:01 o'clock PM. Recorded in Book 2025 on Pages 2412-2415

Alberyslang

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 1500 Highway 2, Box 94759 Lincoln, NE 68509-4759

TRUSTEE'S DEED

PROJECT NO.: 281-1(117)

C.N.: 42619

TRACT: 60

KNOW ALL PERSONS BY THESE PRESENTS:

THAT: Kirk T. Rundle and Rebecca L. Rundle, Trustees of the Rebecca L. Rundle Revocable Trust u/a/d August 16. 2007

for and in consideration of the sum of **ONE AND 00/100---(\$1.00)----DOLLAR AND OTHER VALUABLE CONSIDERATION** in hand paid, pursuant to the power and authority vested in the Grantor as said Trustee, 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 EAST 7.00 FEET OF LOTS 8, 9, 10, 11 AND 12, BLOCK 28, ORIGINAL TOWN OF RED CLOUD, WEBSTER COUNTY, NEBRASKA CONTAINING 875.00 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.

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

TRUSTEE'S DEED

PROJECT NO.: 281-1(117)

C.N.: 42619

TRACT: 60

And trustee as Grantor does hereby covenant with said THE STATE OF NEBRASKA, DEPARTMENT OF TRANSPORTATION, and with its successors and assigns that Grantor has not made, done, executed or suffered any act or thing whatsoever, whereby the above described premises or any part thereof now or at any time hereafter shall be imperiled, charged, or encumbered in any manner whatsoever; and Grantor as trustee, does hereby warrant and defend the title to said premises against all persons lawfully claiming the same from, through or under them.

	IRUSTEE'S DEED	
PROJECT NO.: 281-1(117)	C.N.: 42619	TRACT: 60
Duly executed this 18 day of	September	, A.D. 20 <u>25.</u>
	Kirk T. R Trustee of the Rebecca L. u/a/d Augu	

state of Kansas	
COUNTY OF <u>Sedgwick</u>)ss.)

The foregoing instrument was acknowledged before me this 18 day of September A.D., 2025, by Kirk T. Rundle, Trustee.

JENNIFER C. SMITH

Notary Public - State of Kansas

My Appt. Expires 3 19 / 2028

TRUSTEE'S DEED

PROJECT NO.: 281-1(117)

C.N.: 42619

TRACT: 60

Duly executed this 18th day of September, A.D. 2025.

Rebecca L. Rundle
Trustee of the Rebecca L. Rundle Revocable Trust
u/a/d August 16. 2007

STATE OF Kansas

COUNTY OF Sedgwick

The foregoing instrument was acknowledged before me this 18 day of September

A.D., 20_25, by Rebecca L. Rundle, Trustee.

Vivotary Public

A JENNIFER C. SMITH

Notary Public - State of Kansas

My Appt. Expires \$ 19 2028

Residential & Commercial Sales Worksheet

Cnty No.	Во	ok .	Page		} ∘S	ale Date					Scho	ol Dis	trict Cod	e 💮	35		
91	20	25	2408		9/:	L5/2025	Base: 9	1-00	002		Affilia	ted:		Ur	nfied	l:	
Location	ID	Sale	Number	⊮Us	eabili	ty & Code #					e P	arcel l	lumber		eri ni Pirine		encial Care
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Land		Imp	provements			Total		Ď	ate	of S	ale Pr	operty	Classific	atio	ı Co	de :	
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	50 85 0 65 5 5	Buildir	ig Cost New:	Cost :					Cost:			5.	L,715				
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(100) □ Mo	bile Hor	ne		(10)		Worn Out					353		ther1: 54		Oti	er2:	
(101) 🗆 One	e Story			(20)		Badly Worn		3	Com	mei	rcial Co	onstruc	tion Class	: 3			
(102) 🗆 Two				(30)		Average			(1)		Firep	roof Str	uctural Ste	el Fra	те		
(103) 🗆 Spl	03) □ Split Level (40) □ Good						(2) Reinforced Concrete Frame										
(104) □ 1 1/2 Story (50) □ Very Good				(3) 🗷 Masonry Bearing Walls													
(111) 🗆 Bi-l		evel (60) 🗆 Excellent				of State Land of the	(4) Wood or Steel Framed Ext. Walls										
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(302) □ Tw				(20)		<u>Fair</u>			(10)		Low			` _		Vom	
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Comments	from						 -	Comm	ents:	:							
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NEBRASKA

Good Life, Great Service.

FORM 521

Real Estate Transfer Statement

•To be filed with the Register of Deeds.

• Read instructions on reverse side.

• If additional space is needed, add an attachment and Identify the applicable Item number.

	The deed will not be	recorded unless t		-				aleteri	 1	
1 County Name	2 County		no statemen	3 Date of Sale/Tran						
. Journy Harno	Webster - 91			3 Date of Sale/Transfer 4 Date of Deed Mo. 09 Day 15 Yr. 2025 Mo. 09 Day 15 Yr. 2025						
5 Grantor's Nama A	tdress, and Telephone (Pleas	se Print)		Mo. US Day 13 Yr. 2020 Mo. US Day 13 Yr. 2020 6 Grantee's Name, Address, and Telephone (Please Print)						
Grantor's Name (Sella				Grantee's Name (B		,				
See Exhibit A		The State of Ne	ebraska		portat	ion				
Street or Other Mailing	·	<u>.</u>		Street or Other Mai PO Box 94759	iling Addre	ess				
City	State	÷	Zip Code	City Lincoln			State NE		Zip Code 68509	
Phone Number				Phone Number 402-471-4567		Is the grantee a b If Yes, is the gran				
Email Address N/A				Email Address N/A						
7 Property Classific	ation Number. Check one bo	x in categories A an	d B. Check C if	property is also a r	nobile ho	me.				
(A) Status			(B)	Property Type					(C)	
Improved	Single Family	Industrial		Mineral Interests-	Nonprodu	icing	State A	ssessed	Mobile Home	
Unimproved	Multi-Family	Agricultural		Mineral Interests-	Producing		Exemp	t		
[] IOLL	✓ Commercial	Recreational				<u> </u>				
8 Type of Deed	Conservator	Oistri Distri	bution 🔲 Lar	nd Contract/Memo	🔲 Partiti	=		□oı	her	
Bill of Sale Cemetery	Corrective Death Certificate - Transfe	Ease	=	ase neral	Person		st/Trusto crranty	ee		
Was transfer pa kind exchange (Exchange) by buy	rt of IRS like- 10 Type of	Transfer Distribu	ition Forecl	osure Irrevocab	ie Trust [Revocable Trus	st	Transf	er on Death	
		ion 🔲 Easeme	=	Life Estat	te [✓ Sate		=	e to Beneficlary	
		t Decree Exchan	ige Granto	or Trust Partition	. [Satisfaction of			(Explain)	
	nsferred in full? (If No, explain No	the division.)			/as reale: ∐Yes	state purchased to No Build	rsame Roads	use? (If No, s	state the intended use.)	
13 Was the transfer be	etween relatives, or if to a trust	ee, are the trustor and	i beneficiary rela	tives? (If Yes, check	the appro	priate box.)				
Yes 🗸	No Aunt or Uncle to N	liece or Nephew	Family Corp., F	Partnership, or LLC	s∈	elf		Other_		
•	Brothers and Siste	ers _	Grandparents	and Grandchild	☐ s	oouse				
	Ex-spouse	L	Parents and Cl	hild	∐ St	ep-parent and Ste	p-child			
	market value of the real prope	erty?		15 Was the mortga		ned? (If Yes, state	the am	ount and inte	rest rate.)	
100.00					V No	\$			%	
	nce divide a current parcel of la No	and?		of the agent or	rough a re title comp	eal estate agent or eany contact.)	ratitle o Yes	company? (If	Yes, include the name	
18 Address of Propert	y		-	19 Name and Add	ress of Pe	rson to Whom the	Tax Sta	tement Shou	ild be Sent	
N/A				Nebraska Depi		nsportation				
				PO Box 94759		=0				
18a No address a				Lincoln, NE 68	509-4 <i>1</i> (
See Attached Ex	Attach additional pages, if nee hibit A	ded.)								
21 If agricultural, list to	otal number of acres transferre	d in this transaction _					.,			
	ce, including any liabilities ass	umed					22	\$	100,00	
Yes 📝	No (If Yes, enter dollar amoun						23	\$	1	
,	e price paid for real estate (line xempt from the documentary s	•					24	\$	100¦00	
	cribed in Neb. Rev. Stat. § 76-2,14	• •			r geograph	ic area with an activ	e air force	e ballistic missi	le field? (See Instructions)	
	quired affidavit attached to this fi	ling? ☐ Yes ☑ N	lo							
Under	penaities of law, I declare the	at I have examined this	statement and	that it is, to the best	of my kno	wledge and belief.	true, co	omplete, and	correct,	
and the	it I am duly authorized to sign					9 ,			400 400	
Print o	n Talbert r Type Name of Grantee or Au	thorized Representation	ve						402-479-4461 Phone Number	
sign				ROW Project M	/anegge	-			10/21/2025	
here Signat	ure of Grantee or Authorized F	Representative		Title	<u></u>				Date	
			Deed's Use O	nly					For Dept. Use Only	
28 Date Deed Record	ed 29 Value	of Stamp or Exempt N	lumber	30 Recording Data		1) 01/2	づ			
Mo Day	adyr. ad \$ b	xempt#	<u> </u>	DK20) حدر	Ta 2406	<u> </u>	od by Nob Da	Stat. §§ 76-214, 77-1327(2)	
						71	nuu 101126	a oy nau. nev.	Olar 38 10-514, 17-1321(2)	

Exhibit A To Form 521 - Real Estate Transfer Statement

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

Jessica Rasser-Thies and Daniel Thies, wife and husband, as joint tenants and not as tenants in common;

7397 Marvelwood Loop The Villages The Villages, FL 34762-6934

Phone No.: (308) 991-2442

Field No. 20: Legal Description

ROW1 - A TRACT OF LAND DESCRIBED AS THE EAST 6.11 FEET IN PART OF LOT 10, BLOCK 26, ORIGINAL TOWN OF RED CLOUD, WEBSTER COUNTY, NEBRASKA CONTAINING 149.79 SQUARE FEET, MORE OR LESS.
SAID GRANTOR DOES HEREBY RETAIN AND RESERVE TO SAID GRANTOR AND TO HIS, HER OR THEIR HEIRS, SUCCESSORS AND ASSIGNS ALL RIGHTS TO MINERALS, IN OR ON THE ABOVE DESCRIBED REAL PROPERTY. SAID GRANTOR AND/OR HIS, HER OR THEIR HEIRS, SUCCESSORS AND ASSIGNS SHALL HAVE NO RIGHT TO ENTER OR USE THE SURFACE OF SAID REAL PROPERTY FOR ANY PURPOSE CONCERNING SAID MINERAL RIGHTS, NOR SHALL SAID GRANTOR AND/OR HIS, HER OR THEIR HEIRS, SUCCESSORS AND ASSIGNS IN EXTRACTING SAID MINERALS FROM SAID REAL PROPERTY, DAMAGE OR IN ANY WAY IMPAIR THE USE OF SAID REAL PROPERTY.

Index	
Computer	
Assessor	
Carried	

NEBRASKA DOCUMENTARY STAMP TAX

Date: 10/22/25

\$ Ex002

By AS

Bk 2025, Pg 2408

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 October A.D., 2025, at 03:00 o'clock PM. Recorded in Book 2025 on Pages 2408-2411

Phonyslaig

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: 55

KNOW ALL PERSONS BY THESE PRESENTS:

THAT: Jessica Rasser-Thies and Daniel Thies, wife and husband, as joint tenants and not as tenants in common

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 EAST 6.11 FEET IN PART OF LOT 10, BLOCK 26, ORIGINAL TOWN OF RED CLOUD, WEBSTER COUNTY, NEBRASKA CONTAINING 149.79 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.

PROJECT NO.: 281-1(117)

C.N.: 42619

TRACT: 55

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.

PROJECT NO.: 281-1(117)	C.N.: 42619	TRACT: 55
Duly executed this 15 day of Sep	· · · · · · · · · · · · · · · · · · ·	A.D. 20 <u>25</u>
	- DVÁ	Jessica Rasser-Thies
STATE OF <u>Nebras Ka</u> COUNTY OF <u>Webster</u>		
The foregoing instrument was acknowledged A.D., 20_25_, byJessica Rasser-Thies	before me this <u>15</u>	_day of <u>Sep</u> ,
		Motary Public
		Notary Public State of Florida Jeffery Starks My Commission HN 708514 Expires 8/10/2029

PROJECT NO.: 281-1(117)	C.N.: 42619	TRACT: 55	
Duly executed this 15 day of 5ep	A.	D. 20 <u>. 2 5.</u>	
	Dan	Daniel Thies	<u>-</u>
STATE OFNEBRASKA COUNTY OFWebster The foregoing instrument was acknowledge A.D., 20_25, byDaniel Thies))ss.) id before me this <u>15</u> d	ay of <u>Sep</u>	
	<u> </u>	Huf Starki Notary Public	
		Notary Public State of Florida Jeffery Starks My Commission, HH 708514 Expires 8/10/2029	7

Residential & Commercial Sales Worksheet

Cnty No.	Bo	ok 🧷	Page	Sale Date Sale Date			School District Code					e .					
91	20	25	2404		8/	14/2025	Base: 9	002		Affiliated:			U	nifie			
Location	D -	Sale	Number	Us	seability & Gode #				Parcel Number					and the section			
0001323	300	2	221		4	11	GeoCde	Twn	Rn	g	Sect	Qrt :	Subdiv	Are	a	Blk .	Parcel
	D	ate of Sa	ale Assessed	Valu	ie :		4371				00	0	10020			020	0000
Land		Imp	rovements			Total	10.00	÷.j	Date o	of S	ale Pr	operty	Classifi	atio	n C	ode	
3	,210		74,525	5		77,735	Status	Pi	operty	Туј	ie :	Zoning	Locatio	a	City Size Parcel Size		
Assessor Lo	cation:	RED	CLOUD (F	RC)			A) 1	B)	0	1	C)	1	D) 1	E)	6	F) 2
		Publicanie	301,5			Residential					A.		Comme	rcial			(C. 4.00)
	Mul	tiple Im	rovements:	Multip	ple. Im	provements, :		J	Multi	ple.	Improve	ments.:	meeting CAPS - 15 A	-, -,		crose to co	. A. S. Ph. Bright M. S. M.C.
			uction Date:			Date: 18	80		Const	ructi	on Date	:					
			Floor:	Floor	Sq. Ft.				Floor	Sq.	Ft. :						
	ento one Security	Buildin	g Cost New:	Cost :		200,2	55		Cost:	:							
Single Family	Style:	101		Resi	dentia	d Condition: 3) (Com	mei	cial O	ccupan	y Code:			(fig.)	
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(101) 🗷 One	e Story			(20)		Badly Wom			Com	mei	cial C	onstruc	tion Class				
(102) 🗆 Two				(30)	丟	Average			(1)				uctural Ste		me		
(103) ☐ Split Level (40) ☐ Good						Good			(2)		Reinf	orced C	oncrete Fr	ame			
(104) ☐ 1 1/2 Story (50) ☐ Very Good					Very Good		(3) Masonry Bearing Walls										
(111) 🗆 Bi-I			(60) Excellent						(4)	(4) U Wood or Steel Framed Ext. Walls							
(106) □ Oth	ed a digraph of the comment	Fig. 10 and the con-	S. A. S.	AND THE PARTY OF T					(5) Metal Frame and Walls								
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(302) □ Two				(20)		Fair					Low			` _		Worn	
(307) 🗆 11/				(30)	X	Average					Avera					Badly	
(308) Spli				(40)		Good			<u> </u>			e Avera		(30)		Averag	ge .
(309) 🗆 21/				(50)		Very Good			(40)		High	200 200 300 300	fed 819/26/2006 Used	(40)		Good	
(304) ☐ One				(60)		Excellent	R. A. Carlott	jaya sawa	CONTRACTOR	er iz Oper			ar sem filologiste ar and	(50)		Very (
(305) 🗆 Two		<u> </u>								Section ((60)	Ц	Excelle	ent
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Assessor Co				ajusi	ment												
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																(Conti	nue on back)

221

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

FORM **521**

DEPARTMENT OF REVENUE	 if additional space 	e is needed, add an attachn	ent and Identify the	e applicable item (number.				
	The deed will not be rec	orded unless this statement	Is signed and item	s 1-27 are accurat	ely completed.				
1 County Name	2 County Nun	nber	3 Date of Sale/Transfer 4 Date of Deed						
	Webster - \$1		Mo. 08 Day 14 Yr. 2025 Mo. 08 Day 14 Yr. 2025 6 Grantee's Name, Address, and Telephone (Please Print)						
5 Grantor's Name, Addre Grantor's Name (Seller)	ess, and Telephone (Please P	rinty	Grantee's Name (Buye		in (Linuon Linit)				
See Exhibit A			The State of Nebr	aska Dept of Tra	nsportation				
Street or Other Mailing Ad	ldress		Street or Other Malling PO Box 94759	Address					
City	Slate	Zip Code	City Lincoln		State NE	Zip Code 68509			
Phone Number			Phone Number 402-471-4567	is the grantee	a 501(c)(3) organizali rantee a 509(a) founda	on? Yes / No ation? Yes / No			
Emali Address N/A	· · · · · · · · · · · · · · · · · · ·		Email Address N/A						
	on Number. Check one box in	categories A and B. Check C if	properly is also a mol	olle hom e .					
(A) Status		(B)	Property Type			(C)			
Improved	Single Family	Industrial [Mineral Interests-No	•	State Assessed	Mobile Home			
Unimproved IOLL	☐ Multi-Family ☐ Commercial	Agricultural [Mineral Interests-Pro	oducing	Exemp!	1			
8 Type of Deed	Conservator	Distribution Le	nd Contract/Memo	Partition	Sherill 0	Other			
	Corrective Death Certificate - Transfer on		ase		Trusi/Trustee Warranty				
9 Was transfer part of kind exchange (I.R. Exchange) by buyer of Buyer St.	of IRS like- .C. § 1031 or seller? Auction eller \(\sqrt{N} \) No \(Court De erred in full? (If No, explain the	nsfer Distribution Fored Easement Gift occee Exchange Grant	losure Irrevocable Life Estate or Trust Partition 12 Was	real estate purchase	of Contract Other	sfer on Death tee to Beneficiary ar (Explain) , state the intended use.)			
Yes N				Yes 🗸 No Bui	iu Roaus				
13 Was the transfer between Yes		are the trustor and beneficiary rela	atives? (If Yes, check the Partnership, or LLC	appropriate box.)	Other				
[16514c	Brothers and Sisters		and Grandchild	Spouse					
	Ex-spouse	Parents and C		Step-parent and	Step-child				
14 What is the current m	arket value of the real property	7	15 Was the mortgage	assumed? (If Yes, st	ale the amount and in	lerest rate.)			
240.00]No \$		%			
_	divide a current parcel of land	?	17 Was transfer through file agent or title	igh a real estate ager e company contact.)	nt or a title company? ((If Yes, Include the name			
Yes N					the Tax Statement Sh				
N/A			Nebraska Dept of Transportation PO Box 94759						
18a No address ass	ilgned 18b 🗌 Vacant la	nd	Lincoln, NE 6850	9-4759					
20 Legal Description (All See Attached Exhi	lach additional pages, if needed	1.)				·			
Sec Attached Exiti	DIL A								
21 If agricultural, list tola	I number of acres transferred in	this transaction	·						
22 Total purchase price	, including any liabilities assum	ed			22 \$	240,00			
	y included in the purchase?	ıd attach itemized list.) (<u>see ins</u> i	fanaltaur		23 \$	1			
Yes V No	o (it ves, enter donar amount a price paid for real estate (line 22	! minus line 23)	tuenous)		24 \$	240,00			
25 If this transfer is exe	mpt from the documentary stan	np tax, list the exemption number	<u> 2 — — — </u>	.•	-				
26 is an affidavit as descri ☐ Yes ☑ N		quired because the property is locate	d within a county or other g	eographic area with an a	active air force ballistic mi	ssile field? (See Instructions)			
27 If yes, is the requ	ired affidavit attached to this filing	? Yes No							
	enalties of law, I declare that I I am duly authorized to sign this	have examined this statement and statement.	I that it is, to the best of	my knowledge and be	elief, true, complete, a	nd correct,			
Sarah Sarah	Talbert	rifed Denomaniative			·. —	402-479-4461 Phone Number			
sign (ype Name of Grantee or Autho	A representative	DONAL Deniant NA-	inager					
here Signatur	e of Grantee or Authorized Rep	resentative	ROW Project Ma Title	niayei					
		Register of Deed's Use (Only			For Dept. Use Only			
28 Date Deed Recorded	29 Value of	Stamp or Exempt Number	30 Recording Data	v= 0 ~	INI				
Mo. O Day 2	8 L	xempt#2	1 RK 30	72 tal 92	NY	Due Diet 66 70 044 77 400-10			
Nebraska Department of Re-	vanua 25 Rev. Supersedes 96-269-2008 7-	+ Nege		. a	Authorized by Neb. R	lev. Slat. §§ 76-214, 77-1327(2)			

Exhibit A To Form 521 - Real Estate Transfer Statement

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

Roger L. Kinkade and Paula M. Kinkade, husband and wife, as joint tenants; 118 S Webster Street Red Cloud Red Cloud, NE 68970-2806

Phone No.: (402) 621-0314

Field No. 20: Legal Description

ROW1 - A TRACT OF LAND DESCRIBED AS THE EAST 3.20 FEET OF LOT 1, 2, 3, 4, AND 5, BLOCK 20, SMITH AND MOORE'S ADDITION TO RED CLOUD, WEBSTER COUNTY, NEBRASKA CONTAINING 399.61 SQUARE FEET, MORE OR LESS.
SAID GRANTOR DOES HEREBY RETAIN AND RESERVE TO SAID GRANTOR AND TO HIS, HER OR THEIR HEIRS, SUCCESSORS AND ASSIGNS ALL RIGHTS TO MINERALS, IN OR ON THE ABOVE DESCRIBED REAL PROPERTY. SAID GRANTOR AND/OR HIS, HER OR THEIR HEIRS, SUCCESSORS AND ASSIGNS SHALL HAVE NO RIGHT TO ENTER OR USE THE SURFACE OF SAID REAL PROPERTY FOR ANY PURPOSE CONCERNING SAID MINERAL RIGHTS, NOR SHALL SAID GRANTOR AND/OR HIS, HER OR THEIR HEIRS, SUCCESSORS AND ASSIGNS IN EXTRACTING SAID MINERALS FROM SAID REAL PROPERTY, DAMAGE OR IN ANY WAY IMPAIR THE USE OF SAID REAL PROPERTY.

Index	
Computer	
Assessor	
Carried	

NEBRASKA DOCUMENTARY STAMP TAX

Date: 10/22/25

\$ Ex002 By AS

Bk 2025, Pg 2404

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 October A.D., 2025, at 03:00 o'clock PM. Recorded in Book 2025 on Pages 2404-2407

Spinleguetta

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: 26

KNOW ALL PERSONS BY THESE PRESENTS:

THAT: Roger L. Kinkade and Paula M. Kinkade, husband and wife, as joint tenants

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 EAST 3.20 FEET OF LOT 1, 2, 3, 4, AND 5, BLOCK 20, SMITH AND MOORE'S ADDITION TO RED CLOUD, WEBSTER COUNTY, NEBRASKA CONTAINING 399.61 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.

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.

PROJECT NO.: 281-1(117)

C.N.: 42619

TRACT: 26

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.

PROJECT NO.: 281-1(117)	C.N.: 42619	TRACT: 26
Duly executed this <u>14</u> day of <u>Aug</u>	<i>usł</i> , a.d.:	20 <u>25</u> .
	fog 2 King	Roger L. Kinkade
STATE OF <u>Nebraska</u> COUNTY OF <u>Webster</u> The foregoing instrument was acknowled A.D., 20 35, by Roger L. Kinkade.		of <u>August</u>
	Dana L	Sutterfeeld Notary Public
		AL NOTARY - State of Nebraska DANA L. SUTTERFIELD : My Comm. Exp. October 1, 2025

PROJECT NO.: 281-1(117)	C.N.: 42619	TRACT: 26
Duly executed this 14th day of August	, A.I	D. 20 <u>25</u> .
	Pada	Paula M. Kinkade
STATE OF Nebraska COUNTY OF Webster The foregoing instrument was acknowledged A.D., 20 <u>35</u> , by Paula M. Kinkade.		ay of <u>August</u> ,
	Dana	A Sutterfield Notary Public
	GE GE	NERAL NOTARY - State of Nebraska (DANA: L. SUTTERFIELD) My Comm. Exp. October 1, 2025

L

Agricultural Land Sales Worksheet

Cnty No. Book Page Sale Date				e Date	School District Code														
91	91 2025		2400	9/24	9/24/2025		Base: 65-0011 Af				filiated:				Unified:				
Location ID		Sale	Number	Useability	Jseability & Code#						Vumb	er,							
001210300		220		4 05		GeoCde	Twn	Twn Rng		Qrt	Subdiv		Area Blk		Parcel				
D		ate of S	ale Assessed V	7alue		4241 3			23	23 4		00000		1 000		0000			
Land		Improvements			otal	constant,	Date of Sal				le Property Classific				ation Code				
1,307,130			286,725	1,	593,855	Status	is Property Type		ре	Zoning Location		cation	n City Size		Parcel Size				
		Irrigat	tion Type:	· · · · · · · · · · · · · · · · · · ·		A) 1	B)	05	(D) 5	D)	3	E)	0	F)	9			
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	1 <i>A</i>								1G	4	12.9	60	71,530						
	2A1							2	G1	3	36.1	60			54,	605			
- ,	2 <i>A</i>	<u> </u>						2G											
	3A1						G1												
	3A	<u> </u>	<u>. </u>	<u>-</u>				3G											
4A							4	G1											
	4.A	+							4G										
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	2Di 2D 3Di		2.870		8,995			Wa			3.0	90			1,	545			
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41		+	55.840		163,330			raun Si Iome Si	_		1.0				_	000			
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	Owellings	\$40 % IS			147,075				her	•									
	buildings		Dan Francisco		139,650	No	n-AG				12.9	70		***	52,	680			

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:										
Assessor Comments and Reason for Adjustment:											
WD; TRANSFER PROPERTY INTO A REVOCABLE TRUST											
Comments from Comm	ments:										
001210300 001216400 001216300											
	(Continue on back)										

VEBRASKA Good Life, Great Service

28 Date Deed Recorded

Day 2 Nebraska Denamment of Revenue

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

Real Estate Transfer Statement

FORM

521 To be filed with the Register of Deeds.
 Read Instructions on reverse side. • If additional space is needed, add an attachment and identify the applicable item number. 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 2 County Number 3 Date of Sale/Transfer 1 County Name Mo. 09 Day 24 Yr. 2025 Yr. 2025 Mo. 09 Day 24 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) Stephen J. Janda and Susan J. Janda See attached Street or Other Mailing Address Street or Other Mailing Address 2462 Road N City State Zip Code Cîty State Zip Code **Guide Rock** 68942 NE Phone Number Phone Number is the grantee a 501(c)(3) organization? Yes √ No √ No If Yes, is the grantee a 509(a) foundation? Yes (402) 460-0487 Email Address Email Address None 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. (C) (B) Property Type ✓ Improved Industrial Mineral Interests-Nonproducing State Assessed Mobile Home Single Family Mineral interests-Producing Exempt Unimproved Multi-Family Agricultural ÍKOLL Commercial Recreational 8 Type of Deed Distribution Land Contract/Memo Sheriff Other_ Bill of Sale Easement Lease Personal Rep. Trust/Trustee □ Corrective Death Certificate - Transfer on Death Executor Mineral Quit Claim √ Warranty Cemetery Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? 10 Type of Transfer Distribution Foreclosure Irrevocable Trust 🗸 Revocable Trust Transfer on Death Auction ПGR Life Estate ☐ Sale Trustee to Beneficiary Easement ☐ Buyer Seller No Grantor Trust Partition Satisfaction of Contract Other (Explain) Court Decree Exchange 11 Was ownership transferred in full? (If No, explain the division.) 12 Was real estate purchased for same use? (If No, state the intended use.) **√** Yes ∏ No **√** Yes ☐ No. 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) Other Grantors' Trust Yes Yes Setf Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or U.C. V 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.) See attached Yes No 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 √ No 19 Name and Address of Person to Whom the Tax Statement Should be Sent 18 Address of Property See attached Same as No. 6 above 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 See attached 22 Total purchase price, including any liabilities assumed...... 0:00 22 | \$ 23 Was non-real property included in the purchase? 0100 No (if Yes, enter dollar amount and attach itemized list.) (see instructions) . . . 24 Adjusted purchase price peid 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) 24 \$ 00:00 26 is an affidavit as described in Neb. Rev. Stat. 6 76-2.141 required because the property is located within a county or other geographic area with an active air fonce ballistic missite field? (See Instructions) ∏Yes 🔽 No 27 If yes, is the required affidavit attached to this filling? 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. Jasm<u>ine L. Beringer</u> (402) 475-5100 Print or Type Name of Grantee or Authorized Representative Phone Nymber sian Attorney Signature of Grantee of uthorized Representative Title here Register of Deed's Use Only For Dept. Use Only

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

30 Recording Data

29 Value of Stamp or Exempt Number

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

ATTACHMENT TO REAL ESTATE TRANSFER STATEMENT

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

Stephen J. Janda and Susan J. Janda, as Trustees of The Stephen J. Janda and Susan J. Janda Revocable Trust pursuant to a written Trust Agreement dated September 24, 2025.

2462 Road N Guide Rock, NE 68942 (402) 460-0487 Email: n/a

No. 7 Property Classification, No. 14 Current Market Value, No. 18 Address of Property, No. 20 Legal Description, No. 21 Number of Acres

Parcel 1 (PID 001216300):

Classification:

Unimproved / Agricultural

Current Value:

\$216,215

Address:

no situs address

Legal Description:

The West Half of the Southwest Quarter (W½NW¼) of Section

Thirty-Six (36), Township Three (3) North, Range Nine (9) West of

the 6th P.M., Webster County, Nebraska.

No. of Acres:

79.98

Parcel 2 (PID 001216400):

Classification:

Improved / Agricultural

Current Value:

\$871,385

Address:

2462 Road N, Guide Rock, NE 68942

Legal Description:

The Southeast Quarter (SE%) and the East Half of the Southwest Quarter (E%SW%) of Section Thirty-Six (36), Township Three (3)

North, Range Nine (9), West of the 6th P.M., Webster County,

Nebraska.

No. of Acres:

239.59

Parcel 8 (PID 001210300):

Classification:

Improved / Agricultural

Current Value:

\$506,255

Address:

no situs address

Legal Description:

The Southeast Quarter (SE/4) of Section Twenty-three (23), Township

Three (3), Range Nine (9) West of the 6th P.M., Webster County,

Nebraska.

No. of Acres:

161.39

44178.000/4933-8409-1735, v. 1

Index Computer Assessor Carded

NEBRASKA DOCUMENTARY STAMP TAX

Date: 10/21/25 \$ Ex004

By AS

Bk 2025, Pg 2400

State of Nebraska County of Webster

Entered on the numerical index and filed for record in the Clerk's office of said county this 21 day of October A.D., 2025, at 08:39 o'clock AM. Recorded in Book 2025 on Pages 2400-2401

County Clerk

Fee: \$16.00 By: AS Deputy **Electronically Recorded**

Please record and return to: Timothy F. Clare, Rembolt Ludtke LLP, 1128 Lincoln Mall, Suite 300, Lincoln, NE 68508.

WARRANTY DEED

STEPHEN J. JANDA and SUSAN J. JANDA, husband and wife, GRANTORS, for sufficient consideration, hereby convey to GRANTEES, STEPHEN J. JANDA and SUSAN J. JANDA, as Trustees of THE STEPHEN J. JANDA AND SUSAN J. JANDA REVOCABLE TRUST pursuant to a written Trust Agreement dated September 24, 2025, all right, title, and interest in and to 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:

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

Executed: September 24, 2025

STATE OF NEBRASKA

) ss:

COUNTY OF LANCASTER

The foregoing instrument was acknowledged before me on September 24+2025, by STEPHEN J. JANDA and SUSAN J. JANDA, husband and wife, as Grantors hereunder.

(SEAL)

china or Notary Public

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

EXHIBIT A

Parcel 1 (PID 001216300):

. . .

The West Half of the Southwest Quarter (W½NW½) of Section Thirty-Six (36), Township Three (3) North, Range Nine (9) West of the 6th P.M., Webster County, Nebraska.

Parcel 2 (PID 001216400):

The Southeast Quarter (SE½) and the East Half of the Southwest Quarter (E½SW½) of Section Thirty-Six (36), Township Three (3) North, Range Nine (9), West of the 6th P.M., Webster County, Nebraska.

Parcel 3 (PID 001210300):

The Southeast Quarter (SE/4) of Section Twenty-three (23), Township Three (3), Range Nine (9) West of the 6th P.M., Webster County, Nebraska.

44178.000/4920-5224-4050, v. 1

Residential & Commercial Sales Worksheet

Cnty No.	Во	Book Pa		Sale Date					School District Code												
91	20	25	2416	10/22/2025		Base: 91-0002				Affiliated:					Unified:						
Location ID Sale Number			Useability & Code #			gan (1946) (1946) (1947) Kanana katalog (1946)			Parcel Number					er Marie Callega en Allagoria. La Region de Callega en Allagoria de Callega en Allagoria.							
000101400 224				4	05	GeoCde	Twn	Rn	8	Sect	Qrt	Subdiv	Ā	ea	Blk	Parcel					
Date of Sale Assessed			l Value			4371				00	0	10005	5		001	0000					
Land Improvements					Total				Date c	of S	ale Pr	opert	Classif	icati	tion Code						
15,065 370,48				0 385,545			Status	operty Type Zoning			Locati	Location City			Parcel Size						
Assessor Location: RED CLOUD (RC)			A) 1	1 B)		1	(C)	1	D) 1	. [E)	6	F) 1				
					Residential						Section 19	数字形数	Comm	erciá	1	**************************************	a was di				
Multiple Improvements:					Multiple. Improvements. :					Multiple. Improvements. :											
	Construction Date:					Construction Date: 1920					Construction Date :										
			Floor:	Floor Sq. Ft.: 1,024					Floor Sq. Ft. :												
	Millianopoli, dialitariano	Inc. or work A. Contract	ng Cost New:	Cost: 153,725					Cost:												
Single Family	Style:	101		Residential Condition: 20					Commercial Occupancy Code:												
(100) 🗆 Mobile Home					(10) □ Worn Out					Primary: Other1: Other2:											
(101) 🗷 One Story					(20) 🗷 Badly Worn					Commercial Construction Class:											
(102) 🗆 Two Story				(30) Average						(1) ☐ Fireproof Structural Steel Frame											
(103) Split Level				(40) □ Good						(2) Reinforced Concrete Frame											
(104) □ 1 1/2 Story				(50) 🗆 Very Good						(3) Masonry Bearing Walls											
(111)				(60) Excellent					(4) U Wood or Steel Framed Ext. Walls												
(106) □ Other										(5) Metal Frame and Walls											
Townhouse or Duplex Style:				Residential Quality: 20						(6) Pole Frame Cost Rank: Condition:											
(301) ☐ One Story			(10) Low						•												
	(302)			(20) E Fair					<u> </u>		Low					Wom					
(307) 🗆 1 1/2 Story				(30)		Average					Average			(20)	_	Badly					
(308)			(40) □ Good (50) □ Very Good					(30) ☐ Above Average (30) ☐ Average (40) ☐ High (40) ☐ Good							ge						
(309) 2 1/2 Story				(60) Excellent					t kon i transferia meni kun meni digisah penterikan manakan salah anggan tera												
	(304) ☐ One Story Duplex			(UU)		fer Fra	34 Jac.	page The second contract contract state (second contract second s							Very (<u> </u>					
	(305) Two Story Duplex									N APPR				(60)	Ц	Excell	ent				
			t to Sale P		`		-														
	Assessor Comments and Reason for Adjustment: WD; TRANSFER PROPERTY INTO FAMILY TRUST																				
ND, IK											··- <u>-</u>										
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30020 30570 40940 387Ã0 UOU 30 30130 NEBRASKA Good Life. Great Service.

Real Estate Transfer Statement

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

FORM 521

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

• 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 _22 Yr. 2025 Mo. 10 Day 22 Webster - 91 5 Grantor's Name, Address, and Telephone (Please Print) 6 Grantee's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Roy N and Susan M Phillips Grantee's Name (Buyer Roy N and Sùsan M Phillips Street or Other Mailing Address 202 N Webster St. Street or Other Mailing Address 202 N Webster St. City Red Cloud State Zip Code City State Zip Code NΕ 68970 Red Cloud 68970 NE Phone Numbe Phone Number 402-746-0186 Is the grantee a 501(c)(3) organization? Yes 402-746-0186 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 Other_ Distribution Land Contract/Memo Sheriff Partition Bill of Sale Corrective Easement Lease Personal Ben. Trust/Trustee Cemetery Death Certificate - Transfer on Death Mineral ✓ Warranty Executor Ouit Claim Was transfer part of IRS like-10 Type of Transfer Distribution Foreclosure Irrevocable Trust 🖊 Revocable Trust Transfer on Death kind exchange (I.R.C. § 1031 Auction Easement Life Estate Sale Trustee to Beneficiary Exchange) by buyer or seller? Buver Seller V No Court Decree Partition Exchange 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.) ✓ Yes No ✓ Yes No 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) Other Trust for Grantors ✓ Yes Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC Brothers and Sisters Grandparents and Grandchild Spouse Ex-spouse Parents and Child Step-parent and Step-child 14 What is the current market value of the real property? 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) \$350,000.00 ___Yes **✓** No 16 Does this conveyance divide a current parcel of land? Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) ✓ No ∐ Yes ✓ No 18 Address of Property 19 Name and Address of Person to Whom the Tax Statement Should be Sent Various (Same as Grantor) 202 N Webster St Red Cloud, NE 68970 18a ___ No address assigned 18b Vacant land 20 Legal Description (Attach additional pages, if needed.) (See descriptions 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 No (If Yes, enter dollar amount and attach itemized list.) (see instructions) . . . 23 24 Adjusted purchase price paid for real estate (line 22 minus line 23) 00,0 24 | \$ 25 If this transfer is exempt from the documentary stamp tax, list the exemption number 4 26 Is an affidavit as described in Neb. Rev. Stat. § 76-2.141 required because the property is located within a 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. David B. Garwood 402-746-3613 ซึ่ง Authorized Representativ Attorney Signature of Grantee or Authorized Representative Title Register of Deed's Use Only For Dept. Use Only 28 Date Deed Recorded 29 Value of Stamp or Exempt Number 30 Recording Data \$ Nebraska Department of Revenue

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

Lots Eight (8), Nine (9) and Ten (10), EXCEPT the East Seventy-five feet (75') thereof, and all of Lots Fifteen (15), Sixteen (16) and Seventeen (17), Block Thirty (30), Original Town now City of Red Cloud, Webster County, Nebraska, AND Part of Lot A, commencing at the Northwest corner of Koontz' Sub-Division A, thence South 156 feet, thence East 210 feet, thence North 156 feet; thence West 210 feet to the point of beginning, in Koontz' Sub-Division to the City of Red Cloud, Webster County, Nebraska; AND

Lots Six (6) and Seven (7), Block One (1), Original Town of Red Cloud, Webster County, Nebraska; AND

Lots Eight (8), Nine (9) and the North Half of Lot Ten (10), Block One (1), Original Town of Red Cloud, Webster County, Nebraska; AND

Lots Seven (7), Eight (8) and Nine (9), Block Eleven (11), Original Town of Red Cloud, Webster County, Nebraska; AND

Lots Thirteen (13) and Fourteen (14), Block Three (3), Radcliff's Addition to Red Cloud, Webster County, Nebraska; AND

Lots Five (5) and Six (6), and the North 16 2/3 feet of Lot Seven (7), Block Five (5), Platt's First Addition to the City of Red Cloud, Webster County, Nebraska.

State of Nebraska Ss. County of Webster

BOOK 2025 PAGE 2416

Entered on the numerical index and filed for record in the Clerk's office of said county this 3 day of OCT A.D., 20 3 at 11:11 o'ctock A.M. Recorded in Book 2025 on Page 2416 County Clerk

NEBRASKA DOCUMENTARY
STAMP TAX
Date 10-33-35
SExempt# 48y 115

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

WARRANTY DEED

Roy N. Phillips and Susan M. Phillips, husband and wife, GRANTORS, in consideration of ONE AND NO/100 DOLLARS (\$1.00) and conveyance to a trust for benefit of Grantors, convey to Roy N. Phillips and Susan M. Phillips, Trustees of the Roy and Susan Phillips Family Trust, Trust under agreement dated October 22, 2025, GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Lots Eight (8), Nine (9) and Ten (10), EXCEPT the East Seventy-five feet (75') thereof, and all of Lots Fifteen (15), Sixteen (16) and Seventeen (17), Block Thirty (30), Original Town now City of Red Cloud, Webster County, Nebraska, AND Part of Lot A, commencing at the Northwest corner of Koontz' Sub-Division A, thence South 156 feet, thence East 210 feet, thence North 156 feet; thence West 210 feet to the point of beginning, in Koontz' Sub-Division to the City of Red Cloud, Webster County, Nebraska; AND

Lots Six (6) and Seven (7), Block One (1), Original Town of Red Cloud, Webster County, Nebraska; AND

Lots Eight (8), Nine (9) and the North Half of Lot Ten (10), Block One (1), Original Town of Red Cloud, Webster County, Nebraska; AND

Lots Seven (7), Eight (8) and Nine (9), Block Eleven (11), Original Town of Red Cloud, Webster County, Nebraska; AND

Lots Thirteen (13) and Fourteen (14), Block Three (3), Radeliff's Addition to Red Cloud, Webster County, Nebraska; AND

Lots Five (5) and Six (6), and the North 16 2/3 feet of Lot Seven (7), Block Five (5), Platt's First Addition to the City of Red Cloud, Webster County, Nebraska.

GRANTOR covenants (jointly and severally, if more than one) with the GRANTEE that GRANTOR: (1) is lawfully seized of such real estate and that it is free from encumbrances; except 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 October 21, 2025.

Toy n Milly

Roy N. Phillips

Susan M. Phillips

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on October <u>35</u>, 2025, by Roy N. Phillips and Susan M. Phillips, husband and wife.

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

Comm. expires (3-2-2026

Notary Public

Residential & Commercial Sales Worksheet

Cnty No.	Во	ok	Pag	e	100 mg	Sal	e Date					Scl	100l D	isti	rict Code	11 1975 1976					
91	20	25	241	7		10/1	L/2025	Base:	91-0	002		Affili	iated:			Unified:					
Location	D -	Sale	Number	(AL)	Üsea	ability	₹& Code#	6,60	ga sa Kasar				Parcel	Ñi	umber		J# **>	, in			
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	Ď	ate of S	ale Asses	sed V	alue	ew district		4371	00,000,000,000	24.6.1 2-74 2-98	07-886	00	460 300 500	30,13	10130	: :Storiesaee	(368)	000	1.540000	00	
Land		Imp	orovemen	its		Ī	otal	7 G 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7		Date	of S	ale I	roper	ţy	Classific	atio	n C	ode			
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NEBRASKA Good Life, Great Service

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

Real Estate Transfer Statement

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

FORM 521

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

• 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.} <u>1</u>0 _{Day} <u>0</u>1 Yr. 2025 Day 223 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 (Selier) Teresa Lunbery, PR Estate of Kathy E. Lunbery, Deceased Grantee's Name (Buyer) Mary Ann Schrawyer Street or Other Mailing Address 937 N Seward St Street or Other Mailing Address 906 N Franklin St City Red Cloud Zip Code 68970 Zip Code 68970 Réd Cloud NE Phone Number 970-371-2773 Phone Number 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. (B) Property Type (C) Improved Single Family Industrial Mineral Interests-Nonproducing State Assessed Mobile Home Unimproved Multi-Family Agricultura! Mineral Interests-Producing Exempt ☐ IOLL Recreational 8 Type of Deed Conservator Distribution Land Contract/Memo Partition Sheriff Other Bill of Sale Corrective Easement Lease Personal Rep. Trust/Trustee Cemetery Death Certificate - Transfer on Death Executor Mineral Quit Claim ✓ Warranty Was transfer part of IRS like-10 Type of Transfer Distribution Foreclosure Irrevocable Trust Transfer on Death kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? Auction Easement Gift Life Estate 🖊 Sale Trustee to Beneficiary Buyer Seller Mo Court Decree Exchange Grantor Trust Partition Satisfaction of Contract Other (Explain) 11 Was ownership transferred in full? (If No, explain the division.) 12 Was real estate purchased for same use? (If No, state the intended use.) Yes No ☐ No 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) Yes Aunt or 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.) ✓ 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 GTA Real Estate Grou No ✓ No Yes 18 Address of Property 19 Name and Address of Person to Whom the Tax Statement Should be Sent 906 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.)
Lots One (1), Two (2) Three (3) and Four (4), Stokes Subdivision to the City of Red Cloud, Webster County, Nebraska. 21 If agricultural, list total number of acres transferred in this transaction 22 Total purchase price, including any liabilities assumed..... 130,000,00 22 \$ 23 Was non-real property included in the purchase? No (If Yes, enter dollar amount and attach itemized list.) (see instructions) 0:00 23 24 Adjusted purchase price paid for real estate (line 22 minus line 23) 130,000,00 24 \$ 25 If this transfer is exempt from the documentary stamp tax, list the exemption number $\frac{n/a}{a}$ 26 Is an affidavit as described in Neb. Rev. Stat. § 76-2.141 required because the property is located within a county or other geographic area with an active air force ballistic missile field? (See Instructions) Yes 🖊 No 27 If yes, is the required affidavit attached to this filing? Yes No Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement. David B. Garwood 402-746-3613 Print of Type Name uthorized Representative Phone Number Attornev Signature of Grantee of Register of Deed's Use Only For Dept. Use Only 28 Date Deed Recorded 29 Value of Stamp or Exempt Number 301.60 <u>10 _{Day}みろ</u> Nebraska Department of Revenue

	BOOK 2015 PAGE 2417
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 33 day of 0CL A.D., 20 35, at 11114 o'clock 6.M. Recorded in Book 2020	
on Page 3417 Obligation Tourist Clerk 10.40 Deputy Ind Comp Assessor Carded	NEBRASKA DOCUMENTARY STAMP TAX Date 10-23-25 \$ 301.60 By 0.5
	A second
AFTER RECORDING RETURN TO: Garwood &	k McCracken, Lawyers, 401 N Webster St., Red Cloud, NE 68970
	AL REPRESENTATIVE'S VARRANTY DEED
Dollars (\$130,000.00) received	epresentative of the Estate of Kathy E. Lunbery, HUNDRED THIRTY THOUSAND AND NO/100 from GRANTEE, Mary Ann Schrawyer, conveys to d real estate (as defined in Neb. Rev. Stat. 76-201):
Lots One (1), Two (2) Three Red Cloud, Webster County,	(3) and Four (4), Stokes Subdivision to the City of Nebraska;
subject to easements and restriction	s of record.
GRANTOR covenants with lawful authority to convey the same	GRANTEE that GRANTOR has legal power and
Executed October	2025.
	Estate of Kathy E. Lunbery, Deceased
	By Teresa Lumbery, Personal Representative
STATE OF NEBRASKA)	
COUNTY OF WEBSTER)	SS.
The foregoing instrument was acknown	owledged before me on October, 2025, by

Teresa Lunbery, Personal Representative of the Estate of Kathy E. Lunbery, Deceased.

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

Residential & Commercial Sales Worksheet

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Good Life, Great Service

Nebraska Department of Bevenue

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

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. The deed will not be recorded unless this statement is signed and items 1-27 are accurately completed. 1 County Name 3 Date of Sale/Transfer 4 Date of Deed 2 County Number Mo. <u>1</u>0 Yr. _2025 $_{\text{Day}}\underline{22}$ Mo. 10 Day 22 Webster -5 Grantor's Name, Address, and Telephone (Please Print) 6 Grantee's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Mary Ann Schrawyer Grantee's Name (Buyer) Mary Ann Schrawyer and Teresa Lunbery Street or Other Mailing Address 906 N Franklin St Street or Other Mailing Address 906 N Franklin St City Red Cloud State NE State Zip Code 68970 ŇË Red Cloud Is the grantee a 501(c)(3) organization?
If Yes, is the grantee a 509(a) foundation? Phone Number Phone Number Yes Yes Email Address Email Address 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. (A) Status (B) Property Type (C) Improved Single Family Industrial Mineral Interests-Nonproducing State Assessed Mobile Home Unimproved Agricultural Multi-Family Mineral Interests-Producing Exempt IOLL Commercial Recreational 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 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? ✓ Gift Auction Fasement Life Estate Sale Trustee to Beneficiary Buyer Seiler V No Court Decree Exchange Satisfaction of Contract Grantor Trust Partition Other (Explain) transferred in full? (If No, explain the division.)

No Create Joint Tenancy 11 Was ownership transferred in full? (If No. 12 Was real estate purchased for same use? (If No, state the intended use.) ✓ Yes Yes No 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) Yes Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC Other Brothers and Sisters Grandparents and Grandchild Spouse Parents and Child Ex-spouse Step-parent and Step-child 14 What is the current market value of the real property? 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) \$130,000.00 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 Yes ✓ No ✓ No 18 Address of Property 19 Name and Address of Person to Whom the Tax Statement Should be Sent 906 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.)
Lots One (1), Two (2) Three (3) and Four (4), Stokes Subdivision to the City of Red Cloud, Webster County, Nebraska. 21 If agricultural, list total number of acres transferred in this transaction 22 Total purchase price, including any liabilities assumed..... 0,00 22 | \$ 23 Was non-real property included in the purchase? 0,00 No (If Yes, enter dollar amount and attach itemized list.) (see instructions) 23 24 Adjusted purchase price paid for real estate (line 22 minus line 23) 0,00 24 \$ 25 If this transfer is exempt from the documentary stamp tax, list the exemption number 5a 26 Is an affidavit as described in Neb. Rev. Stat. § 76-2.141 required because the property is located within a county or other geographic area with an active air force ballistic missile field? (See Instructions) Yes 🔽 No 27 If yes, is the required affidavit attached to this filing? Yes No Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement. David B. Garwood 402-746-3613 or Authorized Representa Phone Number Attorney Signature of Grantee or Authorized Representative Title Register of Deed's Use Only For Dept. Use Only 28 Date Deed Recorded 29 Value of Stamp or Exempt Number \$ Exempt #50

State of Nebraska 355. County of Webster .. Entered on the numerical index and filed for record in the Clerk's office or said county this 33 day DC+ A.D., 20 25 at 11:1 o'clock A.M. Recorded in Book 202 2418 County Clerk _Deputy Carded

_Comp

BOOK 2025 PAGE 2418

NEBRASKA DOCUMENTARY Date

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

JOINT TENANCY WARRANTY DEED

Mary Ann Schrawyer, a single person, GRANTOR, in consideration of ONE AND NO/100 DOLLAR (\$1.00) receipt of which is hereby acknowledged, conveys to Mary Ann Schrawyer and Teresa Lunbery as joint tenants, GRANTEES, the following described real estate (as defined in Neb. Rev. Stat. 76-201);

Lots One (1), Two (2) Three (3) and Four (4), Stokes Subdivision to the City of Red Cloud, Webster County, Nebraska.

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

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

Executed October 22, 2025.

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

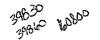
The foregoing instrument was acknowledged before me on October 2025, by Mary Ann Schrawyer, a single person.

Comm. expires 12-7-2-03 6

GENERAL NOTARY - State of Nebreska DAVID B. GARWOOD My Comm. Exp. December 2, 2020

Residential & Commercial Sales Worksheet

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NEBRASKA Good Life. Great Service. DEPARTMENT OF REVENUE

Real Estate Transfer Statement



FORM **521**

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

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. 10 Mo. 10 Day 13 _yr. <u>2025</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) Charlotte Bell Steve L. Bell Street or Other Mailing Address Street or Other Mailing Address 779 Hwy 281 779 Hwy 281 City Zip Code State City State Zip Code Red Cloud NE 68970 Red Cloud 68970 ΝE Phone Number Phone Number is the grantee a 501(c)(3) organization? Yes (402) 746-2919 (402) 746-2919 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 State Assessed Mineral Interests-Nonproducing Mobile Home Unimproved Multi-Family Agricultural Mineral Interests-Producing Exempt ✓ Commercial Recreational 8 Type of Deed Conservator Distribution Land Contract/Memo Partition Sheriff Other Bill of Sale Corrective Easement Lease Personal Rep. Trust/Trustee Death Certificate - Transfer on Death Cemetery ☐ Executor [™] Mineral Quit Claim Warranty Was transfer part of IRS like-10 Type of Transfer Distribution Foreclosure irrevocable Trust Revocable Trust Transfer on Death kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? Auction \square Life Estate Sale Trustee to Beneficiary Buyer Seller 🗸 No Court Decree Exchange Grantor Trust Partition Satisfaction of Contract Other (Explain) 11 Was ownership transferred in full? (If No, explain the division.) 12 Was real estate purchased for same use? (If No, state the intended use.) ✓ No Reserved Life Estate ☐ Yes Yes Yes No 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) ✓ Yes Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC ☐ 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.) \$19,100 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 Yes ✓ No **√** No 18 Address of Property 19 Name and Address of Person to Whom the Tax Statement Should be Sent 1218 Hwy 136 (& adjacent lots w/ no address) Same as Grantor 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 22 Total purchase price, including any liabilities assumed..... 0.00 22 \$ 23 Was non-real property included in the purchase? Yes ✓ No (If Yes, enter dollar amount and attach itemized list.) (see instructions) 0100 23 24 0:00 25 If this transfer is exempt from the documentary stamp tax, list the exemption number _ 26 Is an affidavit as described in Neb. Rev. Stat. § 76-2.141 required because the property is located 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. Kory McCracken (402) 746-3613 Print or Type Name of Grantee or Authorized Representative Phone Number Attorney 10/20/25 Signature of Grantee of Authorized Representative Title Register of Deed's Use Only For Dept. Use Only Value of Stamp or Exempt Number 28 Date Deed Recorded 29 30 Recording Data \$ #5a (202 Nebraska Department of Revenue Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2) Lots One (1), Two (2), Three (3), Four (4), Five (5), Six (6), Seven (7) and the East Eleven feet (E11') of Lot Eight (8), Block One (1), AND the West One Half (W½) of Lot Eight (8), all of Lots Nine (9) and Ten (10), and the West One Half (W½) of Lot Eleven (11), Block Two (2), ALL in Gulliford's Addition to Red Cloud, Webster County, Nebraska.

BOOK 2025 PAGE 2423

State of Nebraska ss. County of Webster

numerical index and filed for record in the Clerk's office of said county this 23 day of OCT A.D., 20 20 at 1:22 o'clock P. M. Recorded in Book 2020 on Page 2023 County Clerk 10.00 Deputy Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 10-23-35
\$ Exempt# 52By Q.D

QUITCLAIM DEED

Charlotte Bell, 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 Steve L. Bell, a single person, GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Lots One (1), Two (2), Three (3), Four (4), Five (5), Six (6), Seven (7) and the East Eleven feet (E11') of Lot Eight (8), Block One (1), AND the West One Half (W½) of Lot Eight (8), all of Lots Nine (9) and Ten (10), and the West One Half (W½) of Lot Eleven (11), Block Two (2), ALL in Gulliford's Addition to Red Cloud, Webster County, Nebraska.

GRANTOR HEREBY RESERVES TO THEMSELVES A LIFE ESTATE IN SAID REAL ESTATE.

Executed October 13, 2025.

Charlotte Bell

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on October 25, 2025, by Charlotte Bell, a single person.

Comm. expires

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

Agricultural Land Sales Worksheet

Cnty No. Bo	ok 🦾	Page	Sale	Date .		CNG) ESSA			, Ş	cho	ol Dist	rict (Code				
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Docusign Envelope ID: 1399CD33-A9EB-4E37-BF45-2A27FAD7BC90

NEBRASKA

FORM 521

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5 Grantor's Name, A	ddress, and Teld	sphone (Please P	rint)		6 Grantee	's Name,	Address,	and Telep	hone (Pleas	se Print)	- ************************************
Grantor's Name (Seller) Thomas R. Pauley a	nd Golleen J. P	anley				it Mortga	ige Co. at		i Intermeio ted Liabili		ny
Street or Other Making A 6107 Quall Ridge Av					Street or Ct 10820 Eas			ue		_	
Cily Hastings		State NE	Zip Ced 68901	lg.	City Scottsdal	0			Starte AZ		Zip Code 85259
Phone Number 443-3081					Phone Num 443-3081	ber	ls thi If Ye	e grantee a l s. is the grad	501(c)(3) org rice a 509(a)	anization? foundation	Yes No
Email Address					Email Addre	n9@gma					
7 Property Classification	n Number, Check	k one box in satego	ories A and B. Cha				home.				
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by buyer of seller? ☐ Buyer ☑ Sel	_	Court Decre		☐ Gan	ntor Trust	Life Esta Partition		=	on of Contrac		tee to Beneficiary
11 Was ownership transfe		· · · · · · · · · · · · · · · · · · ·	·			X Ye	98 🔲 N	lo	same use?	(II No, state	the intended use.)
13 Was the transfer between								XXX)		***************************************	
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16 Does this conveyance	divide a current pa	roel of lead?						state agent	or e Me con	peny? (if Yo	% % % % % % % % % % % % % % % % % % %
18 Address of Property Tract in 21-1-11					19 Name ar	td Address	of Person	to Whom in	a Tax State:	nant Sticuld	be Sant
Webster County, NE 18a No address assignment		Vacant Land			10820 Eas Scottsdal	st Turque	olse Aven	IŢS			
20 Legel Description (Atta SEE ATTACHED EXH	ch additional page: EIT "A"	s, if needed.)			<u> </u>				<u> </u>		
21 if egricultural, list total r	umber of acres tra	nsferred in this trans	saction		·-						
22 Total purchase price			đ		***************************************	момент			22 \$		1,540,000 00
23 Was non-real prope ☐ Yes ☑ No (If	ny moudec m u Yes, enter doll	re purchase? ar amount and a	ttach Itemized I	ist) (<u>se</u> e	instructio	ns)			22 6		
24 Adjusted purchase p						_ _			24.6 \$		1,540,000 00
26 If this transfer Is exe 26 Is an affidavit as de: force ballistic missile ite ☐ Yes ⊠No	scribed in <u>Neb. F</u>	Rev. Stal § 76-21	tax, list the exer 41 required beca	nption no ruse the p	ımbeı property is i	located w	ithin a co	unity or oth	er deodtat	hic area v	
27 If yes, is the requi	red affidavit atta	ched to this filing	? 🗌 Yes 🔲	No							
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ebresia Department of Revenu orm No. 96-289-2008 8-2026 R	ev. Supersedee 96-21		Dojoln o com				1			Rev. Stat. 6	76-214, 77-1327 (2)
		CHAIRES—	Retain a copy of t	uas docu	инетитег ус	our record	15.				

EXHIBIT "A"

Tract 1:

The Northeast Quarter (NE1/4) of Section Twenty-one (21), Township One (1) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska.

Road D, Beginning at the west right-of-way line of Road 1000 and extending west approximately 1,200 feet to the assumed

end of current maintenance, along a portion of the north section line of Section 21, T1N, R11W (Book 2022, Page 681)

Tract 2:

Tract 2: The South Half of the South Half of the Southeast Quarter (\$1/2\$1/2\$51/4\$) of Section Sixteen (16), Township One (1) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska;

Road D, Beginning at the west right-of-way line of Road 1000 and extending west approximately 1,200 feet to the assumed end of current maintenance, along a portion of the south section line of Section 16, T1 N, R11W (Book 2022, Page 680)

Tract 3:

A tract of land located in the Northwest Quarter of Section 15 and the East Half of Section 16, all in Township One (1) North. Range Eleven (11) West of the 6th P.M., Webster County, Nebraska, more particularly described as follows and assuming the East line of the SE% of said Section 16 bears S00°11'25"W. Beginning on the East 1/4 corner of said Section 16; thence S00°11 1.25" W 1997.62 feet on the Section line to the SE Corner of the N1/2SE1/4SE1/4; thence N89°27'40"W 1325.01 feet on the South line of said N%SE%SE% to the SW Corner of the N%SE%SE%; thence N00°13'20"W 1989.86 feet on the 1/16th Section line to the N 1/16th corner of the SE1/4 thence N00°35'06"W 1588.00 feet on the 1/16th Section line to a point on the centerline of an existing County Road; thence \$77°36'13"E 1127.23 feet on the centerline of the County road to a point; thence \$60°21'09"E 444.14 feet on the centerline of the County Road and entering into the NW% of said Section 15 to a point; thence \$87°16'39"E 445.90 feet on the centerline of the County Road to a point; thence S05°32'01 "W 161.04 feet to the centerline of the County Road to a point; thence \$16°42'49"W 185.89 feet on the centerline of the County Road to a point; thence \$36°52'20W \$11.84 feet on the centerline of the County Road to a point; thence \$29°01'04"W 413.76 feet on the centerline of the County Road to the True Point of Beginning.

Index	
Computer	
Assessor	
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NEBRASKA DOCUMENTARY STAMP TAX

Date: 10/23/25 \$3572.80 By AS Bk 2025, Pg 2424

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 23 day of October A.D., 2025, at 03:46 o'clock PM. Recorded in Book 2025 on Pages 2424-2425

June Lynned A

County Clerk

Fee: \$16.00 By: AS Deputy Electronically Recorded

AFTER RECORDING RETURN TO:

Title Services of Saunders County, LLC 129 E. 5th Street/PO Box 85 Wahoo, NE 68066

WARRANTY DEED

Thomas R. Pauley and Colleen J. Pauley, husband and wife, GRANTOR, in consideration of One Dollar (\$1.00) and other good and valuable consideration, conveys to GRANTEE, Northwest Mortgage Co. as Qualified Intermediary for Ironclad Land, LLC, a Nebraska Limited Liability Company, the following described real estate (as defined in Neb. Rev. Stat. § 76-201):

Tract 1:

The Northeast Quarter (NE1/4) of Section Twenty-one (21), Township One (1) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska.

Road D, Beginning at the west right-of-way line of Road 1000 and extending west approximately 1,200 feet to the assumed end of current maintenance, along a portion of the north section line of Section 21, T1N, R11W (Book 2022, Page 681)

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

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

15xCCutcu
The Afore
Thomas R. Pauley
Colleen J. Pauley Colleen J. Pauley
Concon 3. 1 aprey
STATE OF Nebraska MONTE J. Mointyre My Comm. Sup. Aug. 31, 2027
COUNTY OF Adams
The foregoing instrument was acknowledged before me this <u>15</u> day of <u>October</u> , 20 <u>25</u> by Thomas R. Pauley and Colleen J. Pauley, husband and wife.
Notary Public
My Commission Expires: 08-31-2027
File No. C25-0203-

Residential & Commercial Sales Worksheet

Cnty No.	Во	ok	Page	爱赏	S	ale Date	School District Code												
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Land		Imp	provements			Total			Date	of S	ale Pi	roperty	Classifi	catio	n'C	ode			
2	,440		7,93)		10,370	Status	P	roperty	Ty	pe	Zoning	Locatio	ın:	City	Size	Parcel Size		
Assessor Lo	cation:	GUII	E ROCK	(GR)			A) 1	B)	0	1	C) 1	D) 1	I	Ξ)	7	F) 3		
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Single Family	Style:	101		Resi	dentia	l Condition: 2	0		Com	me	rcial O	ccupan	cy Code:			194			
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(101) ⊠ One	e Story			(20)	¥	Badly Worn			Com	me	rcial C	onstruc	tion Class			A Sport			
(102) □ Tw	o Story			(30)		Average			(1)		Firep	roof Str	uctural Ste	el Fr	ame				
(103) 🗆 Spl	it Level			(40)		Good			(2)		Rein	forced C	oncrete F	rame					
(104) 🗆 11/	2 Story			(50) U Very Good						(3) Masonry Bearing Walls									
(111) □ Bi-l	Level			(60) Excellent						(4) Wood or Steel Framed Ext. Walls									
(106) □ Oth	iet									(5) Metal Frame and Walls									
Townhouse of	r Duples	Style:		Resi	dentia	l Quality: 30	(60) (1994) (1994)		(6)		Pole	Frame							
(301) 🗆 One				(10)		Low			Cost	Ra	nk:			Con	ditio	n:			
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	-																		
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																(Cont	inue on back)		

229

NEBRASKA

Good Life. Great Service.

Real Estate Transfer Statement

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

If additional space is needed, add an attachment and identify the applicable item of

FORM **521**

	nt is signed and items 1-27 are accurately completed.
1 County Name 2 County Number	3 Date of Sale/Transfer 4 Date of Deed
INCOST Select County 9	Mo. 10 Day 15 Yr. 25 Mo. 10 Day 15 Yr. 25
5 Grantor's Name, Address, and Telephone (Please Print)	6 Grantee's Name, Address, and Telephone (Please Print)
Grantor's Name (Seller)/3	Grantee's Name (Buyer)
Street or Other, Mailing Address	meggie McCutcheon
2702 His null 28	Street or Other Waiting Address 450 W Douglas Ave
City Bur Oak State KS (Zip Cacla)	City State Zio Code Grande Rock NE 68942
Phone Number 402-879-1816	Phone Number Is the grantee a 501(c)(3) organization? Yes X No 40,2-984-5047 If Yes, is the grantee a 509(a) foundation? Yes X No
Ernail Address Krystalandiames Ovahor. Com	michels 16 @ icloud.com
7 Property Classification Number. Check one box in categories A and B. Check C	f property is also a mobile home.
	i) Property Type (C)
Improved Single Family Industrial	Mineral Interests-Nonproducing State Assessed Mobile Home
Unimproved Multi-Family Agricultural IOLL Commercial Recreational	Mineral Interests-Producing Exempt
	and Contract/Memo Partition Sheriff Other
	pase Personal Rep. Trust/Trustee
	ineral X 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 Fore Muction Easement Gift	closure Irrevocable Trust Revocable Trust Transfer on Death
	Life Estate Sale Trustee to Beneficiary
	tor Trust Partition Satisfaction of Contract Other (Explain)
11 Was ownership transferred in full? (If No, explain the division.) Yes No	12 Was real estate purchased for same use? (If No, state the intended use.) X Yes No
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary re	atives? (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 (thild 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.)
10,370.09	☐ Yes 🔀 No \$%
16 Does this conveyance divide a current parcel of land?	Yes No \$ % 17 Was transfer through a real estate agent or a title company? (If Yes, include the name
16 Does this conveyance divide a current parcel of land? Yes No	Yes No \$ % 17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) Yes No
10.370.09 16 Does this conveyance divide a current parcel of land? Yes No 18 Address of Property	Yes No \$ % 17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) Yes No 19 Name and Address of Person to Whom the Tax Statement Should be Sent
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10.370.09 16 Does this conveyance divide a current parcel of land? Yes No 18 Address of Property 18a No address assigned 18b Vacant land Children Rock	Yes No \$ % 17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) Yes No 19 Name and Address of Person to Whom the Tax Statement Should be Sent Source OS Cabools
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16 Does this conveyance divide a current parcel of land? Yes No 18 Address of Property T40 Pleasant St No address assigned 18b Vacant land Children Rock	Yes No \$
16 Does this conveyance divide a current parcel of land? Yes No 18 Address of Property 18a No address assigned 18b Vacant land Rock 20 Legal Description (Affach additional pages, if needed.) Lot S 11-13 Block1 Robert	Yes No \$
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State of Nebraska ss. County of Webster

	numerical index and filed for record in the Clerk's office of said county this 28 day of OCA A.D., 2025, at 1011 o'clock A.M. Recorded in Book 2025 on Page 2129-2134 County Clerk 40.00 Valenty Ind Comp Assessor Carded
RECORDING REQUESTED BY: Meggie Jo Ann McCutcheon	NEBRASKA DOCUMENTARY STAMP TAX Date 10-28-25 \$ 2552 By 10-28-25
INSTRUMENT PREPARED BY: Meggie Jo Ann McCutcheon 450 W Douglas Ave	,
Guide Rock, Nebraska, 68942	(Above reserved for official use only)
RETURN DEED TO: Meggie Jo Ann McCutcheon 450 W Douglas Ave Guide Rock, Nebraska, 68942	SEND TAX STATEMENTS TO: Meggie Jo Ann McCutcheon 450 W Douglas Ave Guide Rock, Nebraska, 68942
QUIT CLAIM DEED	FOR NEBRASKA
STATE OF NEBRASKA COUNTY OF WEBSTER	
THIS DEED is made this day of 10/15/3	by and between the
Chad Stewart Wulf, a married individual re66936	esiding at 2702 Hwy 128, Burr Oak, Kansas
Krystal Jo Wulf, a married individual residir	ng at 2702 Hwy 128, Burr Oak, Kansas 66936
AND the "Grantee,"	
Meggie Jo Ann McCutcheon, a married indi	vidual residing at 450 W Douglas Ave, Guide

FOR VALUABLE CONSIDERATION of the sum of \$1, the receipt and sufficiency of which is hereby acknowledged, Grantors hereby quitclaim to Grantee and Grantee's heirs and assigns forever, all of Grantors' rights, titles, interests, and claims in or to the following described real estate (the "Property"), together with all hereditaments and appurtenances belonging thereto, located in Webster county, Nebraska, subject to any restrictions herein:

Property Address: 740 Pleasant St., Guide Rock, Nebraska 68942

Legal Description: Lots 11-13 Block 1 Roberts Edition

Vesting Information / Property Interest: Grantee receives the Property in fee simple as the sole owner.

[SIGNATURE PAGE FOLLOWS]

Signatures

Grantors signed, sealed, and delivered this quit claim deed to Grantee on 10/15/2025 (date).

Grantor (or authorized agent)	Spousal Acknowledgment:
V 1-00 10 1	I, Krystal Jo Wulf (name of Chad
x Justallo Will	Stewart Wulf's spouse), residing at
Krystallo Wulf	2702 Husu 128
Print 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	Bur Pak, KS 66936
Name: () ad Wall	acknowledging receipt of sufficient consideration,
	hereby waive and release all my rights, title, and
	interest, if any, in the above Property unto
	Grantee(s).
	x huntallow (1) ull
Grantor (or authorized agent)	Spousal Acknowledgment:
	I, Cha d'Eustil (name of Krystal Jo
X / but // lell	Wulf's spouse), residing at
	270à Hwy 128
Print O. 10.	Burr Oak, KS 66936
Name had Stewart Wuff	acknowledging receipt of sufficient consideration,
.,	hereby waive and release all my rights, title, and
	interest, if any, in the above Property aunto
	Grantee(s)
	X last (Class
Grantee's Spouse (or authorized agent)	
, Justin Liee McCutcheon (name of	Meggie Jo Ann McCutcheon's spouse), residing at
450 W Douglas Ave Guide Rock, NE	
	s a sole owner, hereby waive and release all my rights,
itle, and interest, if any, in the above Proper	
de la morest, it any, it are above i topes	try unto Granice.
y justus	
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NOTARY ACKNOWLEDGMENT

NEBRASKA COUNTY OF WEBSTER

On 10/15/2025 before me, Justin McCutcheon, personally appeared Meggie Jo Ann McCutcheon's spouse, Justin McCutcheon, personally known to me or proved on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her authorized capacity, and that by his/her signature on the instrument, executed the instrument.

WITNESS my hand and official seal.

Commission Expires: January 14, 2008

Notary Rublic, Nebraska

GENERAL NOTARY - State of Nebraska LORI L SMITH My Comm. Exp. January 14, 2028

NOTARY ACKNOWLEDGMENT

COUNTY OF WEBSTER
On October 10,2025 before me, Kara Karmazia, personally appeared Chad Stewart Wulf and Chad Stewart Wulf's spouse satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.
WITNESS my hand and official seal.
Commission Expires: October 1, 2019 Raw Warney: Commission Expires: October 1, 2019 Raw Warne
Notary Public, Nebraska

NOTARY ACKNOWLEDGMENT

NEBRASKA
COUNTY OF WEBSTER
on October 10,2025 before me, Lara Karmazin, personally appeared Krystal Jo Wulf's spouse Chad Stownt Wulf, personally known to me or proved on the basis of
appeared Krystal Jo Wulf and Krystal Jo Wulf's spouse
<u>Chad Stewart Wut</u> , personally known to me or proved on the basis of
satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrumen
and acknowledged to me that he/she/they executed the same in his/her/their authorized
capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity
upon behalf of which the person(s) acted, executed the instrument.
WITNESS my hand and official seal.
Commission Expires: October 1, 2029 A GENERAL NOTARY-State of Nebraska
have havey hy Comm. Exp. October 1, 2029
Notary Public, Nebraska

Agricultural Land Sales Worksheet

Cnty No.	: Bo	School District Code Base: 91-0074 Affiliated; Unified;																		
91	20:	25	2436	10/29	Base: 9	91-00	74		Unified:											
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Land	Land Improvements Total				otal		Date of Sale Property Classification Co									ode				
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Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
WD	
Comments from	Comments:
	(Continue on back)



NEBRASKA Good Life. Great Service.

Real Estate Transfer Statement

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

• If additional prace is preded, add an attachment and identify the applicable item.

FORM 521

-	t is signed and items 1-27 are accurately completed.										
1 County Name 2 County Number	3 Date of Sale/Transfer 4 Date of Deed										
Webster - 91	Mo. 10 Day 29 Yr. 2025 Mo. 10 Day 29 Yr. 2025										
5 Grantor's Name, Address, and Telephone (Please Print)	6 Grantee's Name, Address, and Telephone (Please Print)										
Grantor's Name (Seller) Keith C. Piel	Grantee's Name (Buyer) Shirley M. Schmidt, Trustee										
Street or Other Mailing Address	Street or Other Mailing Address										
State Zip Code	8020 W 12th Street City State Zip Code										
Alma NE Loggalo	Juniata NE 68955										
Phone Number	Phone Number Is the grantee a 501(c)(3) organization? Yes v No 4024694463 If Yes, is the grantee a 509(a) foundation? Yes v No										
Email Address	Email Address										
n/a 7 Property Classification Number. Check one box in categories A and B. Check C if	n/a property is also a mobile home.										
	Property Type (C)										
Improved Single Family Industrial	Mineral Interests-Nonproducing State Assessed Mobile Home										
Unimproved Multi-Family Agricultural	Mineral interests-Producing Exempt										
LOLL Commercial Recreational											
8 Type of Deed Conservator Distribution La Bill of Sale Corrective Easement Le	ad Contract/Memo Partition Sheriff Other See Personal Rep. Trust/Trustee										
	eral Quit Claim Warranty										
9 Was transfer part of IRS like- 10 Type of Transfer Distribution Forec											
kind exchange (I.R.C. § 1031	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.) Yes No	12 Was real estate purchased for same use? (If No, state the intended use.) Yes No										
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	artnership, or LLC Self Other										
Brothers and Sisters Grandparents	and Grandchild Spouse										
Ex-spouse Parents and C	ild Step-parent and Step-child										
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State of Nebraska s	\$.
State of Nebraska Scounty of Webster	Entered on the
numerical index and f	iled for record in the
	2025, at 8:36 orded in Book 2025
	h
on Page 042	County Clerk
10.00	O A Deputy
ind CompAs	sessorCarded

NEBRASKA DOCUMENTARY
STAMP TAX
Date______(0-30-25)
\$_939.60____By a)

Return to: Southern Title, LLC 2837 W Hwy 6 #205 Hastings, NE 68901

WARRANTY DEED

Keith C. Piel, a single person, Grantor, in consideration of ONE DOLLAR (\$1.00) and other valuable consideration received from Grantee, Shirley M. Schmidt, Trustee of the Shirley M. Schmidt Revocable Trust, conveys to Grantee, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

A tract of land Six Hundred Sixty (660) Feet by Six Hundred Sixty (660) Feet in the Southeast Corner of the Southeast Quarter (SE1/4) of Section Thirty (30), Township Four (4) North, Range Ten (10) West of the 6th P.M., Webster County, Nebraska

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

- (1) is lawfully seised of such real estate and that it is free from encumbrances;
- (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 October 29,2025.

Keith C. Piel

STATE OF NEBRASKA

) ss.

COUNTY OF ADAMS

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

Notary Public

Residential & Commercial Sales Worksheet

Cnty No.	Bo	ok _	Page	Sale Date						School District Code											
91	20	25	2462		10/	31/2025	Base: 9	002		Affilia	ited:		U	nifi							
Location	$\mathbf{\tilde{D}}^{-}$	Sale	Number	Us	eabil	ity & Code# /	Cont.	\$ 15.75 \$ 18.65			P	arcel I	Number								
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	D	ate of S	ale Assessed	l Value 437				LANCE CONTRACTOR			00	0	10025	2007297		007	0000				
Land		Imp	rovements		Total				Date of Sale Property Classification Code												
1	,970		24,775	5		26,745	Status	roperty	operty Type Zoning Locati						City Size Parcel Siz						
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(英國海門)	gyrta G a r	N Day See		W 1		Residential	127						Comme	rcial	ž (v	高麗	ari de pertos				
	Mul		provements:	Multip	ole. Im	provements,			Multiple. Improvements. :												
		Const	uction Date:	Const	ruction	Date: 19	15		Construction Date :												
			Floor:	Floor	Sq. Ft.	<u> </u>	85		Floor	Sq.	Ft.:										
		Section in the section	ig Cost New:	Cost:	aveths discover	119,3	San to a state as a state of		Cost:					Calca 150 W							
Single Family		Charles 625 Media		Resi	dentia	I Condition: 2	0		Com	mei	rcial O	ccupan	c y Code:	Carroll Service	and the state of t						
(100) 🗆 Mo	bile Hon	ne		(10)		Worn Out								ther2:							
(101) 🗆 One	e Story			(20)	X	Badly Worn	m Commercial Construction Class:														
(102) 🗆 Two	<u> </u>			(30) Average						(1) ☐ Fireproof Structural Steel Frame											
(103) 🗆 Spli	-			(40) □ Good					(2) Reinforced Concrete Frame												
(104) 🗷 11/				(50) Uery Good					(3) Masonry Bearing Walls												
(111) 🗆 Bi-l				(60) Excellent					(4) U Wood or Steel Framed Ext. Walls												
(106) □ Oth	A ST BOOK SERVICE	**************************************								(5) ☐ Metal Frame and Walls (6) ☐ Pole Frame											
Townhouse of		Style:		Residential Quality: 30						or Otalia	Pole	COMESCHED		ASSESSION .	-90 % -80	locification in Lection	Arrestalla transfer				
(301) One		<u> </u>		(10) □ Low				Cost				372 373	Con								
(302) Two				(20)				(10)		Low			(10)		Worn						
(308) 🗆 Spli				(30) ☑ Average (40) □ Good			•	(20)		Abor			(20) (30)		Badly						
(309) 🗆 21/				(50)		Very Good			(30) □ Above Average (30) □ Average (40) □ High (40) □ Good								3c				
(304) 🗆 One)uplex		(60)		Excellent			(40) 🗆 rugii (40) 🗀 G000								Food				
(305) □ Two				W 320					V54/5	SY M				(60)		Excell					
Assessor's	Adin	stmen	t to Sale P	rice	(+ n	>=	e se e que signere, se acceptante	() C () () ()	. 1940.7	200 000 000	anting Sparit Scanding	rgive Workswake Tru	44.1944.14.44.44.44.44.44.44.44.44.44.44.44.4	` ,							
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Comments 1	from						•	Com	nents:												
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NEBRASKA Good Life, Great Service.

Real Estate Transfer Statement

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

• If additional space is peeded add an attachment and identify the applicable item.

	ent is signed and items 1-27 are accurately completed.										
1 County Name 2 County Number	3 Date of Sale/Transfer Mo. 10 Day 31 Yr. 2025 4 Date of Deed Mo. 10 Day 25 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) Van Beber Properties II, LLC	Grantee's Name (Buyer) John D. Disney and Deanna Disney										
Street or Other Mailing Address	Street or Other Mailing Address										
1132 Bumps River Road											
City State Zip Code Centerville MA 02632	City State Zip Code Red Cloud NE 68970										
Phone Number	Phone Number Is the grantee a 501(c)(3) organization? Yes V No										
Email Address	If Yes, is the grantee a 509(a) foundation? Yes V No Email Address										
n/a	n/a										
7 Property Classification Number. Check one box in categories A and B. Check C in	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										
L IOLL Commercial Recreational											
	nd Contract/Memo Partition Sheriff Other										
	ase Personal Rep. Trust/Trustee										
	neral Quit Claim Warranty										
kind exchange (I.R.C. § 1031	losure Irrevocable Trust Revocable Trust Transfer on Death										
Exchange) by buyer or seller?	☐ Life Estate ✓ Sale ☐ Trustee to Beneficiary										
Buyer Seller ✓ No Court Decree Exchange Grant 11 Was ownership transferred in full? (If No, explain the division.)	or Trust Partition Satisfaction of Contract Other (Explain) 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 rela	atives? (If Yes, check the appropriate box.)										
	Partnership, or LLC Self Other										
Brothers and Sisters Grandparents	and Grandchild Spouse										
Ex-spouse Parents and C	hild Step-parent and Step-child										
14 What is the current market value of the real property?	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)										
45,000.00	☐ Yes										
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 GTA Realty Group No										
18 Address of Property	19 Name and Address of Person to Whom the Tax Statement Should be Sent										
728 N Cherry St Red Cloud, NE 68970	Grantees										
18a No address assigned 18b Vacant land											
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		BOOK <u>2025</u> PAGE 291
numerical Clerk's of of Oc o'clock on Page 10.	Entered on the al index and filed for record in the office of said county this 3 day A.D., 2035, at 10:46 A.M. Recorded in Book 2035 auto 2 county Clerk as 0 County Clerk Comp_Assessor_Carded	NEBRASKA DOCUMENTARY STAMP TAX Date 10-31-25 \$ 104.40 By (L)
PO Box	n Title, LLC	ARRANTY DEED
ONE I and De	Beber Properties II, LLC, a Nebraska limited EDOLLAR (\$1.00) and other valuable consideranna Disney, a married couple, conveys to Coon, the following described real estate (as defined).	ration received from Grantees, John D. Disney frantees, as joint tenants and not as tenants in
	The South Half (S½) of Lot Eight (8) and a Addition to the City of Red Cloud, Webster	ll of Lot Nine (9), Block Seven (7), LeDuc's County Nebraska
Granto	ors covenant, jointly and severally, if more that	an one, with Grantees that Grantor:
	 is lawfully seised of such real estate an has legal power and lawful authority to warrants and will defend title to the reapersons. 	convey the same;
Execut	uted October 25,2025.	
	Beber Properties II, LLC, a Nebraska d liability company	
BY: C	Charles R. Van Beber, Member/Manager	<u></u>
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liability company.

Notary Public

VISHAL VIHOL
Notary Public
Commonwealth of Massachusetts
My Commission Expires
March 13, 2031

Residential & Commercial Sales Worksheet

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NEBRASKA Good Life. Great Service.

Real Estate Transfer Statement 232

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

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

FORM **521**

DEPARTMENT OF REVENUE If additional space is needed, add an attachment and identify the applicable item number. The deed will not be recorded unless this statement is signed and items 1-27 are accurately completed. 2 County Number 1 County Name 3 Date of Sale/Transfer 4 Date of Deed Day 22 Yr. 2025 Mo. 10 Mo. 10 Day 27 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 (Buver) Janet A. Thomas Daniel A. Dack Street or Other Mailing Address Street or Other Mailing Address 605 N 4th Ave 120 S Walnut St City State Zip Code City State Zip Code Hastings NE 68901 Red Cloud 68970 NE Phone Number Phone Number Is the grantee a 501(c)(3) organization? Yes (308) 293-8640 (402) 519-3799 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 TIOLL Commercial Recreational 8 Type of Deed Conservator Distribution Land Contract/Memo Sheriff Other Bill of Sale Corrective Easement Lease Personal Rep. Trust/Trustee Cemetery Death Certificate - Transfer on Death Executor Mineral ✓ Quit Claim Warranty Was transfer part of IRS like-10 Type of Transfer Foreciosure 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? Buyer Seller V No Court Decree Other (Explain) Exchange Grantor Trust Partition Satisfaction of Contract 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.) 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.) \$9,250 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 **₽** 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 334 Division 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 22 Total purchase price, including any liabilities assumed..... 1.000 22 | \$ 23 Was non-real property included in the purchase? No (If Yes, enter dollar amount and attach itemized list.) (see instructions) . . 24 Adjusted purchase price paid for real estate (line 22 minus line 23) 24 \$ 1,000,00 25 If this transfer is exempt from the documentary stamp tax, list the exemption number 26 Is an affidavit as described in Neb. Rev. Stat. § 76-2.141 required because the property is located within a county or other geographic area with an active air force ballistic missile field? (See Instructions) Yes 🗹 No 27 If yes, is the required affidavit attached to this filing? Yes No Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement. Kory McCracken (402) 746-3613 Print or Type Name of Grantee or Authorized Representative Phone Number Attorney 10/27/2025 rantée 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 \$ 32 Day Mo Nebraska Department of Revenue

Lots Twenty-five (25), Twenty-six (26), Twenty-seven (27), Twenty-eight (28), Twenty-nine (29), Thirty (30), Thirty-one (31) and Thirty-two (32), Block Two (2), Railroad Addition to the City of Red Cloud, Webster County, Nebraska.

State of Nebraska SS.
County of Webster Entered on the numerical index and filed for record in the Clerk's office of said county this Gay of NOU A.D., 20 20 at 9 11 o'clock A.M. Recorded in Book 202 on Page 2514 2515 County Clerk Deputy Clerk

QUITCLAIM DEED

Janet A. Thomas, a single person and surviving spouse of Leroy E. Thomas, whose death certificate is hereto attached, 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 Daniel A. Dack, a single person, GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Lots Twenty-five (25), Twenty-six (26), Twenty-seven (27), Twenty-eight (28), Twenty-nine (29), Thirty (30), Thirty-one (31) and Thirty-two (32), Block Two (2), Railroad Addition to the City of Red Cloud, Webster County, Nebraska.

Odolor Executed June ZZ, 2025.

well of Thomas

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

CALEB BLASE General Notary - State of Nebraska My Commission Expires Feb 7, 2026

The foregoing instrument was acknowledged before me on June 22 2025, by Janet A. Thomas, a single person.

Comm. expires <u>Feb. 7, 7076</u>

Callh Waw Notary Public

STATE OF NEGRASIKA - DEPARTMENT OF HEALTH AND HUMAN SERVICES

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Residential & Commercial Sales Worksheet

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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 item number.

FORM

Good Life. Great Service. DEPARTMENT OF REVENUE

521

i ne 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. 11 Day 5 Yr. 2025 4 Date of Deed Mo. 11 Day 5 Yr. 2025								
5 Grantor's Name, Address, and Telephone (Please Print)	6 Grantee's Name, Address, and Telephone (Please Print)								
Grantor's Name (Seller) Daniel A. Dack	Grantee's Name (Buyer) Daniel A. Dack and Susan A. Strickland								
Street or Other Mailing Address 120 S Walnut St	Street or Other Mailing Address 120 S Walnut St								
City State Zip Code Red Cloud NE 68970	City State Zip Code Red Cloud NE 68970								
Phone Number (402) 519-3799	Phone Number Is the grantee a 501(c)(3) organization? Yes								
Email Address	Email Address								
n/a 7 Property Classification Number. Check one box in categories A and B. Check C if	n/a								
	Property Type (C)								
Improved Single Family Industrial	Mineral Interests-Nonproducing State Assessed Mobile Home								
Unimproved Multi-Family Agricultural	Mineral Interests-Producing Exempt								
OLL Commercial Recreational									
8 Type of Deed Conservator Distribution Lar	nd Contract/Memo Partition Sheriff Other								
	se Personal Rep. Trust/Trustee								
	neral V Quit Claim Warranty								
9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031									
Exchange) by buyer or seller?	Life Estate Sale Trustee to Beneficiary								
Buyer Seller No Court Decree Exchange Granto 11 Was ownership transferred in full? (If No, explain the division.)	or Trust Partition Satisfaction of Contract Other (Explain) 12 Was real estate purchased for same use? (If No, state the intended use.)								
✓ Yes	Yes								
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives.	tives? (If Yes, check the appropriate box.)								
Yes Mo Aunt or Uncle to Niece or Nephew Family Corp., F	Partnership, or LLC Self Other								
	and Grandchild Spouse								
Ex-spouse Parents and Cl									
14 What is the current market value of the real property?	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)								
\$9,250 16 Does this conveyance divide a current parcel of land?									
Yes No	17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) Yes No								
18 Address of Property	19 Name and Address of Person to Whom the Tax Statement Should be Sent								
334 Division 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									
22 Total purchase price, including any liabilities assumed									
23 Was non-real property included in the purchase?	i								
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)									
25 If this transfer is exempt from the documentary stamp tax, list the exemption number _									
·	within a county or other geographic area with an active air force ballistic missile field? (See Instructions)								
27 If yes, is the required affidavit attached to this filing? Yes No									
Under penalties of law, I declare that I have examined this statement and	hat 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	(100) = 10 - 10 - 10								
Print or Type Name of Grantee or Authorized Representative									
	Phode number								
sign									
here Signature of Grantee or Authorized Representative									
	Attorney 11/05/2025 Title Date								
Signature of Grantee or Authorized Representative Register of Deed's Use Or 28 Date Deed Recorded 29 Value of Stamp or Exempt Number	Attorney Title 11/05/2025 Date Tor Dept. Use Only 30 Recording Data								
here Signature of Grantee or Authorized Representative Register of Deed's Use Or	Attorney 11/05/2025 Title Date Title For Dept. Use Only								

Lots Twenty-five (25), Twenty-six (26), Twenty-seven (27), Twenty-eight (28), Twenty-nine (29), Thirty (30), Thirty-one (31) and Thirty-two (32), Block Two (2), Railroad Addition to the City of Red Cloud, Webster County, Nebraska.

BOOK 2025 PAGE 2516

State of Nebraska ss.

Entered on the numerical index and filed for record in the Clerk's office of said county this (£ day of Nan) A.D., 2005, at 4514 or clock A.M. Recorded in Book 2025 on Page 2514 County Clerk 10.20 (Deputy Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date (- 6-35
\$ 3-32 By 11

JOINT TENANCY QUITCLAIM DEED

Daniel A. Dack, 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 Daniel A. Dack, a single person, and Susan A. Strickland, a single person, as joint tenants, GRANTEES, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Lots Twenty-five (25), Twenty-six (26), Twenty-seven (27), Twenty-eight (28), Twenty-nine (29), Thirty (30), Thirty-one (31) and Thirty-two (32), Block Two (2), Railroad Addition to the City of Red Cloud, Webster County, Nebraska.

Executed November 5, 2025.

Daniel A. Dack

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on November 5, 2025, by Daniel A. Dack, a single person.

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

Notary Public

Residential & Commercial Sales Worksheet

Cnty No.	Bo	ok .	Page		S	ale Date		School District Code								
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NEBRASKA

Real Estate Transfer Statement

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

3 Date of Sale/Transfer

Mo. 09 Day 22

4 Date of Deed

мо. 09

_ Day 22

yr. <u>20</u>25

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

FORM 521

Good Life, Great Service Department of Revenue

1 County Name

•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.

2 County Number

Webster - 9

5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Setler) See Exhibit A Grantee's Name (Buyer) The State of Nebraska Dept of Transportation Street or Other Mailing Address Street or Other Malling Address PO Box 94759 Zip Code 68509 City State Zip Code City State NE Lincoln is the grantee a 501(c)(3) organization?
If Yes, is the grantee a 509(a) foundation? Phone Number 402-471-4567 Yes Phone Number 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. (C) (B) Property Type (A) Status Mobile Home State Assessed Single Family Industrial Mineral Interests-Nonproducing [] Improved **Unimproved** Multi-Family Agricultural Mineral Interests-Producing Exempl ☐ IOLL Commercial Recreational Conservator Distribution Land Contract/Memo Partition | Sheriff Other 8 Type of Deed Trust/Trustee Bill of Sale Personal Rep. Corrective Easement Lease √ Warranty Mineral Quit Claim Death Certificate - Transfer on Death Cemetery Executor Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? Irrevocable Trust Revocable Trust Transfer on Death 10 Type of Transfer Distribution Foreclosure Gin Life Estate Auction Easement ✓ Sale Trustee to Beneficiary Other (Explain) Buyer Court Decree Exchange Satisfaction of Contract Seller No Grantor Trust Partition 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.) N₀ Build Roads 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.) ☐ Self Other_ Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC Yes Brothers and Sisters Grandparents and Grandchild Spouse Ex-spouse Parents and Child Step-parent and Step-child 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) 14 What is the current market value of the real property? 460.00 Yes **✓** No Was transfer through a real estate agent or a title company? (II Yes, include the name 16 Does this conveyance divide a current parcel of land? of the agent or title company contact.) Yes V Yes 19 Name and Address of Person to Whom the Tax Statement Should be Sent 18 Address of Property -----Nebraska Dept of Transportation N/A PO Box 94759 Lincoln, NE 68509-4759 18a No address assigned 18b Vacani land 20 Legal Description (Attach additional pages, if needed.) See Attached Exhibit A 21 If agricultural, list total number of acres transferred in this transaction 460,00 22 Total purchase price, including any liabilities assumed...... 22 | 8 23 Was non-real property included in the purchase? 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 2 24 460.00 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 ballistic missile field? (See Instructions) Yes 🗸 No 27 If yes, is the required allidavit attached to this filing? 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. Sarah Talbert 402-479-4461 Print of Type Name of Grantee or Authorized Representative Phone Number <u>11/6/2025</u> ROW Project Manager Date Signalure of Granice of Authorized Representative here For Dept. Use Only Register of Deed's Use Only 29 Value of Stamp or Exempt Number 30 Recording Data 28 Date Deed Recorded #1 Day . Nebraska Department of Revenue Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2) Form No. 96-269-2009 8-2025 Rev. Supersedes 96-269-2008 7-2024 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

Timothy Lee Stokes; 926 Jefferson Avenue Hastings Hastings, NE 68901-3727

Phone No.: (402) 461-4249

Field No. 20: Legal Description

ROW1 - A TRACT OF LAND DESCRIBED AS THE EAST 10.16 FEET OF LOTS 6, 7, AND 8, BLOCK 7, ORIGINAL TOWN OF RED CLOUD, WEBSTER COUNTY, NEBRASKA CONTAINING 762.45 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.

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NEBRASKA DOCUMENTARY STAMP TAX

Date: 11/06/25 \$ Ex002 By AS Bk 2025, Pg 2517

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 06 day of November A.D., 2025, at 11:08 o'clock AM. Recorded in Book 2025 on Pages 2517-2520

gudlynde

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: 39

KNOW ALL PERSONS BY THESE PRESENTS:

THAT: Timothy Lee Stokes

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 EAST 10.16 FEET OF LOTS 6, 7, AND 8, BLOCK 7, ORIGINAL TOWN OF RED CLOUD, WEBSTER COUNTY, NEBRASKA CONTAINING 762.45 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.

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.

WARRANTY DEED

PROJECT NO.: 281-1(117)

C.N.: 42619

TRACT: 39

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: 39
Duly executed this Aday of	September, A.D.	20 <u>2</u> 5
	Tina	imothy Lee Stokes
,		
STATE OF Nebraska COUNTY OF Adams))ss.)	
The foregoing instrument was acknowledge.	owledged before me this this 22.5	day of <u>September</u> ,
A.D., 20 25, by Timothy Lee Stol	ces.	
	Michelee & Ded Notary Public	brick.
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GENERAL NOTARY - State of Nebraska MICHELLE L DEDRICK My Comm. Exp. October 13, 2025

WARRANTY DEED

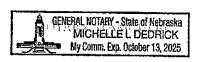
PROJECT NO.: 281-1(117)

C.N.: 42619

TRACT: 39

Duly executed this 22 day of September, A.D. 2025
(mary Inn Stokes
Spouse of Timothy Lee Stokes
Mary Ann Stokes Print Name of spouse
STATE OF Nebraska
COUNTY OF Adams)ss.
The foregoing instrument was acknowledged before me this this 22 day of September
A.D., 2025, by May Arm Stokes. (Print Name of Individual who appeared before Notary)

Michaele R. Dedrick Notary Public



Agricultural Land Sales Worksheet

Cuty No.	Bo	ok .	, Page	Sal	e Date	25 G. 1833 15 G. 1833		Truste Medical	Scl	ool Dis	trict Cod	e	i projektiva Kongresija	C PAIN	kanalisensi Kalendari		
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Real Estate Transfer Statement 35 • 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

Good Life. Great Service.

	The deed will not be	recorded unless this	statemen	l is signed and it	ems 1-27 are	accurately	completed.					
1 County Name	2 County	Number		3 Date of Sale/Trai	nsfer	4 Da	te of Deed					
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	ddress, and Telephone (Plea	se Print)		6 Grantee's Name		Telephone (P	lease Print)					
Grantor's Name (Selle SUSAN A JOHNS				Grantee's Name (Buyer) see attached								
Street or Other Mailing 502 S Railway St	reet			Street or Other Mailing Address 502 S Railway Street								
City Blue Hill	State NE	e Zip 689	o Code 930	City State Zip Code Biue Hill NE 68930								
Phone Number 402-756-3981				Phone Number	is the	grantee a 50	1(c)(3) organizatio	on? Yes / No				
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Grantees

Brian Johnson, Bradley Johnson, Brent Johnson, Jodi Ten Bensel Life estate to Susan A. Johnson

AN UNDIVIDED ONE THIRD (1/3) INTEREST IN AND TO:

THE SOUTHWEST QUARTER (SW1/4) OF SECTION THIRTY-FOUR (34), TOWNSHIP FOUR (4) NORTH, RANGE TEN (10), WEST OF THE 6TH P.M., WEBSTER COUNTY, NEBRASKA; AND

AN UNDIVIDED ONE THIRD (1/3) INTEREST IN AND TO:

THE NORTHWEST QUARTER (NW1/4) OF SECTION TWENTY-FOUR (24), TOWNSHIP FOUR (4) NORTH, RANGE TEN (10), WEST OF THE 6^{TH} P.M., WEBSTER COUNTY, NEBRASKA.

BOOK 2025 PAGE 2527

Entered on the numerical index and filed for record in the Clerk's office of said county this day of NOL A.D., 20 a 5, at 1.48 o'clock DM. Recorded in Book 20 a confusion Page 252 252 County Clerk Deputy Ind Comp Assessor Carded



WARRANTY DEED

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

SUSAN A. JOHNSON, a single person, herein called Grantor, in consideration of one dollar and other valuable consideration, received from grantee, do grant, bargain, sell, convey and confirm unto BRIAN JOHNSON a married person; BRADLEY JOHNSON a married person; BRENT JOHNSON a married person; JODI TEN BENSEL, a married person, and reserving full life use and benefit otherwise known as a LIFE ESTATE TO SUSAN A. JOHNSON, a single person, herein called the grantee whether one or more, the following described real estate in Webster County, Nebraska:

AN UNDIVIDED ONE THIRD (1/3) INTEREST IN AND TO: THE SOUTHWEST QUARTER (SW1/4) OF SECTION THIRTY-FOUR (34), TOWNSHIP FOUR (4) NORTH, RANGE TEN (10), WEST OF THE 6^{TH} P.M., WEBSTER COUNTY, NEBRASKA; AND

AN UNDIVIDED ONE THIRD (1/3) INTEREST IN AND TO: THE NORTHWEST QUARTER (NW1/4) OF SECTION TWENTY-FOUR (24), TOWNSHIP FOUR (4) NORTH, RANGE TEN (10), 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 warrant will defend the title to said premises against the lawful claims of all person whomsoever.

Executed: October 27 2025

SUSAN A. JOHNSON, Grantor

STATE OF NEBRASKA

COUNTY OF Metater)

Before me, a notary public qualified for said county, personally came SUSAN A. JOHNSON, a single person, 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 _

GENERAL NOTARY-State of Nebreske
LORI D MEENTS
My Comm. Exp. Dec. 2, 2027

, 2025

Notary Public

Residential & Commercial Sales Worksheet

Cnty No.	Во	ok	Page		S	Sale Date	建筑 的	和 排除	School District Code							18.7 2 18.7 2 19.7 19.7 19.7 19.7 19.7 19.7 19.7 19.7			
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ONEBRASKA Good Life, Great Service.

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

236

FORM **521**

DEPARTMENT OF REVENUE • If addition	nal space is needed, add an attachn	nent and identity the applicable it	em number.	, ·						
	t be recorded unless this statement									
1 County Name 2 Co Webster - \$1	unty Number	3 Date of Sale/Transfer Mo. 11 Day 04 Yr. 2025 4 Date of Deed Mo. 11 Day 04 Yr. 2025								
5 Grantor's Name, Address, and Telephone (I	Please Print)	6 Grantee's Name, Address, and Tele								
Grantor's Name (Seller) Carlene Kuper		Grantee's Name (Buyer) Jeffrey and Jill Coffey								
Street or Other Mailing Address 620 Santa Fe Ave		Street or Other Mailing Address PO Box 61								
El Dorado F	State Zip Code KS 67042	City State Zip Code Blue Hill NE 68930								
Phone Number 402-460-7104		402-756-4160 If Yes, is t	ntee a 501 (c)(3) organizatio he grantee a 509(a) founda							
Email Address n/a		Email Address n/a								
7 Property Classification Number. Check on	e box in categories A and B. Check C if	property is also a mobile home.								
(A) Status		Property Type		(C)						
Improved Single Family Unimproved Multi-Family IOLL Commercial	Industrial	Mineral Interests-Nonproducing Mineral Interests-Producing	State Assessed Exempt	Mobile Home						
8 Type of Deed Conservator Bill of Sale Corrective		d Contract/Memo Partition	Sheriff O	ther						
Cemetery Death Certificate - Tra	nsfer on Death Executor Min	eral Quit Claim	✓ Warranty							
kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? Buyer Seller No	e of Transfer Distribution Forecle Auction Easement Gift Court Decree Exchange Granto	Life Estate Sale	☐ Trust	sfer on Death ee to Beneficiary r (Explain)						
11 Was ownership transferred in full? (If No, exp	lain the division.)	12 Was real estate purch ✓ Yes No	ased for same use? (If No,	state the intended use.)						
13 Was the transfer between relatives, or if to a t	irustee, are the trustor and beneficiary relat	tives? (If Yes, check the appropriate box.))							
		artnership, or LLC Self	Other_							
☐ Brothers and S		= '	10: 171							
Ex-spouse 14 What is the current market value of the real p	Parents and Ch	15 Was the mortgage assumed? (If Yes	and Step-child	arnot roto \						
14 What is the bulletit market value of the lear p	toperty:	Yes V No \$	s, state the amount and the	erest rate.)						
16 Does this conveyance divide a current parcel Yes No	of land?	17 Was transfer through a real estate a of the agent or title company contact	gent or a title company? (li	Yes, include the name						
18 Address of Property		19 Name and Address of Person to Wh	om the Tax Statement Sho							
310 S Cherry ST Blue Hill, NE 68930		(Same as Grantees)								
	cant land			· 						
20 Legal Description (Attach additional pages, if Lots Eleven (11) and Twelve (12), Blo	needed.) ock Ten (10), Hoover's Addition to	Blue Hill, Webster County, Ne	braska.							
21 If agricultural, list total number of acres transfe		·	- 1	240 000100						
22 Total purchase price, including any liabilities 23 Was non-real property included in the purchase	9?		22 \$	340,000,00 0,00						
24 Adjusted purchase price paid for real estate		.,	23 \$ 24 \$	340,000,00						
25 If this transfer is exempt from the documenta26 Is an affidavit as described in Neb. Rev. Stat. § 76-	· · · · · · · · · · · · · · · · · · ·		an active air force ballistic miss	ile field? (See Instructions)						
Yes Mo 27 If yes, is the required affidavit attached to the	nis filing? Yes No									
and that I am duly authorized to s	that I have examined this statement and thigh this statement.	natifiers, to the best of my knowledge and	pelier, true, complete, and	correct,						
David B. Garwood-7 Prior or Type Name of Grantee or	Authorized Penyaganishing			402.746.3613						
sign Print or upe Name of Grantee of		Attorney		Phone Number						
here Signature of Grantee of Authorize		Title	,	<u>// // // // 5</u> Date						
	Register of Deed's Use On	ily		For Dept. Use Only						
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Nebraska Department of Revenue		<i>J</i>	Authorized by Neb. Rev.	Stat. §§ 76-214, 77-1327(2)						

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NEBRASKA DOCUMENTARY

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

JOINT TENANCY WARRANTY DEED

Carlene Kuper, Trustee of the Carlene Kuper Revocable Trust dated August 14, 2024, GRANTOR, in consideration of THREE HUNDRED FORTY THOUSAND AND NO/100 DOLLARS (\$1.00) receipt of which is hereby acknowledged, conveys to Jeffrey A. Coffey and Jill M. Coffey, husband and wife as joint tenants, GRANTEES, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Lots Eleven (11) and Twelve (12), Block Ten (10), Hoover's Addition to Blue Hill, Webster County, Nebraska.

GRANTOR covenants (jointly and severally, if more than one) with the GRANTEES that GRANTOR: (1) is lawfully seized of such real estate and that it is free from encumbrances, except roads and highways, easements and restrictions of record; (2) has legal power and lawful authority to convey the same; (3) warrants and will defend title to the real estate against the lawful claims of all persons.

STATE OF KANSAS, COUNTY OF BUTLER) ss.

The foregoing instrument was acknowledged before me on November 2025, by Carlene Kuper, Trustee of the Carlene Kuper Revocable Trust dated August 14, 2024.

Comm. expires 5115127

CYNTHIA J TOEDMAN

Phone/Fax: (40) 7 18 30 MY APPT. EXPIRES Page 1 DAVE:F:\WP\2025\COFFEY\KUPRCOFF.JTD 10/31/25

Residential & Commercial Sales Worksheet

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(104) □ 11/2 Story				(50) □ Very Good					(3)	(3) Masonry Bearing Walls									
(111) 🗆 Bi-	Level			(60) Excellent					(4)										
(106) □ Other									(5)	(5)									
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FORM

Real Estate Transfer Statement 25

• 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

	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 6 Mo. 11 Day 10 Yr. 2025 Mo. 11 Day 10	vr 2025						
Webster - 91 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)							
Judy Ryan ` ´	Gina Krieger							
Street or Other Mailing Address 905 N. Franklin St.	Street or Other Mailing Address 905 N. Franklin St.							
City State Zip Code Red Cloud NE 68970	City State Red Cloud NE	Zip Code 68970						
Phone Number	Red Cloud NE Phone Number Is the grantee a 501(c)(3) organization?	? Yes 🗸 Nio						
402-902-0200 Email Address	402-519-3596 If Yes, is the grantee a 509(a) foundation? Yes							
π/a	Email Address n/a							
7 Property Classification Number. Check one box in categories A and B. Check C if	property is also a mobile home.							
	Property Type	(C)						
✓ Improved ✓ Single Family ☐ Industrial	Mineral Interests-Nonproducing State Assessed	Mobile Home						
Unimproved Multi-Family Agricultural [Mineral Interests-Producing Exempt							
	nd Contract/Memo Partition Sheriff Othe	or						
	ase Personal Rep. Trust/Trustee	et						
Cemetery Death Certificate - Transfer on Death Executor Mir								
9 Was transfer part of IRS like- 10 Type of Transfer Distribution Forecl	osure Irrevocable Trust Revocable Trust Transfe	r on Death						
kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? Auction Easement Gift	Life Estate Sale Trustee	to Beneficiary Joint Title,						
	or Trust Partition Satisfaction of Contract Other (Explain) to individual						
11 Was ownership transferred in full? (If No, explain the division.) Yes No	12 Was real estate purchased for same use? (If No, str	ate the intended use.)						
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives.								
Yes No Aunt or Uncle to Niece or Nephew Family Corp., F	Partnership, or LLC Self Other							
Brothers and Sisters Grandparents	and Grandchild Spouse							
Ex-spouse Parents and Cl								
14 What is the current market value of the real property?	15 Was the mortgage assumed? (If Yes, state the amount and intere	est rate.)						
\$37,382	Yes No \$	%						
16 Does this conveyance divide a current parcel of land? ☐ Yes ✓ No	17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) Yes No							
18 Address of Property	19 Name and Address of Person to Whom the Tax Statement Should							
905 N. Franklin St.	Gina Krieger							
Red Cloud, NE 68970	905 N. Franklin St.							
18a No address assigned 18b Vacant land Red Cloud, NE 68970								
20 Legal Description (Attach additional pages, if needed.) Lots Six (6), Seven (7), Eight (8), Nine (9), Ten (10), Eleven (11), Twelve (12), Block Four (4), Fairview Subdivision to the City of Red Cloud,								
Webster County, Nebraska, along with the East half of the vacated alley adjacent thereto.								
21 If agricultural, list total number of acres transferred in this transaction								
22 Total purchase price, including any liabilities assumed.		0,00						
23 Was non-real property included in the purchase?	22 \$	U ₁ UU						
Yes No (if Yes, enter dollar amount and attach itemized list.) (see instru		l alaa						
 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 _ 		0,00						
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 and that I am duly authorized to sign this statement.	that it is, to the best of my knowledge and belief, true, complete, and co	orrect,						
▶Patrick K. Kennev		402) 934-4770						
Print or Type Name of Grantee or Authorized Representative		Phone Number						
		11/10/2025						
here Signature of Grantee or Authorized Representative Title Date								
Register of Deed's Use Or	•	or Dept. Use Only						
28 Date Deed Recorded 29 Value of Stamp or Exempt Number	30 Recording Data							
Mo. 1 Day 1d Yr. do \$ 88.16	ChCP 81 CP0840							

Index	
Computer	
Assessor	
Carded	

NEBRASKA DOCUMENTARY STAMP TAX

Date: 11/12/25 \$ 88.16 By AS

Bk 2025, Pg 2545

State of Nebraska ss. County of Webster J

Entered on the numerical index and filed for record in the Clerk's office of said county this 12 day of November A.D., 2025, at 08:42 o'clock AM. Recorded in Book 2025 on Page 2545

Dissourch D

County Clerk

Fee: \$10.00 By: AS Deputy

Electronically Recorded

PLEASE RETURN TO: Patrick K. Kenney, Dvorak Law Group, LLC, 9500 West Dodge Road, Ste. 100, Omaha, NE 68144

QUITCLAIM DEED

Judy Ryan, 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 Gina Krieger ("Grantee") all of Grantor's right, title and interest in and to that certain real estate (as defined in Neb. Rev. Stat. § 76-201), legally described as follows:

Lots Six (6), Seven (7), Eight (8), Nine (9), Ten (10), Eleven (11) and Twelve (12), Block Four (4), Fairview Subdivision to the City of Red Cloud, Webster County, Nebraska, along with the East half of the vacated alley adjacent thereto.

Executed this 10th day of November, 2025.

GRANTOR:

STATE OF NEBRASKA

COUNTY OF Adams

SS.

The foregoing instrument was acknowledged before me on November 10th, 2025, by Judy Ryan, Grantor.

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