

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2025	2128	8/26/2025	Base: 91-0002		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
000129300		183		4	11	GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4371				00	0	10020		015	0000	
Land		Improvements		Total		Date of Sale Property Classification Code								
1,925				1,925		Status	Property Type		Zoning	Location	City Size	Parcel Size		
Assessor Location: RED CLOUD (RC)				A) 2	B) 01	C) 1	D) 1	E) 6	F) 2					

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

Assessor's Adjustment to Sale Price (+ or -):	
Assessor Comments and Reason for Adjustment:	
WD ; BUILD NEW ROAD	
Comments from	Comments:

(Continue on back)

36160

183

Real Estate Transfer Statement

FORM
521

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

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

1 County Name Webster - 91	2 County Number	3 Date of Sale/Transfer Mo. 08 Day 26 Yr. 2025	4 Date of Deed Mo. 08 Day 26 Yr. 2025
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) See Exhibit A Attached Street or Other Mailing Address City _____ State _____ Zip Code _____ Phone Number _____ Email Address N/A		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) The State of Nebraska Dept of Transportation Street or Other Mailing Address PO Box 94759 City Lincoln State NE Zip Code 68509 Phone Number (402) 471-4567 Is the grantee a 501(c)(3) organization? ☐ Yes ☒ No If Yes, is the grantee a 509(a) foundation? ☐ Yes ☒ No Email Address N/A	

7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home.				
(A) Status		(B) Property Type		(C)
☐ Improved	☒ Single Family	☐ Industrial	☐ Mineral Interests-Nonproducing	☐ State Assessed
☒ Unimproved	☐ Multi-Family	☐ Agricultural	☐ Mineral Interests-Producing	☐ Exempt
☐ IOLL	☐ Commercial	☐ Recreational		☐ Mobile Home
8 Type of Deed ☐ Conservator ☐ Distribution ☐ Land Contract/Memo ☐ Partition ☐ Sheriff ☐ Other _____ ☐ Bill of Sale ☐ Corrective ☐ Easement ☐ Lease ☐ Personal Rep. ☐ Trust/Trustee _____ ☐ Cemetery ☐ Death Certificate -- Transfer on Death ☐ Executor ☐ Mineral ☐ Quit Claim ☒ Warranty				
9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? ☐ Buyer ☐ Seller ☒ No		10 Type of Transfer ☐ Distribution ☐ Foreclosure ☐ Irrevocable Trust ☐ Revocable Trust ☐ Transfer on Death ☐ Auction ☐ Easement ☐ Gift ☐ Life Estate ☒ Sale ☐ Trustee to Beneficiary ☐ Court Decree ☐ Exchange ☐ Grantor Trust ☐ Partition ☐ Satisfaction of Contract ☐ Other (Explain) _____		
11 Was ownership transferred in full? (If No, explain the division.) ☒ Yes ☐ No		12 Was real estate purchased for same use? (If No, state the intended use.) ☐ Yes ☒ No Build roads		
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) ☐ Yes ☒ No ☐ Aunt or Uncle to Niece or Nephew ☐ Family Corp., Partnership, or LLC ☐ Self ☐ Other _____ ☐ Brothers and Sisters ☐ Grandparents and Grandchild ☐ Spouse _____ ☐ Ex-spouse ☐ Parents and Child ☐ Step-parent and Step-child				
14 What is the current market value of the real property? 150.00		15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) ☐ Yes ☒ No \$ _____ %		
16 Does this conveyance divide a current parcel of land? ☒ Yes ☐ No		17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) ☐ Yes ☒ No		
18 Address of Property N/A		19 Name and Address of Person to Whom the Tax Statement Should be Sent Nebraska Dept of Transportation PO Box 94759 Lincoln, NE 68509-4759		
18a ☐ No address assigned 18b ☐ Vacant land				

20 Legal Description (Attach additional pages, if needed.) See Attached Exhibit A	
21 If agricultural, list total number of acres transferred in this transaction _____	
22 Total purchase price, including any liabilities assumed,	22 \$ 150.00
23 Was non-real property included in the purchase? ☐ Yes ☒ No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	23 \$ _____
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24 \$ 150.00
25 If this transfer is exempt from the documentary stamp tax, list the exemption number 2	
26 Is an affidavit as described in Neb. Rev. Stat. § 76-2.141 required because the property is located within a county or other geographic area with an active air force ballistic missile field? (See instructions) ☐ Yes ☒ No	
27 If yes, is the required affidavit attached to this filing? ☐ Yes ☒ No	

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

Sarah Talbert

Print or Type Name of Grantee or Authorized Representative

Sarah Talbert
Signature of Grantee or Authorized Representative

ROW Project Manager
Title

(402) 479-4461

Phone Number

9/25/2025

Date

sign
here

Register of Deed's Use Only		For Dept. Use Only
28 Date Deed Recorded Mo. 9 Day 25 Yr. 25	29 Value of Stamp or Exempt Number \$ Exempt # 2	30 Recording Data BK2025 Pg 2128

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

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 _____
Carded _____

NEBRASKA DOCUMENTARY
STAMP TAX

Date: 09/25/25

\$ Ex002 By AS

Bk 2025, Pg 2128

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

Abbey Laing

County Clerk

Fee: \$28.00 By: AS Deputy
Electronically Recorded

FOR REGISTER OF DEEDS USE ONLY

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

WARRANTY DEED

PROJECT NO.: 281-1(117)

C.N.: 42619

TRACT: 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.

WARRANTY DEED

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.

WARRANTY DEED

PROJECT NO.: 281-1(117)

C.N.: 42619

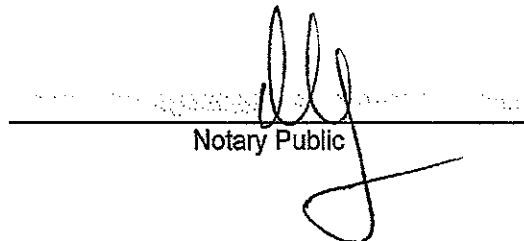
TRACT: 32

Duly executed this 26 day of August, A.D. 2025


Reginald Franklin Leonard

PROV Ontario
STATE OF Ontario
COUNTY OF Chatham-Kent) ss.
CANADA

The foregoing instrument was acknowledged before me this 26 day of August 2025
A.D., 2025, by Reginald Franklin Leonard.


Notary Public

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

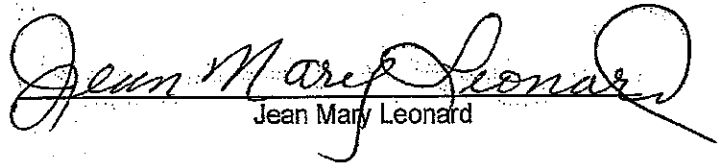
WARRANTY DEED

PROJECT NO.: 281-1(117)

C.N.: 42619

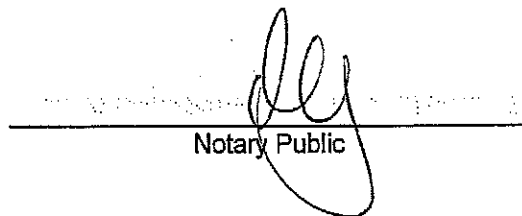
TRACT: 32

Duly executed this 26 day of August, A.D. 2025.


Jean Mary Leonard

PROV
STATE OF Ontario
COUNTY OF Chatham-Kent)ss.
CANADA

The foregoing instrument was acknowledged before me this 26 day of August,
A.D., 2025, by Jean Mary Leonard.


Notary Public

[J. Thomas McGregor, LL.B.
J. Thomas McGregor Professional Corporation
Barrister, Solicitor, Notary Public
Wallaceburg, ON N4A 4C7
Tel: (519) 627-2081 | Fax: (519) 627-1615]

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2025	2246	9/3/2025	Base: 91-0002		Affiliated:			Unified:					
Location ID		Sale Number		Useability & Code #		Parcel Number								
000103300		199		4 11		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4371			00	0	10005		004	0000		
Land		Improvements		Total		Date of Sale Property Classification Code								
865		556,010		556,875		Status	Property Type		Zoning	Location	City Size	Parcel Size		
Assessor Location: RED CLOUD (RC)				A) 1	B) 03	C) 3	D) 1	E) 6	F) 1					
				Residential				Commercial						
Multiple Improvements:				Multiple Improvements. :				Multiple Improvements. : 2						
Construction Date:				Construction Date :				Construction Date : 2023						
Floor:				Floor Sq. Ft. :				Floor Sq. Ft. : 1,520						
Building Cost New:				Cost :				Cost : 331,830						
Single Family Style:				Residential Condition:				Commercial Occupancy Code:						
(100) ☐ Mobile Home				(10) ☐ Worn Out				Primary: 471 Other1: 344 Other2: 544						
(101) ☐ One Story				(20) ☐ Badly Worn				Commercial Construction Class: 4						
(102) ☐ Two Story				(30) ☐ Average				(1) ☐ Fireproof Structural Steel Frame						
(103) ☐ Split Level				(40) ☐ Good				(2) ☐ Reinforced Concrete Frame						
(104) ☐ 1 1/2 Story				(50) ☐ Very Good				(3) ☐ Masonry Bearing Walls						
(111) ☐ Bi-Level				(60) ☐ Excellent				(4) ☒ Wood or Steel Framed Ext. Walls						
(106) ☐ Other								(5) ☐ Metal Frame and Walls						
Townhouse or Duplex Style:				Residential Quality:				(6) ☐ Pole Frame						
(301) ☐ One Story				(10) ☐ Low				Cost Rank: 25				Condition: 50		
(302) ☐ Two Story				(20) ☐ Fair				(10) ☐ Low				(10) ☐ Worn Out		
(307) ☐ 1 1/2 Story				(30) ☐ Average				(20) ☒ Average				(20) ☐ Badly Worn		
(308) ☐ Split Level				(40) ☐ Good				(30) ☒ Above Average				(30) ☐ Average		
(309) ☐ 2 1/2 Story				(50) ☐ Very Good				(40) ☐ High				(40) ☐ Good		
(304) ☐ One Story Duplex				(60) ☐ Excellent								(50) ☒ Very Good		
(305) ☐ Two Story Duplex												(60) ☐ Excellent		
Assessor's Adjustment to Sale Price (+ or -):														
Assessor Comments and Reason for Adjustment:														
WD; BUILD NEW ROAD														
Comments from							Comments:							
000103300 000103400														

(Continue on back)

30200
30200
parcel
103300
103400

NEBRASKA
Good Life, Great Service.
DEPARTMENT OF REVENUE

Real Estate Transfer Statement

FORM
521

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

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

1 County Name Webster - 91		2 County Number	3 Date of Sale/Transfer Mo. 09 Day 03 Yr. 2025	4 Date of Deed Mo. 09 Day 03 Yr. 2025
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) See Exhibit A Attached Street or Other Mailing Address City State Zip Code Phone Number Email Address N/A		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) The State of Nebraska Dept of Transportation Street or Other Mailing Address PO Box 94759 City Lincoln State NE Zip Code 68509 Phone Number (402) 471-4567 Is the grantee a 501(c)(3) organization? ☐ Yes ☒ No If Yes, is the grantee a 509(a) foundation? ☐ Yes ☒ No Email Address N/A		

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

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

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

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

14 What is the current market value of the real property? 150.00	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) ☐ Yes ☒ No \$ _____ %
--	--

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

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

18a ☐ No address assigned	18b ☐ Vacant land
20 Legal Description (Attach additional pages, if needed.) See Attached Exhibit A	

21 If agricultural, list total number of acres transferred in this transaction _____	
22 Total purchase price, including any liabilities assumed.	22 \$ 150.00
23 Was non-real property included in the purchase? ☐ Yes ☒ No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	23 \$ _____
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24 \$ 150.00
25 If this transfer is exempt from the documentary stamp tax, list the exemption number 2	
26 Is an affidavit as described in Neb. Rev. Stat. § 76-2,141 required because the property is located within a county or other geographic area with an active air force ballistic missile field? (See instructions) ☐ Yes ☒ No	
27 If yes, is the required affidavit attached to this filing? ☐ Yes ☒ No	

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

Sarah Talbert

Print or Type Name of Grantee or Authorized Representative

(402) 479-4461

Phone Number

10/9/2025

Date

sign
here

Signature of Grantee or Authorized Representative

ROW Project Manager

Title

Register of Deed's Use Only			For Dept. Use Only
28 Date Deed Recorded Mo. 10 Day 9 Yr. 25	29 Value of Stamp or Exempt Number \$ Exempt #2	30 Recording Data BK 2025, Pg 2246	

Nebraska Department of Revenue
Form No. 56-269-2008 7-2024 Rev. Supersedes 56-269-2008 10-2020

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

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

Exhibit A
To Form 521 - Real Estate Transfer Statement

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

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

Bk 2025, Pg 2246

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

Abbey King

County Clerk

Fee: \$28.00 By: AS Deputy
Electronically Recorded

FOR REGISTER OF DEEDS USE ONLY

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

WARRANTY DEED

PROJECT NO.: 281-1(117)

C.N.: 42619

TRACT: 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

WARRANTY DEED

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.

WARRANTY DEED

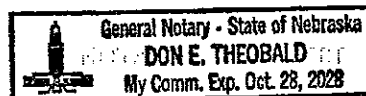
PROJECT NO.: 281-1(117)

C.N.: 42619

TRACT: 1

Duly executed this 3 day of September, A.D. 2025.402 Loft, LLC, a Nebraska
Limited Liability Companyby
Dennis HansenDennis Hansen, Manager

Print name and Title of Authorized Agent

STATE OF NEBRASKA)
COUNTY OF WEBSTER) ss.The foregoing instrument was acknowledged before me this 3rd day of September,
A.D., 2025, by Dennis Hansen, Manager,
(Print Name of Individual who appeared before Notary) (Title of officer or agent)on behalf of 402 Loft, LLC, a Nebraska Limited Liability Company.Don E. Theobald
Notary Public

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 Company	Type: Tract Owner	Tract #: 1

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,
 (Title of office holder) (Name of Organization)
 organized in accordance with the laws of the State of Nebraska and lawfully operating in Nebraska;

AND ...

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

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

OR ...

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

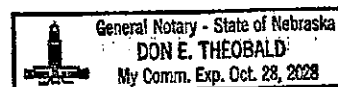
Dated this 3 day of September, 2025

Dennis Hansen
 Signature of
Dennis Hansen
 Print Name

State of NEBRASKA)
 County of WEBSTER) ss

Subscribed and sworn before me this 3rd day of September, 2025

Don E. Theobald
 Signature of Notary Public



Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2025	2250	9/5/2025	Base: 91-0002		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
000103000		200		4 11		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4371			00	0	10005		004	0000		
Land		Improvements		Total		Date of Sale Property Classification Code								
265		60,010		60,275		Status	Property Type		Zoning	Location	City Size	Parcel Size		
Assessor Location: RED CLOUD (RC)				A) 1	B) 03	C) 3	D) 1	E) 6	F) 1					

	Residential	Commercial
Multiple Improvements:	Multiple Improvements :	Multiple Improvements :
Construction Date:	Construction Date :	Construction Date : 1900
Floor:	Floor Sq. Ft. :	Floor Sq. Ft. : 1,035
Building Cost New:	Cost :	Cost : 252,425
Single Family Style:	Residential Condition:	Commercial Occupancy Code:
(100) ☐ Mobile Home	(10) ☐ Worn Out	Primary: 353 Other1: Other2:
(101) ☐ One Story	(20) ☐ Badly Worn	Commercial Construction Class: 3
(102) ☐ Two Story	(30) ☐ Average	(1) ☐ Fireproof Structural Steel Frame
(103) ☐ Split Level	(40) ☐ Good	(2) ☐ Reinforced Concrete Frame
(104) ☐ 1 1/2 Story	(50) ☐ Very Good	(3) ☒ Masonry Bearing Walls
(111) ☐ Bi-Level	(60) ☐ Excellent	(4) ☐ Wood or Steel Framed Ext. Walls
(106) ☐ Other		(5) ☐ Metal Frame and Walls
Townhouse or Duplex Style:	Residential Quality:	(6) ☐ Pole Frame
(301) ☐ One Story	(10) ☐ Low	Cost Rank: 20 Condition: 40
(302) ☐ Two Story	(20) ☐ Fair	(10) ☐ Low (10) ☐ Worn Out
(307) ☐ 1 1/2 Story	(30) ☐ Average	(20) ☒ Average (20) ☐ Badly Worn
(308) ☐ Split Level	(40) ☐ Good	(30) ☐ Above Average (30) ☐ Average
(309) ☐ 2 1/2 Story	(50) ☐ Very Good	(40) ☐ High (40) ☒ Good
(304) ☐ One Story Duplex	(60) ☐ Excellent	(50) ☐ Very Good
(305) ☐ Two Story Duplex		(60) ☐ Excellent

Assessor's Adjustment to Sale Price (+ or -):	
Assessor Comments and Reason for Adjustment:	
WD; BUILD NEW ROAD	
Comments from	Comments:

(Continue on back)

30170
parcel 103000

200

NEBRASKA
Good Life, Great Service.
DEPARTMENT OF REVENUE

Real Estate Transfer Statement

FORM
521

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

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

1 County Name Webster - 91	2 County Number	3 Date of Sale/Transfer Mo. <u>09</u> Day <u>05</u> Yr. <u>2025</u>	4 Date of Deed Mo. <u>09</u> Day <u>05</u> Yr. <u>2025</u>		
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) See Exhibit A Attached Street or Other Mailing Address		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) The State of Nebraska Dept of Transportation Street or Other Mailing Address PO Box 94759			
City	State	Zip Code	City Lincoln	State NE	Zip Code 68509
Phone Number		Phone Number (402) 471-4567	Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation?		
Email Address N/A		Email Address N/A			

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

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

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

14 What is the current market value of the real property? 100.00	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) ☐ Yes ☒ No \$ _____ %
16 Does this conveyance divide a current parcel of land? ☒ Yes ☐ No	17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) ☐ Yes ☒ No

18 Address of Property N/A	19 Name and Address of Person to Whom the Tax Statement Should be Sent Nebraska Dept of Transportation PO Box 94759 Lincoln, NE 68509-4759
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 \$ 100.00
23 Was non-real property included in the purchase? ☐ Yes ☒ No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	23 \$	23 \$
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24 \$	24 \$ 100.00
25 Is this transfer exempt from the documentary stamp tax, list the exemption number 2		
26 Is an affidavit as described in Neb. Rev. Stat. § 76-2.141 required because the property is located within a county or other geographic area with an active air force ballistic missile field? (See Instructions) ☐ Yes ☒ No		
27 If yes, is the required affidavit attached to this filing? ☐ Yes ☒ No		

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

Sarah Talbert

(402) 479-4461

Print & Type Name of Grantor or Authorized Representative

Phone Number

sign
here

Sarah Talbert
Signature of Grantee or Authorized Representative

ROW Project Manager

Title

Date

10/9/2025

Register of Deed's Use Only			For Dept. Use Only
28 Date Deed Recorded Mo. <u>10</u> Day <u>9</u> Yr. <u>25</u>	29 Value of Stamp or Exempt Number \$ Exempt # 2	30 Recording Data BK2025, Pg 2250	

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

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

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

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.

Index _____
Computer _____
Assessor _____
Carded _____

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

Anthony King

County Clerk

Fee: \$28.00 By: AS Deputy
Electronically Recorded

FOR REGISTER OF DEEDS USE ONLY

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

WARRANTY DEED

PROJECT NO.: 281-1(117)

C.N.: 42619

TRACT: 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.

WARRANTY DEED

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.

WARRANTY DEED

PROJECT NO.: 281-1(117)

C.N.: 42619

TRACT: 4

Duly executed this 5th day of September, A.D. 2025.

ToLi Mah, LLC,
a Nebraska limited liability company
by

Todd Mahin Lisa Mahin

Todd Mahin Lisa Mahin, Owners
Print name and Title of Authorized Agent

STATE OF Nebraska)
)ss.
COUNTY OF Sarpy)

The foregoing instrument was acknowledged before me this 5th day of September,
A.D., 2025, by Todd Mahin & Lisa Mahin, owners,
(Print Name of Individual who appeared before Notary) (Title of officer or agent)

on behalf of ToLi Mah, LLC, a Nebraska limited liability company.

Erika Balbuena
Notary Public

ERIKA BALBUENA
General Notary - State of Nebraska
My Commission Expires Oct 2, 2028

AFFIDAVIT of Authority**NEBRASKA**
DEPARTMENT OF TRANSPORTATION

Project Name: In Red Cloud	Project #: 281-1(117)	Control #: 42619
Contract Name: ToLi Mah, LLC, a Nebraska limited liability company	Type: Tract Owner	Tract #: 4

I, Todd Mahin Lisa Mahin, 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 owner for ToLi Mah, LLC
(Title of office holder) (Name of Organization)
organized in accordance with the laws of the State of Nebraska and lawfully operating in Nebraska;

AND . . .

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

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

OR . . .

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

Dated this 5th day of September, 20 25

Todd Mahin Lisa Mahin
Signature of
Todd Mahin Lisa Mahin
Print Name

State of Nebraska)
County of Sarpy) ss

Subscribed and sworn before me this 5th day of September, 20 25

Erika Balbuena
Signature of Notary Public

ERIKA BALBUENA
General Notary - State of Nebraska
My Commission Expires Oct 2, 2028

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2025	2256	9/11/2025	Base: 91-0002		Affiliated:			Unified:					
Location ID		Sale Number		Useability & Code #		Parcel Number								
000102900		202		4 11		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4371					00	0	10005		004	0000
Land		Improvements		Total		Date of Sale Property Classification Code								
595		37,965		38,560		Status	Property Type		Zoning	Location	City Size	Parcel Size		
Assessor Location: RED CLOUD (RC)				A) 1		B) 03		C) 3		D) 1	E) 6	F) 1		

	Residential	Commercial
Multiple Improvements:	Multiple Improvements. :	Multiple Improvements. :
Construction Date:	Construction Date :	Construction Date : 1900
Floor:	Floor Sq. Ft. :	Floor Sq. Ft. : 3,060
Building Cost New:	Cost :	Cost : 211,475
Single Family Style:	Residential Condition:	Commercial Occupancy Code:
(100) ☐ Mobile Home	(10) ☐ Worn Out	Primary: 471 Other1: Other2:
(101) ☐ One Story	(20) ☐ Badly Worn	Commercial Construction Class: 3
(102) ☐ Two Story	(30) ☐ Average	(1) ☐ Fireproof Structural Steel Frame
(103) ☐ Split Level	(40) ☐ Good	(2) ☐ Reinforced Concrete Frame
(104) ☐ 1 1/2 Story	(50) ☐ Very Good	(3) ☒ Masonry Bearing Walls
(111) ☐ Bi-Level	(60) ☐ Excellent	(4) ☐ Wood or Steel Framed Ext. Walls
(106) ☐ Other		(5) ☐ Metal Frame and Walls
Townhouse or Duplex Style:	Residential Quality:	(6) ☐ Pole Frame
(301) ☐ One Story	(10) ☐ Low	Cost Rank: 20 Condition: 20
(302) ☐ Two Story	(20) ☐ Fair	(10) ☐ Low (10) ☐ Worn Out
(307) ☐ 1 1/2 Story	(30) ☐ Average	(20) ☒ Average (20) ☒ Badly Worn
(308) ☐ Split Level	(40) ☐ Good	(30) ☐ Above Average (30) ☐ Average
(309) ☐ 2 1/2 Story	(50) ☐ Very Good	(40) ☐ High (40) ☐ Good
(304) ☐ One Story Duplex	(60) ☐ Excellent	(50) ☐ Very Good
(305) ☐ Two Story Duplex		(60) ☐ Excellent

Assessor's Adjustment to Sale Price (+ or -):	
Assessor Comments and Reason for Adjustment:	
WD; BUILD NEW ROAD	
Comments from	Comments:

(Continue on back)

20160
parcel 102900

Real Estate Transfer Statement

202

FORM
521

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

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

1 County Name Webster - 91		2 County Number	3 Date of Sale/Transfer Mo. 09 Day 11 Yr. 2025	4 Date of Deed Mo. 09 Day 11 Yr. 2025
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) See Exhibit A Attached Street or Other Mailing Address City _____ State _____ Zip Code _____ Phone Number _____ Email Address N/A			6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) The State of Nebraska Dept of Transportation Street or Other Mailing Address PO Box 94759 City Lincoln State NE Zip Code 68509 Phone Number (402) 471-4567 Is the grantee a 501(c)(3) organization? ☐ Yes ☒ No If Yes, is the grantee a 509(a) foundation? ☐ Yes ☒ No Email Address N/A	
7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home.				
(A) Status ☒ Improved ☒ Unimproved ☐ IOLL		(B) Property Type ☐ Single Family ☐ Multi-Family ☒ Commercial ☐ Industrial ☐ Agricultural ☐ Recreational ☐ Mineral Interests-Nonproducing ☐ Mineral Interests-Producing ☐ State Assessed ☐ Exempt		(C) ☐ Mobile Home
8 Type of Deed ☐ Conservator ☐ Bill of Sale ☐ Cemetery ☐ Corrective ☐ Death Certificate - Transfer on Death ☐ Distribution ☐ Easement ☐ Executor ☐ Land Contract/Memo ☐ Lease ☐ Mineral ☐ Partition ☐ Personal Rep. ☐ Quit Claim ☐ Sheriff ☐ Trust/Trustee ☒ Warranty ☐ Other _____				
9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? ☐ Buyer ☐ Seller ☒ No				
10 Type of Transfer ☐ Distribution ☐ Auction ☐ Easement ☐ Court Decree ☐ Exchange ☐ Foreclosure ☐ Gift ☐ Grantor Trust ☐ Irrevocable Trust ☐ Life Estate ☐ Partition ☐ Revocable Trust ☒ Sale ☐ Satisfaction of Contract ☐ Transfer on Death ☐ Trustee to Beneficiary ☐ Other (Explain) _____				
11 Was ownership transferred in full? (If No, explain the division.) ☒ Yes ☐ No			12 Was real estate purchased for same use? (If No, state the intended use.) ☐ Yes ☒ No Build roads	
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) ☐ Yes ☒ No ☐ Aunt or Uncle to Niece or Nephew ☐ Brothers and Sisters ☐ Ex-spouse ☐ Family Corp., Partnership, or LLC ☐ Grandparents and Grandchild ☐ Parents and Child ☐ Self ☐ Spouse ☐ Step-parent and Step-child ☐ Other _____				
14 What is the current market value of the real property? 100.00			15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) ☐ Yes ☒ No \$ _____ %	
16 Does this conveyance divide a current parcel of land? ☒ Yes ☐ No			17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) ☐ Yes ☒ No	
18 Address of Property N/A			19 Name and Address of Person to Whom the Tax Statement Should be Sent Nebraska Dept of Transportation PO Box 94759 Lincoln, NE 68509-4759	
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 \$ 100'00
23 Was non-real property included in the purchase? ☐ Yes ☒ No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	23 \$ 100'00
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24 \$ 100'00
25 If this transfer is exempt from the documentary stamp tax, list the exemption number 2	
26 Is an affidavit as described in Neb. Rev. Stat. § 76-2,141 required because the property is located within a county or other geographic area with an active air force ballistic missile field? (See instructions) ☐ Yes ☒ No	
27 If yes, is the required affidavit attached to this filing? ☐ Yes ☒ No	

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

Sarah Talbert

Print or Type Name of Grantee or Authorized Representative

(402) 479-4461

Phone Number

10/9/2025

Date

sign
here

Signature of Grantee or Authorized Representative

ROW Project Manager

Title

Register of Deed's Use Only

For Dept. Use Only

28 Date Deed Recorded Mo. 10 Day 9 Yr. 25	29 Value of Stamp or Exempt Number \$ Exempt # 2	30 Recording Data BK2025 Pg 2256
---	--	--

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

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

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

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 _____
Computer _____
Assessor _____
Carded _____

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

Anthony D. King

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.

WARRANTY DEED

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.

WARRANTY DEED

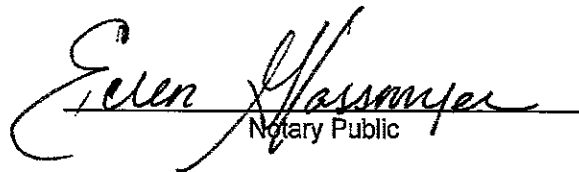
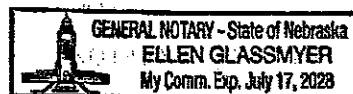
PROJECT NO.: 281-1(117)

C.N.: 42619

TRACT: 5

Duly executed this 11th day of September, A.D. 2025.Bengeco, LLC,
a Nebraska limited liability company

by

Daniel Bengel, Owner
Print name and Title of Authorized AgentSTATE OF Nebraska)
COUNTY OF Webster) ss.The foregoing instrument was acknowledged before me this 11 day of September,
A.D., 2025, by Daniel Bengel, Owner,
(Print Name of Individual who appeared before Notary) (Title of officer or agent)on behalf of Bengeco, LLC, a Nebraska limited liability company.
Notary Public

WARRANTY DEED

PROJECT NO.: 281-1(117)

C.N.: 42619

TRACT: 5

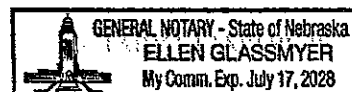
Duly executed this 11 day of September, A.D. 2025.

Merle L. Illian
Merle L. Illian

STATE OF Nebraska)
COUNTY OF Webster) ss.

The foregoing instrument was acknowledged before me this 11 day of September,
A.D., 2025, by Merle L. Illian.

Ellen Glassmyer
Notary Public



WARRANTY DEED

PROJECT NO.: 281-1(117)

C.N.: 42619

TRACT: 5

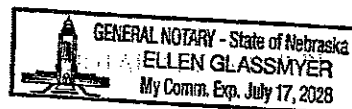
Duly executed this 11 day of Sept, A.D. 2025

Beverly A. Illian
Beverly A. Illian

STATE OF Nebraska)
COUNTY OF Webster) ss.

The foregoing instrument was acknowledged before me this 11 day of September,
A.D., 2025, by Beverly A. Illian.

Ellen Glassmyer
Notary Public



AFFIDAVIT of AuthorityNEBRASKA
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, Daniel Benge, 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 Owner for Benge Co LLC.
(Title of office holder) (Name of Organization)
organized in accordance with the laws of the State of Nebraska and lawfully operating in Nebraska;

AND . . .

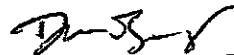
- ② I am authorized to sign any and all documentation on behalf of the above named entity regarding the sale or use of property rights in general or specifically for a project of the State of Nebraska - Department of Transportation based on:
(Check one of the following and complete appropriate blanks.)

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

OR . . .

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

Dated this 11th day of September, 20 25



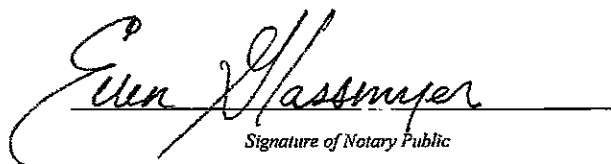
Signature of

Daniel Benge

Print Name

State of Nebraska)
County of Webster) ss

Subscribed and sworn before me this 11 day of September, 20 25


Signature of Notary Public



Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2025	2262	9/11/2025	Base: 91-0002					Affiliated:			Unified:		
Location ID		Sale Number		Useability & Code #		Parcel Number								
000102800		203		4 11		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value						4371			00	0	10005		004	0000
Land		Improvements		Total		Date of Sale Property Classification Code								
870		90,465		91,335		Status	Property Type		Zoning	Location	City Size	Parcel Size		
Assessor Location: RED CLOUD (RC)						A) 1	B) 03		C) 3	D) 1	E) 6	F) 1		

	Residential	Commercial
Multiple Improvements:	Multiple Improvements. :	Multiple Improvements. :
Construction Date:	Construction Date :	Construction Date : 1900
Floor:	Floor Sq. Ft. :	Floor Sq. Ft. : 5,712
Building Cost New:	Cost :	Cost : 863,595
Single Family Style:	Residential Condition:	Commercial Occupancy Code:
(100) ☐ Mobile Home	(10) ☐ Worn Out	Primary: 340 Other1: Other2:
(101) ☐ One Story	(20) ☐ Badly Worn	Commercial Construction Class: 3
(102) ☐ Two Story	(30) ☐ Average	(1) ☐ Fireproof Structural Steel Frame
(103) ☐ Split Level	(40) ☐ Good	(2) ☐ Reinforced Concrete Frame
(104) ☐ 1 1/2 Story	(50) ☐ Very Good	(3) ☒ Masonry Bearing Walls
(111) ☐ Bi-Level	(60) ☐ Excellent	(4) ☐ Wood or Steel Framed Ext. Walls
(106) ☐ Other		(5) ☐ Metal Frame and Walls
Townhouse or Duplex Style:	Residential Quality:	(6) ☐ Pole Frame
(301) ☐ One Story	(10) ☐ Low	Cost Rank: 20 Condition: 30
(302) ☐ Two Story	(20) ☐ Fair	(10) ☐ Low (10) ☐ Worn Out
(307) ☐ 1 1/2 Story	(30) ☐ Average	(20) ☒ Average (20) ☐ Badly Worn
(308) ☐ Split Level	(40) ☐ Good	(30) ☐ Above Average (30) ☒ Average
(309) ☐ 2 1/2 Story	(50) ☐ Very Good	(40) ☐ High (40) ☐ Good
(304) ☐ One Story Duplex	(60) ☐ Excellent	(50) ☐ Very Good
(305) ☐ Two Story Duplex		(60) ☐ Excellent

Assessor's Adjustment to Sale Price (+ or -):	
Assessor Comments and Reason for Adjustment:	
WD; BUILD NEW ROAD	
Comments from	Comments:

(Continue on back)

30550
parcel 102800

NEBRASKA

Good Life, Great Service.

DEPARTMENT OF REVENUE

Real Estate Transfer Statement

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

FORM
521

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

1 County Name Webster - 91	2 County Number	3 Date of Sale/Transfer Mo. 09 Day 11 Yr. 2025	4 Date of Deed Mo. 09 Day 11 Yr. 2025								
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) See Exhibit A Attached Street or Other Mailing Address City State Zip Code Phone Number Email Address N/A		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) The State of Nebraska Dept of Transportation Street or Other Mailing Address PO Box 94759 City Lincoln State NE Zip Code 68509 Phone Number (402) 471-4567 Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation? <table><tr><td>Yes</td><td>No</td></tr><tr><td>☐</td><td>☒</td></tr><tr><td>Yes</td><td>No</td></tr><tr><td>☐</td><td>☒</td></tr></table> Email Address N/A		Yes	No	☐	☒	Yes	No	☐	☒
Yes	No										
☐	☒										
Yes	No										
☐	☒										

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

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

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

14 What is the current market value of the real property? 140.00	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) ☐ Yes ☒ No \$ _____ %
16 Does this conveyance divide a current parcel of land? ☒ Yes ☐ No	17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) ☐ Yes ☒ No
18 Address of Property N/A	19 Name and Address of Person to Whom the Tax Statement Should be Sent Nebraska Dept of Transportation PO Box 94759 Lincoln, NE 68509-4759
18a ☐ No address assigned	18b ☐ Vacant land

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

21 If agricultural, list total number of acres transferred in this transaction _____	22 Total purchase price, including any liabilities assumed. \$ 140,00
23 Was non-real property included in the purchase? ☐ Yes ☒ No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	23 \$ 1
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24 \$ 140,00
25 If this transfer is exempt from the documentary stamp tax, list the exemption number 2	
26 Is an affidavit as described in Neb. Rev. Stat. § 76-2,141 required because the property is located within a county or other geographic area with an active air force ballistic missile field? (See Instructions) ☐ Yes ☒ No	
27 If yes, is the required affidavit attached to this filing? ☐ Yes ☒ No	

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

Sarah Talbert

Print or Type Name of Grantee or Authorized Representative

Signature of Grantee or Authorized Representative

ROW Project Manager

Title

(402) 479-4461

Phone Number

10/9/2025

Date

Register of Deed's Use Only

28 Date Deed Recorded Mo. 10 Day 9 Yr. 25	29 Value of Stamp or Exempt Number \$ Exempt #2	30 Recording Data BK2025 Pg 2262
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Nebraska Department of Revenue

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

Authorized by Neb. Rev. Stat. §§ 78-214, 77-1327(2)

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

2025 Oct 09 02:10 PM Ex002 Book 2025 Page 2262

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 _____
Computer _____
Assessor _____
Carded _____

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

Abbey D. King

County Clerk

Fee: \$28.00 By: AS Deputy
Electronically Recorded

FOR REGISTER OF DEEDS USE ONLY

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

WARRANTY DEED

PROJECT NO.: 281-1(117)

C.N.: 42619

TRACT: 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.

WARRANTY DEED

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.

WARRANTY DEED

PROJECT NO.: 281-1(117)

C.N.: 42619

TRACT: 6

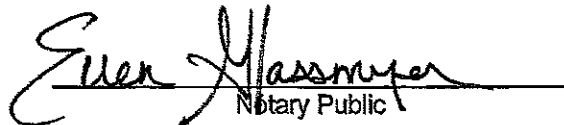
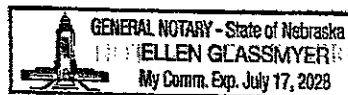
Duly executed this 11th day of September, A.D. 2025.

Bengeco, LLC

by

Daniel BengelOwner

Print name and Title of Authorized Agent

STATE OF Nebraska)
COUNTY OF Webster) ss.The foregoing instrument was acknowledged before me this 11 day of September,
A.D., 2025, by Daniel Bengel, owner,
(Print Name of Individual who appeared before Notary) (Title of officer or agent)on behalf of Bengeco, LLC.
Notary Public

AFFIDAVIT of AuthorityNEBRASKA
DEPARTMENT OF TRANSPORTATION

Project Name: In Red Cloud	Project #: 281-1(117)	Control #: 42619
Contract Name: Bengeco, LLC	Type: Tract Owner	Tract #: 6

I, Daniel Benge, 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 Owner for Benge Co LLC.
(Title of office holder) (Name of Organization)
organized in accordance with the laws of the State of Nebraska and lawfully operating in Nebraska;

AND . . .

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

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

OR . . .

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

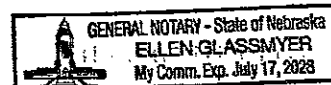
Dated this 11th day of September, 2025

Daniel Benge
Signature of
Daniel Benge
Print Name

State of Nebraska)
County of Webster) ss

Subscribed and sworn before me this 11 day of September, 2025

Ellen Glassmyer
Signature of Notary Public



Residential & Commercial Sales Worksheet

[illegible]

30070
parcel 102001

NEBRASKA
Good Life. Great Service.
DEPARTMENT OF REVENUE

Real Estate Transfer Statement

FORM
521

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

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

1 County Name Webster - 91	2 County Number	3 Date of Sale/Transfer Mo. 09 Day 15 Yr. 2025	4 Date of Deed Mo. 09 Day 15 Yr. 2025						
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) See Exhibit A Attached Street or Other Mailing Address City State Zip Code Phone Number Email Address N/A		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) The State of Nebraska Dept of Transportation Street or Other Mailing Address PO Box 94759 City Lincoln State NE Zip Code 68509 Phone Number (402) 471-4567 Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation? <table border="0"><tr><td>Yes</td><td>No</td></tr><tr><td>☐</td><td>☒</td></tr><tr><td>Yes</td><td>☒</td></tr></table> Email Address N/A		Yes	No	☐	☒	Yes	☒
Yes	No								
☐	☒								
Yes	☒								

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

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

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

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

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

14 What is the current market value of the real property? 270.00	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) ☐ Yes ☒ No \$ _____ %
--	---

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

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

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

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

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

22 Total purchase price, including any liabilities assumed.	22 \$ 270.00
23 Was non-real property included in the purchase? ☐ Yes ☒ No (If Yes, enter dollar amount and attach Itemized list.) (see Instructions)	23 \$ 1
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24 \$ 270.00

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

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

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

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

Sarah Talbert

(402) 479-4461

Print or Type Name of Grantee or Authorized Representative

Phone Number

sign
here

Sarah Talbert
Signature of Grantee or Authorized Representative

ROW Project Manager

Title

10/9/2025

Date

Register of Deed's Use Only			For Dept. Use Only
28 Date Deed Recorded Mo. 10 Day 9 Yr. 25	29 Value of Stamp or Exempt Number \$ Exempt #2	30 Recording Data BR2025, Pg 2266	

Nebraska Department of Revenue

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

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

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

2025 Oct 09 02:11 PM Ex002 Book 2025 Page 2266

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

Attest

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: 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.

WARRANTY DEED

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.

WARRANTY DEED

PROJECT NO.: 281-1(117)

C.N.: 42619

TRACT: 12

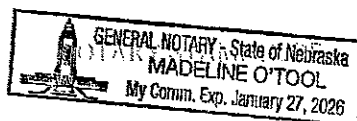
Duly executed this 15 day of September, A.D. 2025.

City of Red Cloud, Nebraska

by

Gene B. HorneGene B. Horne, Mayor

Print name and Title of Authorized Agent

STATE OF Nebraska)
COUNTY OF Webster) ss.The foregoing instrument was acknowledged before me this 15 day of September,
A.D., 2025, by Gene Horne, Mayor,
(Print Name of Individual who appeared before Notary) (Title of officer or agent)on behalf of City of Red Cloud, Nebraska.Madeline Schmitz
Notary Public

AFFIDAVIT of Authority**NEBRASKA**

DEPARTMENT OF TRANSPORTATION

Project Name: In Red Cloud	Project #: 281-1(117)	Control #: 42619
Contract Name: City of Red Cloud, Nebraska	Type: Tract Owner	Tract #: 12

I, Gene Horne, 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 Mayor for City of Red Cloud,
 (Title of office holder) (Name of Organization)
 organized in accordance with the laws of the State of Nebraska and lawfully operating in Nebraska;

AND ...

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

☐ The capacity expressly provided in the _____,
 (Bylaws, Operating Agreement, or Partnership Agreement)

OR ...

☒ The Resolution of the City of Red Cloud #908 dated 9/3/25,
 (Corporate Board or Corporate Membership)

Dated this 15 day of September, 2025

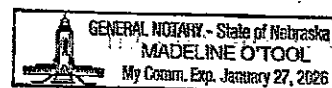
Gene B. Horne
 Signature of

Gene B. Horne
 Print Name

State of Nebraska)
) ss
 County of Webster)

Subscribed and sworn before me this 15 day of September, 2025

Maddy Schmitz
 Signature of Notary Public



Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2025	2270	9/2/2025	Base: 91-0002		Affiliated:			Unified:					
Location ID		Sale Number		Useability & Code #		Parcel Number								
000125300		205		4 11		GeoCde	Tw	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4371			00	0	10020		009	0000		
Land		Improvements		Total		Date of Sale Property Classification Code								
2,560		41,760		44,320		Status	Property Type		Zoning	Location	City Size	Parcel Size		
Assessor Location: RED CLOUD (RC)				A) 1	B) 01	C) 1	D) 1	E) 6	F) 2					

	Residential	Commercial
Multiple Improvements:	Multiple Improvements. :	Multiple Improvements. :
Construction Date:	Construction Date : 1910	Construction Date :
Floor:	Floor Sq. Ft. : 1,252	Floor Sq. Ft. :
Building Cost New:	Cost : 202,775	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) ☐ Bi-Level	(60) ☐ Excellent	(4) ☐ Wood or Steel Framed Ext. Walls
(106) ☐ Other		(5) ☐ Metal Frame and Walls
Townhouse or Duplex Style:	Residential Quality: 30	(6) ☐ Pole Frame
(301) ☐ One Story	(10) ☐ Low	Cost Rank: Condition:
(302) ☐ Two Story	(20) ☐ Fair	(10) ☐ Low (10) ☐ Worn Out
(307) ☐ 1 1/2 Story	(30) ☒ Average	(20) ☐ Average (20) ☐ Badly Worn
(308) ☐ Split Level	(40) ☐ Good	(30) ☐ Above Average (30) ☐ Average
(309) ☐ 2 1/2 Story	(50) ☐ Very Good	(40) ☐ High (40) ☐ Good
(304) ☐ One Story Duplex	(60) ☐ Excellent	(50) ☐ Very Good
(305) ☐ Two Story Duplex		(60) ☐ Excellent

Assessor's Adjustment to Sale Price (+ or -):	
Assessor Comments and Reason for Adjustment:	
WD; BUILD NEW ROAD	
Comments from	Comments:

(Continue on back)

35750
125300

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 identify the applicable item number.

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

1 County Name Webster - 91		2 County Number	3 Date of Sale/Transfer Mo. 09 Day 02 Yr. 2025	4 Date of Deed Mo. 09 Day 02 Yr. 2025
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) See Exhibit A Attached Street or Other Mailing Address City _____ State _____ Zip Code _____ Phone Number _____ Email Address N/A			6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) The State of Nebraska Dept of Transportation Street or Other Mailing Address PO Box 94759 City Lincoln State NE Zip Code 68509 Phone Number (402) 471-4567 Is the grantee a 501(c)(3) organization? ☐ Yes ☒ No If Yes, is the grantee a 509(a) foundation? ☐ Yes ☒ No Email Address N/A	
7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home.				
(A) Status ☒ Improved ☐ Unimproved ☐ IOLL		(B) Property Type ☒ Single Family ☐ Multi-Family ☐ Commercial ☐ Industrial ☐ Agricultural ☐ Recreational ☐ Mineral Interests-Nonproducing ☐ Mineral Interests-Producing ☐ State Assessed ☐ Exempt		(C) ☐ Mobile Home
8 Type of Deed ☐ Bill of Sale ☐ Cemetery ☐ Conservator ☐ Corrective ☐ Death Certificate - Transfer on Death ☐ Distribution ☐ Easement ☐ Executor ☐ Lend Contract/Memo ☐ Lease ☐ Mineral ☐ Partition ☐ Personal Rep. ☐ Quit Claim ☐ Sheriff ☐ Trust/Trustee ☒ Warranty ☐ Other _____				
9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? ☐ Buyer ☐ Seller ☒ No				
10 Type of Transfer ☐ Auction ☐ Court Decree ☐ Distribution ☐ Easement ☐ Exchange ☐ Foreclosure ☐ Gift ☐ Grantor Trust ☐ Irrevocable Trust ☐ Life Estate ☐ Partition ☐ Revocable Trust ☒ Sale ☐ Satisfaction of Contract ☐ Transfer on Death ☐ Trustee to Beneficiary ☐ Other (Explain) _____				
11 Was ownership transferred in full? (If No, explain the division.) ☒ Yes ☐ No			12 Was real estate purchased for same use? (If No, state the intended use.) ☐ Yes ☒ No Build roads	
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) ☐ Yes ☒ No ☐ Aunt or Uncle to Niece or Nephew ☐ Brothers and Sisters ☐ Ex-spouse ☐ Family Corp., Partnership, or LLC ☐ Grandparents and Grandchild ☐ Parents and Child ☐ Self ☐ Spouse ☐ Step-parent and Step-child ☐ Other _____				
14 What is the current market value of the real property? 140.00			15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) ☐ Yes ☒ No \$ _____ %	
16 Does this conveyance divide a current parcel of land? ☒ Yes ☐ No			17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) ☐ Yes ☒ No	
18 Address of Property N/A			19 Name and Address of Person to Whom the Tax Statement Should be Sent Nebraska Dept of Transportation PO Box 94759 Lincoln, NE 68509-4759	
18a ☐ No address assigned 18b ☐ Vacant land				
20 Legal Description (Attach additional pages, if needed.) See Attached Exhibit A				

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

22 Total purchase price, including any liabilities assumed.....	22 \$ 140.00
23 Was non-real property included in the purchase? ☐ Yes ☒ No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	23 \$ 1
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24 \$ 140.00

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

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

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

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

sign here
Print or Type Name of Grantee or Authorized Representative **Sarah Talbert** (402) 479-4461
Signature of Grantee or Authorized Representative *Sarah Talbert* ROW Project Manager Phone Number
Title Date **10/9/2025**

Register of Deed's Use Only			For Dept. Use Only
28 Date Deed Recorded Mo. 10 Day 9 Yr. 25	29 Value of Stamp or Exempt Number \$ Exempt #2	30 Recording Data BK2025 Pg 2270	

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 _____
Assessor _____
Carded _____

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

Attest

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: 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.

WARRANTY DEED

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.

WARRANTY DEED

PROJECT NO.: 281-1(117)

C.N.: 42619

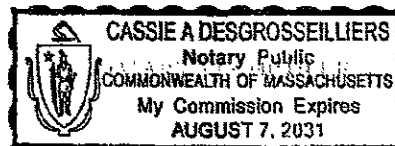
TRACT: 33

Duly executed this 02 day of September, A.D. 20 25,Van Beber Properties II, LLC, a Nebraska
limited liability company

by

Charles R Van BeberCharles R. Vanbeber Owner

Print name and Title of Authorized Agent

STATE OF Massachusetts)
COUNTY OF Barnstable)ss.The foregoing instrument was acknowledged before me this 2nd day of September,
A.D., 20 25, by Charles R. Vanbeber, Notary Public,
(Print Name of Individual who appeared before Notary) (Title of officer or agent)on behalf of Van Beber Properties II, LLC, a Nebraska limited liability company,Cassie A. DesGrosseilliers
Notary Public

Residential & Commercial Sales Worksheet

[illegible]

35770
parcel 12550

NEBRASKA

Good Life. Great Service.

DEPARTMENT OF REVENUE

Real Estate Transfer Statement 204

FORM
521

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

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

1 County Name Webster - 91	2 County Number	3 Date of Sale/Transfer Mo. 09 Day 02 Yr. 2025	4 Date of Deed Mo. 09 Day 02 Yr. 2025								
5 Grantor's Name, Address, and Telephones (Please Print) Grantor's Name (Seller) See Exhibit A Attached Street or Other Mailing Address City State Zip Code Phone Number Email Address N/A		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) The State of Nebraska Dept of Transportation Street or Other Mailing Address PO Box 94759 City State Zip Code Lincoln NE 68509 Phone Number (402) 471-4567 Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation? <table border="0"><tr><td>Yes</td><td>No</td></tr><tr><td>☐</td><td>☒</td></tr><tr><td>Yes</td><td>No</td></tr><tr><td>☐</td><td>☒</td></tr></table>		Yes	No	☐	☒	Yes	No	☐	☒
Yes	No										
☐	☒										
Yes	No										
☐	☒										

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

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

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

14 What is the current market value of the real property? 100.00	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) ☐ Yes ☒ No \$ _____ %
16 Does this conveyance divide a current parcel of land? ☒ Yes ☐ No	17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) ☐ Yes ☒ No
18 Address of Property N/A	19 Name and Address of Person to Whom the Tax Statement Should be Sent Nebraska Dept of Transportation PO Box 94759 Lincoln, NE 68509-4759

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

21 If agricultural, list total number of acres transferred in this transaction _____	
22 Total purchase price, including any liabilities assumed.	22 \$ 100.00
23 Was non-real property included in the purchase? ☐ Yes ☒ No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	23 \$ 1
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24 \$ 100.00
25 If this transfer is exempt from the documentary stamp tax, list the exemption number 2	
26 Is an affidavit as described in Neb. Rev. Stat. § 76-2.141 required because the property is located within a county or other geographic area with an active air force ballistic missile field? (See instructions) ☐ Yes ☒ No	
27 If yes, is the required affidavit attached to this filing? ☐ Yes ☒ No	

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

Sarah Talbert

Print or Type Name of Grantee or Authorized Representative

(402) 479-4461

Phone Number

10/9/2025

Date

sign
here

Signature of Grantee or Authorized Representative

ROW Project Manager

Title

Register of Deed's Use Only			For Dept. Use Only
28 Date Deed Recorded Mo. 10 Day 9 Yr. 25	29 Value of Stamp or Exempt Number \$ Exempt # 2	30 Recording Data BK2025, Pg 2273	

Nebraska Department of Revenue

Form No. 95-269-2008 7-2024 Rev. Supersedes 95-269-2008 10-2020

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

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

Exhibit A
To Form 521 - Real Estate Transfer Statement

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

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 _____
Carded _____

NEBRASKA DOCUMENTARY
STAMP TAX

Date: 10/09/25

\$ Ex002 By AS

Bk 2025, Pg 2273

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

Amberling

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: 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.

WARRANTY DEED

PROJECT NO.: 281-1(117)

C.N.: 42619

TRACT: 35

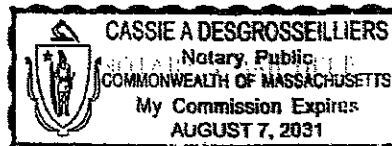
Said Grantor does hereby covenant with THE STATE OF NEBRASKA, DEPARTMENT OF TRANSPORTATION, and with its successors and assigns; that said Grantor is lawfully seized of said real property; that said real property is free from encumbrance; that said Grantor is duly authorized to sell said real property;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

WARRANTY DEED

PROJECT NO.: 281-1(117)

C.N.: 42619

TRACT: 35

Duly executed this 02 day of September, A.D. 20 25Van Beber Properties, LLC, a Colorado
limited liability company
byCharles R Van BeberCharles R Van Beber, owner
Print name and Title of Authorized AgentSTATE OF Massachusetts
COUNTY OF Barnstable)ss.The foregoing instrument was acknowledged before me this 2nd day of September,
A.D., 20 25, by Charles R. Vanbeber, Notary Public,
(Print Name of Individual who appeared before Notary) (Title of officer or agent)on behalf of Van Beber Properties, LLC, a Colorado limited liability company,Cassie A Desg
Notary Public

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2025	2276	9/15/2025	Base: 91-0002				Affiliated:		Unified:				
Location ID		Sale Number		Useability & Code #		Parcel Number								
000104002		207		4 11		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4371			00	0	10005		006	0000		
Land		Improvements		Total		Date of Sale Property Classification Code								
2,035		125,355		127,390		Status	Property Type		Zoning	Location	City Size	Parcel Size		
Assessor Location: RED CLOUD (RC)						A) 1	B) 11		C) 7	D) 1	E) 6	F) 2		

		Residential	Commercial
Multiple Improvements:		Multiple Improvements. :	Multiple Improvements. :
Construction Date:		Construction Date :	Construction Date : 1900
Floor:		Floor Sq. Ft. :	Floor Sq. Ft. : 3,468
Building Cost New:		Cost :	Cost : 920,650
Single Family Style:		Residential Condition:	Commercial Occupancy Code:
(100) ☐ Mobile Home		(10) ☐ Worn Out	Primary: 337 Other1: Other2:
(101) ☐ One Story		(20) ☐ Badly Worn	Commercial Construction Class: 3
(102) ☐ Two Story		(30) ☐ Average	(1) ☐ Fireproof Structural Steel Frame
(103) ☐ Split Level		(40) ☐ Good	(2) ☐ Reinforced Concrete Frame
(104) ☐ 1 1/2 Story		(50) ☐ Very Good	(3) ☒ Masonry Bearing Walls
(111) ☐ Bi-Level		(60) ☐ Excellent	(4) ☐ Wood or Steel Framed Ext. Walls
(106) ☐ Other			(5) ☐ Metal Frame and Walls
Townhouse or Duplex Style:		Residential Quality:	(6) ☐ Pole Frame
(301) ☐ One Story		(10) ☐ Low	Cost Rank: 25 Condition: 30
(302) ☐ Two Story		(20) ☐ Fair	(10) ☐ Low (10) ☐ Worn Out
(307) ☐ 1 1/2 Story		(30) ☐ Average	(20) ☒ Average (20) ☐ Badly Worn
(308) ☐ Split Level		(40) ☐ Good	(30) ☒ Above Average (30) ☒ Average
(309) ☐ 2 1/2 Story		(50) ☐ Very Good	(40) ☐ High (40) ☐ Good
(304) ☐ One Story Duplex		(60) ☐ Excellent	(50) ☐ Very Good
(305) ☐ Two Story Duplex			(60) ☐ Excellent

Assessor's Adjustment to Sale Price (+ or -):	
Assessor Comments and Reason for Adjustment:	
WD; BUILD NEW ROAD	
Comments from	Comments:

(Continue on back)

30330
parcel 104002

NEBRASKA
Good Life. Great Service.
DEPARTMENT OF REVENUE

Real Estate Transfer Statement

FORM
521

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

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

1 County Name Webster - 91	2 County Number	3 Date of Sale/Transfer Mo. <u>09</u> Day <u>15</u> Yr. <u>2025</u>	4 Date of Deed Mo. <u>09</u> Day <u>15</u> Yr. <u>2025</u>		
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) See Exhibit A Attached Street or Other Mailing Address		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) The State of Nebraska Dept of Transportation Street or Other Mailing Address PO Box 94759			
City	State	Zip Code	City Lincoln	State NE	Zip Code 68509
Phone Number		Phone Number (402) 471-4567	Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation?		Yes ☐ No ☒
Email Address N/A		Email Address N/A			

7 Properly Classification Number. Check one box in categories A and B. Check C if property is also a mobile home.					
(A) Status		(B) Property Type			(C)
☒ 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					
☐ Bill of Sale	☐ Conservator	☐ Distribution	☐ Land Contract/Memo	☐ Partition	☐ Sheriff
☐ Cemetery	☐ Corrective	☐ Easement	☐ Lease	☐ Personal Rep.	☐ Trust/Trustee
☐ Death Certificate - Transfer on Death	☐ Executor	☐ Mineral	☐ Quit Claim	☒ Warranty	
9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller?					
☐ Buyer	☐ Seller	☒ No			
10 Type of Transfer					
☐ Auction	☐ Distribution	☐ Foreclosure	☐ Irrevocable Trust	☐ Revocable Trust	☐ Transfer on Death
☐ Court Decree	☐ Easement	☐ Gift	☐ Life Estate	☒ Sale	☐ Trustee to Beneficiary
☐ Exchange	☐ Grantor Trust	☐ Partition	☐ Satisfaction of Contract	☐ Other (Explain)	
11 Was ownership transferred in full? (If No, explain the division.)					
☒ Yes ☐ No					
12 Was real estate purchased for same use? (If No, state the intended use.)					
☐ Yes ☒ No Build roads					
13 Was the transfer between relatives, or if to a trustee, are the trustee and beneficiary relatives? (If Yes, check the appropriate box.)					
☐ Yes	☒ No	☐ Aunt or Uncle to Niece or Nephew	☐ Family Corp., Partnership, or LLC	☐ Self	☐ Other
		☐ Brothers and Sisters	☐ Grandparents and Grandchild	☐ Spouse	
		☐ Ex-spouse	☐ Parents and Child	☐ Step-parent and Step-child	
14 What is the current market value of the real property?					
600.00					
15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)					
☐ Yes ☒ No \$ _____ %					
16 Does this conveyance divide a current parcel of land?					
☒ Yes ☐ No					
17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.)					
☐ Yes ☒ No					
18 Address of Property					
N/A					
19 Name and Address of Person to Whom the Tax Statement Should be Sent					
Nebraska Dept of Transportation PO Box 94759 Lincoln, NE 68509-4759					
18a ☐ No address assigned 18b ☐ Vacant land					

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

See Attached Exhibit A

21 If agricultural, list total number of acres transferred in this transaction _____.	22 Total purchase price, including any liabilities assumed.	22 \$ 600.00
23 Was non-real property included in the purchase?	23 \$ _____	
☐ Yes ☒ No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24 \$ 600.00
25 If this transfer is exempt from the documentary stamp tax, list the exemption number 2	26 Is an affidavit as described in Neb. Rev. Stat. § 76-2,141 required because the property is located within a county or other geographic area with an active air force ballistic missile field? (See instructions)	
☐ Yes ☒ No		
27 If yes, is the required affidavit attached to this filing? ☐ Yes ☒ No		

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

Sarah Talbert

Print or Type Name of Grantee or Authorized Representative

(402) 479-4461

Phone Number

10/9/2025

Date

sign
here

Signature of Grantee or Authorized Representative

ROW Project Manager

Title

Register of Deed's Use Only			For Dept. Use Only
28 Date Deed Recorded Mo. <u>10</u> Day <u>10</u> Yr. <u>25</u>	29 Value of Stamp or Exempt Number \$ Exempt #2	30 Recording Data BK2025 Pg 2276	

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

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

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

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 _____
Carded _____

NEBRASKA DOCUMENTARY
STAMP TAX

Date: 10/10/25

\$ Ex002 By AS

Bk 2025, Pg 2276

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

Abbey King

County Clerk

Fee: \$28.00 By: AS Deputy
Electronically Recorded

FOR REGISTER OF DEEDS USE ONLY

Return to: Karla Smith

Nebraska Dept. of Transportation, R.O.W. Division

Box 94759

Lincoln, NE 68509-4759

WARRANTY DEED

PROJECT NO.: 281-1(117)

C.N.: 42619

TRACT: 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.

WARRANTY DEED

PROJECT NO.: 281-1(117)

C.N.: 42619

TRACT: 42

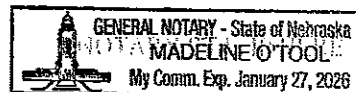
Said Grantor does hereby covenant with THE STATE OF NEBRASKA, DEPARTMENT OF TRANSPORTATION, and with its successors and assigns; that said Grantor is lawfully seized of said real property; that said real property is free from encumbrance; that said Grantor is duly authorized to sell said real property;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

WARRANTY DEED

PROJECT NO.: 281-1(117)

C.N.: 42619

TRACT: 42

Duly executed this 15 day of September, A.D. 2025City of Red Cloud, Nebraska
byGene B. Horne
Authorized Officer or AgentGene B. Horne, Mayor
Print name of Authorized Officer or Agent and TitleSTATE OF Nebraska)
COUNTY OF Webster) ss.The foregoing instrument was acknowledged before me this 15 day of September,A.D., 2025, by Gene Horne, Mayor,
(Printed Name of Individual who appeared before Notary) (Title of officer or agent)Of City of Red Cloud, Nebraska on behalf of the corporation.
(Name of Corporation)Madely Schmitz
Notary Public

AFFIDAVIT of Authority**NEBRASKA**

DEPARTMENT OF TRANSPORTATION

Project Name: In Red Cloud	Project #: 281-1(117)	Control #: 42619
Contract Name: City of Red Cloud, Nebraska	Type: Tract Owner	Tract #: 42

I, Gene Horne, 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 Mayor for City of Red Cloud,
 (Title of office holder) (Name of Organization)
 organized in accordance with the laws of the State of Nebraska and lawfully operating in Nebraska;

AND

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

☐ The capacity expressly provided in the _____,
 (Bylaws, Operating Agreement, or Partnership Agreement)

OR

☒ The Resolution of the City of Red cloud #908 dated 9/3/25,
 (Corporate Board or Corporate Membership)

Dated this 15 day of September, 2025.

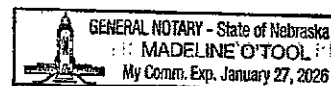
Gene B. Horne
 Signature of

Gene B. Horne
 Print Name

State of Nebraska)
 County of Webster) ss

Subscribed and sworn before me this 15 day of September, 2025.

Moddy Schmig
 Signature of Notary Public



Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2025	2280	8/22/2025	Base: 91-0002				Affiliated:		Unified:				
Location ID		Sale Number		Useability & Code #		Parcel Number								
000103701		208		4 11		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value						4371			00	0	10005		005	0000
Land		Improvements		Total		Date of Sale Property Classification Code								
430		63,575		64,005		Status	Property Type		Zoning	Location	City Size	Parcel Size		
Assessor Location: RED CLOUD (RC)						A) 1	B) 03		C) 3	D) 1	E) 6	F) 1		

	Residential	Commercial
Multiple Improvements:	Multiple Improvements :	Multiple Improvements :
Construction Date:	Construction Date :	Construction Date : 1900
Floor:	Floor Sq. Ft. :	Floor Sq. Ft. : 2,250
Building Cost New:	Cost :	Cost : 508,525
Single Family Style:	Residential Condition:	Commercial Occupancy Code:
(100) ☐ Mobile Home	(10) ☐ Worn Out	Primary: 349 Other1: Other2:
(101) ☐ One Story	(20) ☐ Badly Worn	Commercial Construction Class: 3
(102) ☐ Two Story	(30) ☐ Average	(1) ☐ Fireproof Structural Steel Frame
(103) ☐ Split Level	(40) ☐ Good	(2) ☐ Reinforced Concrete Frame
(104) ☐ 1 1/2 Story	(50) ☐ Very Good	(3) ☒ Masonry Bearing Walls
(111) ☐ Bi-Level	(60) ☐ Excellent	(4) ☐ Wood or Steel Framed Ext. Walls
(106) ☐ Other		(5) ☐ Metal Frame and Walls
Townhouse or Duplex Style:	Residential Quality:	(6) ☐ Pole Frame
(301) ☐ One Story	(10) ☐ Low	Cost Rank: 20 Condition: 40
(302) ☐ Two Story	(20) ☐ Fair	(10) ☐ Low (10) ☐ Worn Out
(307) ☐ 1 1/2 Story	(30) ☐ Average	(20) ☒ Average (20) ☐ Badly Worn
(308) ☐ Split Level	(40) ☐ Good	(30) ☐ Above Average (30) ☐ Average
(309) ☐ 2 1/2 Story	(50) ☐ Very Good	(40) ☐ High (40) ☒ Good
(304) ☐ One Story Duplex	(60) ☐ Excellent	(50) ☐ Very Good
(305) ☐ Two Story Duplex		(60) ☐ Excellent

Assessor's Adjustment to Sale Price (+ or -):	
Assessor Comments and Reason for Adjustment:	
WD; BUILD NEW ROAD	
Comments from	Comments:

(Continue on back)

30851
Parcel 103701

NEBRASKA

Good Life, Great Service.
DEPARTMENT OF REVENUE

Real Estate Transfer Statement

FORM
521

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

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

1 County Name Webster - 91		2 County Number		3 Date of Sale/Transfer Mo. 08 Day 22 Yr. 2025		4 Date of Deed Mo. 08 Day 22 Yr. 2025	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) See Exhibit A Attached Street or Other Mailing Address City State Zip Code Phone Number Email Address N/A				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) The State of Nebraska Dept of Transportation Street or Other Mailing Address PO Box 94759 City State Zip Code Lincoln NE 68509 Phone Number (402) 471-4567 Is the grantee a 501(c)(3) organization? ☐ Yes ☒ No If Yes, is the grantee a 509(a) foundation? ☐ Yes ☒ No Email Address N/A			
7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home.							
(A) Status		(B) Property Type				(C)	
☒ Improved ☒ Unimproved ☐ IOLL		☐ Single Family ☐ Multi-Family ☒ Commercial ☐ Industrial ☐ Agricultural ☐ Recreational ☐ Mineral Interests-Nonproducing ☐ Mineral Interests-Producing ☐ State Assessed ☐ Exempt				☐ Mobile Home	
8 Type of Deed ☐ Conservator ☐ Distribution ☐ Land Contract/Memo ☐ Partition ☐ Sheriff ☐ Other ☐ Bill of Sale ☐ Corrective ☐ Easement ☐ Lease ☐ Personal Rep. ☐ Trust/Trustee ☐ Cemetery ☐ Death Certificate - Transfer on Death ☐ Executor ☐ Mineral ☐ Quit Claim ☒ Warranty							
9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? ☐ Buyer ☐ Seller ☒ No		10 Type of Transfer ☐ Distribution ☐ Foreclosure ☐ Irrevocable Trust ☐ Revocable Trust ☐ Transfer on Death ☐ Auction ☐ Easement ☐ Gift ☐ Life Estate ☒ Sale ☐ Trustee to Beneficiary ☐ Court Decree ☐ Exchange ☐ Grantor Trust ☐ Partition ☐ Satisfaction of Contract ☐ Other (Explain)					
11 Was ownership transferred in full? (If No, explain the division.) ☒ Yes ☐ No				12 Was real estate purchased for same use? (If No, state the intended use.) ☐ Yes ☒ No Build roads			
13 Was the transfer between relatives, or if to a trustee, are the trustee and beneficiary relatives? (If Yes, check the appropriate box.) ☐ Yes ☒ No ☐ Aunt or Uncle to Niece or Nephew ☐ Family Corp., Partnership, or LLC ☐ Self ☐ Other ☐ Brothers and Sisters ☐ Grandparents and Grandchild ☐ Spouse ☐ Ex-spouse ☐ Parents and Child ☐ Step-parent and Step-child							
14 What is the current market value of the real property? 100.00				15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) ☐ Yes ☒ No \$ _____ %			
16 Does this conveyance divide a current parcel of land? ☒ Yes ☐ No				17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) ☐ Yes ☒ No			
18 Address of Property N/A				19 Name and Address of Person to Whom the Tax Statement Should be Sent Nebraska Dept of Transportation PO Box 94759 Lincoln, NE 68509-4759			
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 \$ 100.00
23 Was non-real property included in the purchase? ☐ Yes ☒ No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	23 \$ _____
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24 \$ 100.00
25 If this transfer is exempt from the documentary stamp tax, list the exemption number 2 .	
26 Is an affidavit as described in Neb. Rev. Stat. § 76-2.141 required because the property is located within a county or other geographic area with an active air force ballistic missile field? (See Instructions) ☐ Yes ☒ No	
27 If yes, is the required affidavit attached to this filing? ☐ Yes ☒ No	

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

Sarah Talbert

(402) 479-4461

Print or Type Name of Grantee or Authorized Representative

Phone Number

sign
here

Signature of Grantee or Authorized Representative

ROW Project Manager

Title

Date

10/9/2025

Register of Deed's Use Only

For Dept. Use Only

28 Date Deed Recorded Mo. 10 Day 10 Yr. 25	29 Value of Stamp or Exempt Number \$ Exempt #2	30 Recording Data BK 2025, Pg 2280
--	---	--

Nebraska Department of Revenue

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

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

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

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.

Index _____
Computer _____
Assessor _____
Carded _____

NEBRASKA DOCUMENTARY
STAMP TAX

Date: 10/10/25

\$ Ex002 By AS

Bk 2025, Pg 2280

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 10 day
of October A.D., 2025, at 08:37
o'clock AM. Recorded in Book 2025
on Pages 2280-2283

Abbey Laing County Clerk

Fee: \$28.00 By: AS Deputy
Electronically Recorded

FOR REGISTER OF DEEDS USE ONLY

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

WARRANTY DEED

PROJECT NO.: 281-1(117)

C.N.: 42619

TRACT: 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.

WARRANTY DEED

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.

WARRANTY DEED

PROJECT NO.: 281-1(117)

C.N.: 42619

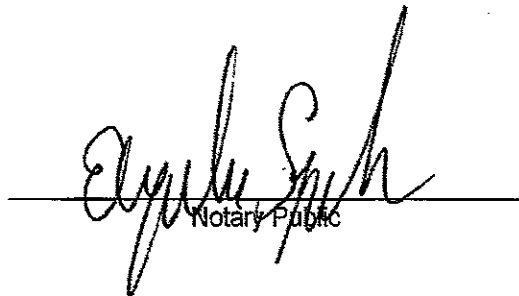
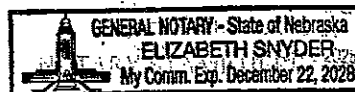
TRACT: 48

Duly executed this 22 day of August, A.D. 2025.Boone Corporation, a Nebraska Corporation
by

Authorized Officer or Agent

Peter T. Clarke, President

Print name of Authorized Officer or Agent and Title

STATE OF Nebraska)
COUNTY OF Saline)ss.The foregoing instrument was acknowledged before me this 22 day of August,A.D., 2025, by Peter Clarke, President,
(Printed Name of Individual who appeared before Notary) (Title of officer or agent)Of Boone Corporation, a Nebraska corporation on behalf of the corporation.
(Name of Corporation)
Notary Public

AFFIDAVIT of Authority**NEBRASKA**

DEPARTMENT OF TRANSPORTATION

Project Name: In Red Cloud	Project #: 281-1(117)	Control #: 42619
Contract Name: Boone Corporation, a Nebraska corporation	Type: Tract Owner	Tract #: 48

I, Peter Clarke, the undersigned, swear or affirm the following is true and accurate to
 (Print name of individual signing on behalf of Organization)
 the best of my knowledge (complete both items 1 and 2):

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

AND ...

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

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

OR ...

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

Dated this 22 day of August, 2025

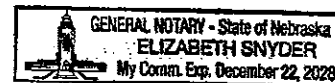
Peter Clarke
 Signature of

Peter Clarke
 Print Name

State of Nebraska)
 County of Saline) ss

Subscribed and sworn before me this 22 day of August, 2025

Elizabeth Snyder
 Signature of Notary Public



Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2025	2284	9/5/2025	Base: 91-0002				Affiliated:		Unified:				
Location ID		Sale Number		Useability & Code #		Parcel Number								
000103700		209		4 11		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4371				00	0	10005		005	0000	
Land		Improvements		Total		Date of Sale Property Classification Code								
385		71,100		71,485		Status	Property Type		Zoning	Location	City Size	Parcel Size		
Assessor Location: RED CLOUD (RC)						A) 1	B) 03		C) 3	D) 1	E) 6	F) 1		

	Residential	Commercial
Multiple Improvements:	Multiple Improvements :	Multiple Improvements : 2
Construction Date:	Construction Date :	Construction Date : 1900
Floor:	Floor Sq. Ft. :	Floor Sq. Ft. : 1,250
Building Cost New:	Cost :	Cost : 62,840
Single Family Style:	Residential Condition:	Commercial Occupancy Code:
(100) ☐ Mobile Home	(10) ☐ Worn Out	Primary: 471 Other1: 344 Other2:
(101) ☐ One Story	(20) ☐ Badly Worn	Commercial Construction Class: 3
(102) ☐ Two Story	(30) ☐ Average	(1) ☐ Fireproof Structural Steel Frame
(103) ☐ Split Level	(40) ☐ Good	(2) ☐ Reinforced Concrete Frame
(104) ☐ 1 1/2 Story	(50) ☐ Very Good	(3) ☒ Masonry Bearing Walls
(111) ☐ Bi-Level	(60) ☐ Excellent	(4) ☐ Wood or Steel Framed Ext. Walls
(106) ☐ Other		(5) ☐ Metal Frame and Walls
Townhouse or Duplex Style:	Residential Quality:	(6) ☐ Pole Frame
(301) ☐ One Story	(10) ☐ Low	Cost Rank: 20 Condition: 20
(302) ☐ Two Story	(20) ☐ Fair	(10) ☐ Low (10) ☐ Worn Out
(307) ☐ 1 1/2 Story	(30) ☐ Average	(20) ☒ Average (20) ☒ Badly Worn
(308) ☐ Split Level	(40) ☐ Good	(30) ☐ Above Average (30) ☐ Average
(309) ☐ 2 1/2 Story	(50) ☐ Very Good	(40) ☐ High (40) ☐ Good
(304) ☐ One Story Duplex	(60) ☐ Excellent	(50) ☐ Very Good
(305) ☐ Two Story Duplex		(60) ☐ Excellent

Assessor's Adjustment to Sale Price (+ or -):	
Assessor Comments and Reason for Adjustment:	
WD; BUILD NEW ROAD	
Comments from	Comments:

(Continue on back)

30250
parcel 103700

NEBRASKA
Good Life. Great Service.
DEPARTMENT OF REVENUE

Real Estate Transfer Statement

FORM
521

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

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

1 County Name Webster - 91	2 County Number	3 Date of Sale/Transfer Mo. 09 Day 05 Yr. 2025	4 Date of Deed Mo. 09 Day 05 Yr. 2025		
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) See Exhibit A Attached Street or Other Mailing Address		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) The State of Nebraska Dept of Transportation Street or Other Mailing Address PO Box 94759			
City	State	Zip Code	City Lincoln	State NE	Zip Code 68509
Phone Number	Phone Number (402) 471-4567		Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation?		Yes ☐ No ☒
Email Address N/A	Email Address N/A				

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

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

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

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

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

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

14 What is the current market value of the real property? 100.00	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) ☐ Yes ☒ No \$ _____ %
--	--

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

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

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 \$ 100.00
23 Was non-real property included in the purchase? ☐ Yes ☒ No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	23 \$ _____
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24 \$ 100.00

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

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

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

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

Register of Deed's Use Only		For Dept. Use Only
28 Date Deed Recorded Mo. 10 Day 10 Yr. 25	29 Value of Stamp or Exempt Number \$ Exempt #2	30 Recording Data BK2025, Pg 2284

Nebraska Department of Revenue
Form No. 98-269-2008 7-2024 Rev. Supersedes 98-269-2008 10-2020
Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2)

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

Exhibit A
To Form 521 - Real Estate Transfer Statement

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

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.

Index _____
Computer _____
Assessor _____
Carded _____

NEBRASKA DOCUMENTARY
STAMP TAX

Date: 10/10/25

\$ Ex002 By AS

Bk 2025, Pg 2284

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 08:38
o'clock AM. Recorded in Book 2025
on Pages 2284-2286

Arbuckle

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.

WARRANTY DEED

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.

WARRANTY DEED

PROJECT NO.: 281-1(117)

C.N.: 42619

TRACT: 49

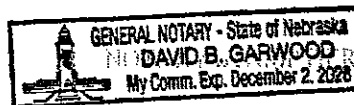
Duly executed this 5th day of September, A.D. 20 25.

Kory J. McCracken
Kory J. McCracken

STATE OF Nebraska)
COUNTY OF Webster) ss.

The foregoing instrument was acknowledged before me this 5th day of September,
A.D., 20 25, by Kory J. McCracken.

David B. Garywood
Notary Public



Residential & Commercial Sales Worksheet

[illegible]

31810
parcel 117303

NEBRASKA
Good Life. Great Service.
DEPARTMENT OF REVENUE

Real Estate Transfer Statement

FORM
521

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

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

1 County Name Webster - 91		2 County Number		3 Date of Sale/Transfer Mo. 09 Day 15 Yr. 2025		4 Date of Deed Mo. 09 Day 15 Yr. 2025					
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) See Exhibit A Attached Street or Other Mailing Address				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) The State of Nebraska Dept of Transportation Street or Other Mailing Address PO Box 94759							
City		State		Zip Code		City		State		Zip Code	
						Lincoln		NE		68509	
Phone Number				Phone Number (402) 471-4567		Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation?		☐ Yes ☒ No		☐ Yes ☒ No	
Email Address N/A				Email Address N/A							
7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home.											
(A) Status				(B) Property Type				(C)			
☒ Improved ☒ Unimproved ☐ IOLL				☐ Single Family ☐ Multi-Family ☒ Commercial ☐ Industrial ☐ Agricultural ☐ Recreational ☐ Mineral Interests-Nonproducing ☐ Mineral Interests-Producing ☐ State Assessed ☐ Exempt				☐ Mobile Home			
8 Type of Deed ☐ Conservator ☐ Distribution ☐ Land Contract/Memo ☐ Partition ☐ Sheriff ☐ Other ☐ Bill of Sale ☐ Corrective ☐ Easement ☐ Lease ☐ Personal Rep. ☐ Trust/Trustee ☐ Cemetery ☐ Death Certificate - Transfer on Death ☐ Executor ☐ Mineral ☐ Quit Claim ☒ Warranty											
9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? ☐ Buyer ☐ Seller ☒ No				10 Type of Transfer ☐ Distribution ☐ Foreclosure ☐ Irrevocable Trust ☐ Revocable Trust ☐ Transfer on Death ☐ Auction ☐ Easement ☐ Gift ☐ Life Estate ☒ Sale ☐ Trustee to Beneficiary ☐ Court Decree ☐ Exchange ☐ Grantor Trust ☐ Partition ☐ Satisfaction of Contract ☐ Other (Explain)							
11 Was ownership transferred in full? (If No, explain the division.) ☒ Yes ☐ No						12 Was real estate purchased for same use? (If No, state the intended use.) ☐ Yes ☒ No Build roads					
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) ☐ Yes ☒ No ☐ Aunt or Uncle to Niece or Nephew ☐ Family Corp., Partnership, or LLC ☐ Self ☐ Other ☐ Brothers and Sisters ☐ Grandparents and Grandchild ☐ Spouse ☐ Ex-spouse ☐ Parents and Child ☐ Step-parent and Step-child											
14 What is the current market value of the real property? 2,080.00						15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) ☐ Yes ☒ No \$ _____ %					
16 Does this conveyance divide a current parcel of land? ☒ Yes ☐ No						17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) ☐ Yes ☒ No					
18 Address of Property N/A						19 Name and Address of Person to Whom the Tax Statement Should be Sent Nebraska Dept of Transportation PO Box 94759 Lincoln, NE 68509-4759					
18a ☐ No address assigned 18b ☐ Vacant land											
20 Legal Description (Attach additional pages, if needed.) See Attached Exhibit A											

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

22 Total purchase price, including any liabilities assumed.....	22	\$	2,080.00
23 Was non-real property included in the purchase? ☐ Yes ☒ No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	23	\$	1
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$	2,080.00
25 Is this transfer exempt from the documentary stamp tax, list the exemption number 2			
26 Is an affidavit as described in Neb. Rev. Stat. § 76-2,141 required because the property is located within a county or other geographic area with an active air force ballistic missile field? (See Instructions) ☐ Yes ☒ No			
27 If yes, is the required affidavit attached to this filing? ☐ Yes ☒ No			

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

Sarah Talbert

Print or Type Name of Grantee or Authorized Representative

(402) 479-4461

Phone Number

10/9/2025

Date

sign
here

Signature of Grantee or Authorized Representative

ROW Project Manager

Title

Register of Deed's Use Only

For Dept. Use Only

28 Date Deed Recorded Mo. 10 Day 10 Yr. 25	29 Value of Stamp or Exempt Number \$ Exempt # 2	30 Recording Data BK 2025, Pg 2287
--	--	--

Nebraska Department of Revenue

Form No. 95-269-2008 7-2024 Rev. Supersedes 95-269-2008 10-2020

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

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

Exhibit A
To Form 521 - Real Estate Transfer Statement

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

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 _____
Computer _____
Assessor _____
Carded _____

NEBRASKA DOCUMENTARY
STAMP TAX
Date: 10/10/25
\$ Ex002 By AS

Bk 2025, Pg 2287

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 10 day
of October A.D., 2025, at 08:39
o'clock AM. Recorded in Book 2025
on Pages 2287-2290

Abbey H. King County Clerk

Fee: \$28.00 By: AS Deputy
Electronically Recorded

FOR REGISTER OF DEEDS USE ONLY

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

WARRANTY DEED

PROJECT NO.: 281-1(117)

C.N.: 42619

TRACT: 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

WARRANTY DEED

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.

WARRANTY DEED

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 Red Cloud, Webster County, Nebraska
by

Gene B Horne
Authorized Officer or Agent

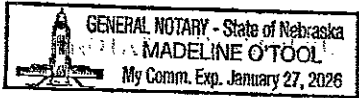
Gene B. Horne, Mayor
Print name of Authorized Officer or Agent and Title

STATE OF Nebraska)
COUNTY OF webster)ss.

The foregoing instrument was acknowledged before me this 15 day of September,
A.D., 2025, by Gene Horne, Mayor,
(Printed Name of Individual who appeared before Notary) (Title of officer or agent)

Of City of Red Cloud, Webster County, Nebraska

Maddy Schmitz
Notary Public



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	Type: Tract Owner	Tract #: 57

I, Gene Horne, 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 Mayor for City of Red Cloud,
 (Title of office holder) (Name of Organization)
 organized in accordance with the laws of the State of Nebraska and lawfully operating in Nebraska;

AND ...

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

☐ The capacity expressly provided in the _____,
 (Bylaws, Operating Agreement, or Partnership Agreement)

OR ...

☒ The Resolution of the City of Red Cloud #908 dated 9/3/25,
 (Corporate Board or Corporate Membership)

Dated this 15 day of September, 20 25

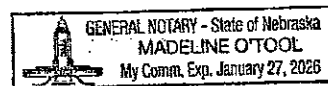
Gene B. Horne
 Signature of

Gene B. Horne
 Print Name

State of Nebraska)
 County of Webster) ss

Subscribed and sworn before me this 15 day of September, 20 25

Maddy Schmitz
 Signature of Notary Public



Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2025	2291	9/11/2025	Base: 91-0002				Affiliated:		Unified:				
Location ID		Sale Number		Useability & Code #		Parcel Number								
000163700		211		4 11		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value						4491			00	0	10095		000	0000
Land		Improvements		Total		Date of Sale Property Classification Code								
7,590		213,170		220,760		Status	Property Type		Zoning	Location	City Size	Parcel Size		
Assessor Location: RED CLOUD (RC)						A) 1	B) 01		C) 1	D) 1	E) 6	F) 4		

	Residential	Commercial
Multiple Improvements:	Multiple Improvements :	Multiple Improvements :
Construction Date:	Construction Date : 1870	Construction Date :
Floor:	Floor Sq. Ft. : 3,211	Floor Sq. Ft. :
Building Cost New:	Cost : 547,245	Cost :
Single Family Style: 102	Residential Condition: 30	Commercial Occupancy Code:
(100) ☐ Mobile Home	(10) ☐ Worn Out	Primary: Other1: Other2:
(101) ☐ One Story	(20) ☐ Badly Worn	Commercial Construction Class:
(102) ☒ Two Story	(30) ☒ Average	(1) ☐ Fireproof Structural Steel Frame
(103) ☐ Split Level	(40) ☐ Good	(2) ☐ Reinforced Concrete Frame
(104) ☐ 1 1/2 Story	(50) ☐ Very Good	(3) ☐ Masonry Bearing Walls
(111) ☐ Bi-Level	(60) ☐ Excellent	(4) ☐ Wood or Steel Framed Ext. Walls
(106) ☐ Other		(5) ☐ Metal Frame and Walls
Townhouse or Duplex Style:	Residential Quality: 50	(6) ☐ Pole Frame
(301) ☐ One Story	(10) ☐ Low	Cost Rank: Condition:
(302) ☐ Two Story	(20) ☐ Fair	(10) ☐ Low (10) ☐ Worn Out
(307) ☐ 1 1/2 Story	(30) ☐ Average	(20) ☐ Average (20) ☐ Badly Worn
(308) ☐ Split Level	(40) ☐ Good	(30) ☐ Above Average (30) ☐ Average
(309) ☐ 2 1/2 Story	(50) ☒ Very Good	(40) ☐ High (40) ☐ Good
(304) ☐ One Story Duplex	(60) ☐ Excellent	(50) ☐ Very Good
(305) ☐ Two Story Duplex		(60) ☐ Excellent

Assessor's Adjustment to Sale Price (+ or -):

Assessor Comments and Reason for Adjustment:
 WD; BUILD NEW ROAD

Comments from **Comments:**

(Continue on back)

Real Estate Transfer Statement

FORM
521

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

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

1 County Name Webster - 91		2 County Number		3 Date of Sale/Transfer Mo. <u>09</u> Day <u>11</u> Yr. <u>2025</u>		4 Date of Deed Mo. <u>09</u> Day <u>11</u> Yr. <u>2025</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) See Exhibit A Attached Street or Other Mailing Address				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) The State of Nebraska Dept of Transportation Street or Other Mailing Address PO Box 94759			
City		State		Zip Code		City Lincoln	
Phone Number		State NE		Zip Code 68509			
Email Address N/A		Phone Number (402) 471-4567		Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation?		☐ Yes ☒ No ☐ Yes ☒ No	
		Email Address N/A					

7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home.							
(A) Status		(B) Property Type				(C)	
☒ Improved ☐ Unimproved ☐ IOLL		☒ Single Family ☐ Multi-Family ☐ Commercial ☐ Industrial ☐ Agricultural ☐ Recreational ☐ Mineral Interests-Nonproducing ☐ Mineral Interests-Producing ☐ State Assessed ☐ Exempt				☐ Mobile Home	
8 Type of Deed		☐ Conservator ☐ Bill of Sale ☐ Cemetery ☐ Death Certificate - Transfer on Death ☐ Distribution ☐ Easement ☐ Executor ☐ Land Contract/Memo ☐ Lease ☐ Mineral ☐ Partition ☐ Personal Rep. ☐ Quit Claim ☐ Sheriff ☐ Trust/Trustee ☒ Warranty ☐ Other					
9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller?		10 Type of Transfer				☐ Transfer on Death ☐ Trustee to Beneficiary ☐ Other (Explain)	
☐ Buyer ☐ Seller ☒ No		☐ Distribution ☐ Auction ☐ Court Decree ☐ Easement ☐ Exchange ☐ Foreclosure ☐ Gift ☐ Grantor Trust ☐ Irrevocable Trust ☐ Life Estate ☐ Partition ☐ Revocable Trust ☒ Sale ☐ 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 Build roads			
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.)							
☐ Yes ☒ No ☐ Aunt or Uncle to Niece or Nephew ☐ Brothers and Sisters ☐ Ex-spouse ☐ Family Corp., Partnership, or LLC ☐ Grandparents and Grandchild ☐ Parents and Child ☐ Self ☐ Spouse ☐ Step-parent and Step-child ☐ Other							
14 What is the current market value of the real property? 340.00				15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)			
				☐ Yes ☒ No \$ _____ %			
16 Does this conveyance divide a current parcel of land?				17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.)			
☒ Yes ☐ No				☐ Yes ☒ No			
18 Address of Property N/A				19 Name and Address of Person to Whom the Tax Statement Should be Sent Nebraska Dept of Transportation PO Box 94759 Lincoln, NE 68509-4759			
18a ☐ No address assigned 18b ☐ Vacant land							
20 Legal Description (Attach additional pages, if needed.) See Attached Exhibit A							

21 If agricultural, list total number of acres transferred in this transaction		22 Total purchase price, including any liabilities assumed		22 \$	340.00
23 Was non-real property included in the purchase?		23 \$			
☐ Yes ☒ No (If Yes, enter dollar amount and attach itemized list.) (see Instructions)		24 Adjusted purchase price paid for real estate (line 22 minus line 23)		24 \$	340.00
25 If this transfer is exempt from the documentary stamp tax, list the exemption number 2					
26 Is an affidavit as described in Neb. Rev. Stat. § 76-2.141 required because the property is located within a county or other geographic area with an active air force ballistic missile field? (See Instructions)					
☐ Yes ☒ No					
27 If yes, is the required affidavit attached to this filing? ☐ Yes ☒ No					

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

Sarah Talbert

Print or Type Name of Grantee or Authorized Representative

(402) 479-4461

Phone Number

10/9/2025

Date

sign
here

Signature of Grantee or Authorized Representative

ROW Project Manager

Title

Register of Deed's Use Only			For Dept. Use Only
28 Date Deed Recorded Mo. <u>10</u> Day <u>10</u> Yr. <u>25</u>	29 Value of Stamp or Exempt Number \$ Exempt #2	30 Recording Data BK2025, Pg 2291	

Nebraska Department of Revenue

Form No. 95-269-2008 7-2024 Rev. Supersedes 95-269-2008 10-2020

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

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

Exhibit A
To Form 521 - Real Estate Transfer Statement

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

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 _____
Computer _____
Assessor _____
Carded _____

NEBRASKA DOCUMENTARY
STAMP TAX
Date: 10/10/25
\$ Ex002 By AS

Bk 2025, Pg 2291

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 10 day
of October A.D., 2025, at 08:40
o'clock AM. Recorded in Book 2025
on Pages 2291-2294

Anthony King

County Clerk

Fee: \$28.00 By: AS Deputy
Electronically Recorded

FOR REGISTER OF DEEDS USE ONLY
Return to: Karla Smith
Nebraska Dept. of Transportation, R.O.W. Division
Box 94759
Lincoln, NE 68509-4759

WARRANTY DEED

PROJECT NO.: 281-1(117)

C.N.: 42619

TRACT: 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

WARRANTY DEED

PROJECT NO.: 281-1(117)

C.N.: 42619

TRACT: 62

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.

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

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

WARRANTY DEED

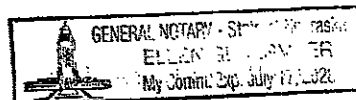
PROJECT NO.: 281-1(117)

C.N.: 42619

TRACT: 62

Duly executed this 11 day of September, A.D. 2025Roy N. Phillips

Roy N. Phillips

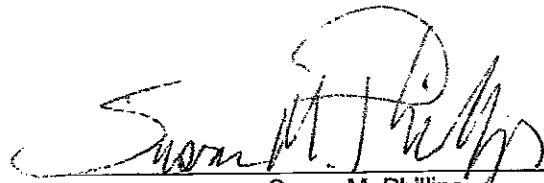
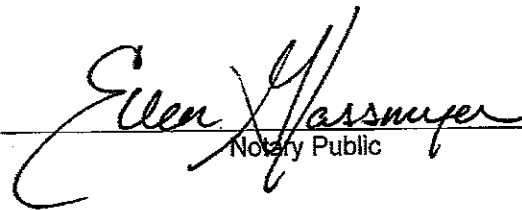
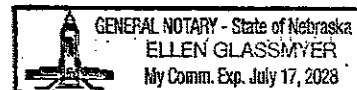
STATE OF Nebraska)
COUNTY OF Webster) ss.The foregoing instrument was acknowledged before me this 11 day of September,
A.D., 2025, by Roy N. Phillips.Ellen Glassmyer
Notary Public

WARRANTY DEED

PROJECT NO.: 281-1(117)

C.N.: 42619

TRACT: 62

Duly executed this 11 day of Sept, A.D. 20 25
Susan M. PhillipsSTATE OF Nebraska)
COUNTY OF Webster) ss.The foregoing instrument was acknowledged before me this 11 day of September,
A.D., 20 25, by Susan M. Phillips.
Notary Public

Residential & Commercial Sales Worksheet

[illegible]

3960
parcel 118000

Real Estate Transfer Statement

FORM
521

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

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

1 County Name Webster - 91		2 County Number		3 Date of Sale/Transfer Mo. <u>09</u> Day <u>11</u> Yr. <u>2025</u>		4 Date of Deed Mo. <u>09</u> Day <u>11</u> Yr. <u>2025</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) See Exhibit A Attached Street or Other Mailing Address City State Zip Code Phone Number Email Address N/A				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) The State of Nebraska Dept of Transportation Street or Other Mailing Address PO Box 94759 City Lincoln State NE Zip Code 68509 Phone Number (402) 471-4567 Is the grantee a 501(c)(3) organization? ☐ Yes ☒ No If Yes, is the grantee a 509(a) foundation? ☐ Yes ☒ No Email Address N/A			
7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home.							
(A) Status		(B) Property Type				(C)	
☒ Improved ☒ Unimproved ☐ IOLL		☐ Single Family ☐ Multi-Family ☒ Commercial ☐ Industrial ☐ Agricultural ☐ Recreational ☐ Mineral Interests-Nonproducing ☐ Mineral Interests-Producing ☐ State Assessed ☐ Exempt ☐ Mobile Home					
8 Type of Deed ☐ Conservator ☐ Distribution ☐ Land Contract/Memo ☐ Partition ☐ Sheriff ☐ Other ☐ Bill of Sale ☐ Corrective ☐ Easement ☐ Lease ☐ Personal Rep. ☐ Trust/Trustee ☐ Cemetery ☐ Death Certificate - Transfer on Death ☐ Executor ☐ Mineral ☐ Quit Claim ☒ Warranty							
9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? ☐ Buyer ☐ Seller ☒ No		10 Type of Transfer ☐ Distribution ☐ Foreclosure ☐ Irrevocable Trust ☐ Revocable Trust ☐ Transfer on Death ☐ Auction ☐ Easement ☐ Gift ☐ Life Estate ☒ Sale ☐ Trustee to Beneficiary ☐ Court Decree ☐ Exchange ☐ Grantor Trust ☐ Partition ☐ Satisfaction of Contract ☐ Other (Explain)					
11 Was ownership transferred in full? (If No, explain the division.) ☒ Yes ☐ No				12 Was real estate purchased for same use? (If No, state the intended use.) ☐ Yes ☒ No Build roads			
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) ☐ Yes ☒ No ☐ Aunt or Uncle to Niece or Nephew ☐ Family Corp., Partnership, or LLC ☐ Self ☐ Other ☐ Brothers and Sisters ☐ Grandparents and Grandchild ☐ Spouse ☐ Ex-spouse ☐ Parents and Child ☐ Step-parent and Step-child							
14 What is the current market value of the real property? 200.00				15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) ☐ Yes ☒ No \$ _____ %			
16 Does this conveyance divide a current parcel of land? ☒ Yes ☐ No				17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) ☐ Yes ☒ No			
18 Address of Property N/A				19 Name and Address of Person to Whom the Tax Statement Should be Sent Nebraska Dept of Transportation PO Box 94759 Lincoln, NE 68509-4759			
18a ☐ No address assigned 18b ☐ Vacant land							
20 Legal Description (Attach additional pages, if needed.) See Attached Exhibit A							
21 If agricultural, list total number of acres transferred in this transaction _____							
22 Total purchase price, including any liabilities assumed.						22	\$ 200,00
23 Was non-real property included in the purchase? ☐ Yes ☒ No (If Yes, enter dollar amount and attach itemized list.) (see instructions)						23	\$ 1
24 Adjusted purchase price paid for real estate (line 22 minus line 23)						24	\$ 200,00
25 If this transfer is exempt from the documentary stamp tax, list the exemption number 2							
26 Is an affidavit as described in Neb. Rev. Stat. § 76-2.141 required because the property is located within a county or other geographic area with an active air force ballistic missile field? (See Instructions) ☐ Yes ☒ No							
27 If yes, is the required affidavit attached to this filing? ☐ Yes ☒ No							

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

Sarah Talbert

Print or Type Name of Grantee or Authorized Representative

(402) 479-4461

Phone Number

10/9/2025

Date

sign
here

Signature of Grantee or Authorized Representative

ROW Project Manager

Title

Register of Deed's Use Only

For Dept. Use Only

28 Date Deed Recorded Mo. <u>10</u> Day <u>10</u> Yr. <u>25</u>	29 Value of Stamp or Exempt Number \$ Exempt #2	30 Recording Data BK2025, Pg 2295
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Nebraska Department of Revenue

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

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

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

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.

Index _____
Computer _____
Assessor _____
Carded _____

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

Abbey Laing

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.

WARRANTY DEED

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.

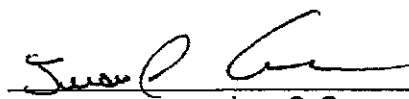
WARRANTY DEED

PROJECT NO.: 281-1(117)

C.N.: 42619

TRACT: 68

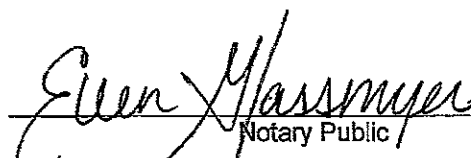
Duly executed this 11 day of SEPT, A.D. 2025



Juan C. Gomez

STATE OF Nebraska)
COUNTY OF Webster) ss.

The foregoing instrument was acknowledged before me this 11 day of September,
A.D., 2025, by Juan C. Gomez.



Notary Public



Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date
91	2025	2359	10/15/2025
Base: 91-0074 Affiliated:			
Unified:			
Parcel Number			
GeoCde Twn Rng Sect Ort Subdly Area Blk Parcel			
Date of Sale Assessed Value 4133 00 0 20035 005 0000			
Land Improvements Total Date of Sale Property Classification Code			
6,885 208,280 215,165 Status Property Type Zoning Location City Size Parcel Size			
Assessor Location: BLUE HILL (BH) A) 1 B) 01 C) 1 D) 1 E) 6 F) 3			
Residential Commercial			
Multiple Improvements: Multiple Improvements :			
Construction Date : 1978 Construction Date :			
Floor: Floor Sq. Ft. : 1,500 Floor Sq. Ft. :			
Building Cost New: Cost : 297,965 Cost :			
Single Family Style: 101 Residential Condition: 35 Commercial Occupancy Code:			
(100) ☐ Mobile Home (10) ☐ Worn Out Primary: Other1: Other2:			
(101) ☒ One Story (20) ☐ Badly Worn Commercial Construction Class:			
(102) ☐ Two Story (30) ☒ Average (1) ☐ Fireproof Structural Steel Frame			
(103) ☐ Split Level (40) ☒ Good (2) ☐ Reinforced Concrete Frame			
(104) ☐ 1 1/2 Story (50) ☐ Very Good (3) ☐ Masonry Bearing Walls			
(111) ☐ Bi-Level (60) ☐ Excellent (4) ☐ Wood or Steel Framed Ext. Walls			
(106) ☐ Other (5) ☐ Metal Frame and Walls			
Townhouse or Duplex Style: Residential Quality: 30 (6) ☐ Pole Frame			
(301) ☐ One Story (10) ☐ Low Cost Rank: Condition:			
(302) ☐ Two Story (20) ☐ Fair (10) ☐ Low (10) ☐ Worn Out			
(307) ☐ 1 1/2 Story (30) ☒ Average (20) ☐ Average (20) ☐ Badly Worn			
(308) ☐ Split Level (40) ☐ Good (30) ☐ Above Average (30) ☐ Average			
(309) ☐ 2 1/2 Story (50) ☐ Very Good (40) ☐ High (40) ☐ Good			
(304) ☐ One Story Duplex (60) ☐ Excellent (50) ☐ Very Good			
(305) ☐ Two Story Duplex (60) ☐ Excellent			
Assessor's Adjustment to Sale Price (+ or -):			
Assessor Comments and Reason for Adjustment: JTWD ; TRANSFER BETWEEN PARENT & CHILD 			
Comments from Comments:			
(Continue on back)			

NEBRASKA

Good Life. Great Service.

DEPARTMENT OF REVENUE

Real Estate Transfer Statement

FORM

521

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

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

1 County Name Webster - 91		2 County Number		3 Date of Sale/Transfer Mo. 10 Day 15 Yr. 2025		4 Date of Deed Mo. 10 Day 15 Yr. 2025	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Terry and Kayleen Jordening Street or Other Mailing Address 101 West Lancaster St City Blue Hill State NE Zip Code 68930 Phone Number 402-984-9461 Email Address n/a				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Trenton and Jadaysa Jordening Street or Other Mailing Address 102 West Lancaster St City Blue Hill State NE Zip Code 68930 Phone Number 402-705-4277 Is the grantee a 501(c)(3) organization? ☐ Yes ☒ No If Yes, is the grantee a 509(a) foundation? ☐ Yes ☒ No Email Address n/a			

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

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

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

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

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

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

14 What is the current market value of the real property? \$235,000.00	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) ☐ Yes ☒ No \$ _____ %
---	--

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

18 Address of Property 102 West Lancaster St Blue Hill, NE 68930	19 Name and Address of Person to Whom the Tax Statement Should be Sent (Same as Grantee)
--	--

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

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

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

22 Total purchase price, including any liabilities assumed.	22 \$ 0'00
23 Was non-real property included in the purchase? ☐ Yes ☒ No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	23 \$ 0'00
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24 \$ 0'00
25 If this transfer is exempt from the documentary stamp tax, list the exemption number 5a	
26 Is an affidavit as described in Neb. Rev. Stat. § 76-2,141 required because the property is located within a county or other geographic area with an active air force ballistic missile field? (See Instructions) ☐ Yes ☒ No	
27 If yes, is the required affidavit attached to this filing? ☐ Yes ☐ No	

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

David B. Garwood

Print or Type Name of Grantee or Authorized Representative

Signature of Grantee or Authorized Representative

Attorney

Title

402-746-3613

Phone Number

10-15-2025

Date

sign
here

Register of Deed's Use Only

For Dept. Use Only

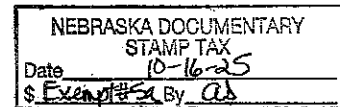
28 Date Deed Recorded Mo. 10 Day 16 Yr. 25	29 Value of Stamp or Exempt Number \$ Exempt #5a	30 Recording Data BK2025, pg 2359
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Nebraska Department of Revenue

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

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

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

State of Nebraska } ss.
County of Webster }Entered on the
numerical index and filed for record in the
Clerk's office of said county this 16 day
of OCT A.D., 2025 at 2:50
o'clock P M. Recorded in Book 2025
on Page 2359Anthony Harris County Clerk
10:00 Deputy
Ind. Comp Assessor Carded**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 15, 2025.

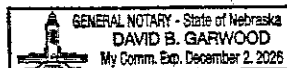
Terry Jordening
Terry Jordening

Kayleen Jordening
Kayleen Jordening,

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on October 15, 2025, by Terry Jordening and Kayleen Jordening, husband and wife.

Comm. expires 12-2-2026



David B. Garwood
Notary Public

Residential & Commercial Sales Worksheet

[illegible]

46510
NEBRASKA

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DEPARTMENT OF REVENUE

Real Estate Transfer Statement 216

FORM
521

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

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

1 County Name Webster - 91	2 County Number	3 Date of Sale/Transfer Mo. 10 Day 17 Yr. 2025	4 Date of Deed Mo. 09 Day 29 Yr. 2025
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Michael S. Goebel and Leigh A. Goebel Street or Other Mailing Address 245 S Walnut St City Red Cloud State NE Zip Code 68970 Phone Number (402) 746-0672 Email Address n/a		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Terry L. Simpson and Rebecca L. Simpson Street or Other Mailing Address 205 N Franklin St City Red Cloud State NE Zip Code 68970 Phone Number (402) 902-7939 Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation? ☐ Yes ☒ No Email Address n/a	

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

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

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

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

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

14 What is the current market value of the real property? \$36,775	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) ☐ Yes ☒ No \$ _____ %
---	--

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

18 Address of Property 205 N Franklin St Red Cloud, NE 68970 18a ☐ No address assigned 18b ☐ Vacant land	19 Name and Address of Person to Whom the Tax Statement Should be Sent Same as Grantee
---	---

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

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

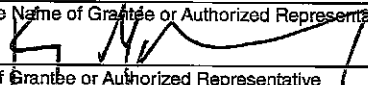
22 Total purchase price, including any liabilities assumed.	22 \$ 92,000.00
23 Was non-real property included in the purchase? ☐ Yes ☒ No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	23 \$ 0.00
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24 \$ 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 within a county or other geographic area with an active air force ballistic missile field? (See Instructions) ☐ Yes ☒ No

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

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

sign here	Kory McCracken Print or Type Name of Grantee or Authorized Representative	(402) 746-3613 Phone Number
	 Signature of Grantee or Authorized Representative	10/17/2025 Date
	Attorney Title	

Register of Deed's Use Only		For Dept. Use Only
-----------------------------	--	--------------------

28 Date Deed Recorded Mo. 10 Day 17 Yr. 25	29 Value of Stamp or Exempt Number \$ 213.44	30 Recording Data BK2025, Pg 2360
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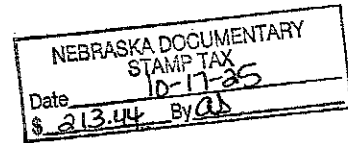
Nebraska Department of Revenue

Form No. 95-269-2008 8-2025 Rev. Supersedes 95-269-2008 7-2024

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

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

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 } ss.
County of Webster }Entered on the
numerical index and filed for record in the
Clerk's office of said county this 17 day
of Oct A.D., 20 25, at 11:29
o'clock a.v. Recorded in Book 2025
on Page 2360
Abbey Harris County Clerk
10.20 Deputy
Ind. Comp. Assessor Carded**JOINT TENANCY WARRANTY DEED**

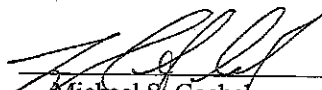
Michael S. Goebel and Leigh A. Goebel, husband and wife, GRANTOR, in consideration of ONE AND NO/100 DOLLARS (\$1.00) receipt of which is hereby acknowledged, conveys to Terry L. Simpson and Rebecca L. Simpson, husband and wife, as joint tenants, GRANTEES, the following described real estate (as defined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

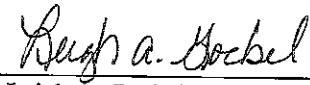
Lots Nine (9), Ten (10), Eleven (11) and Twelve (12), Block Six (6), Platt's Addition to Red Cloud, Webster County, Nebraska, including the East Half of the alley vacated by Ordinance No. 631, filed in Book 2014, page 1997, and the North Half of Second Avenue vacated by Ordinance No. 655, filed in Book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

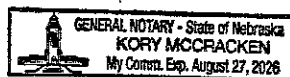

Michael S. Goebel

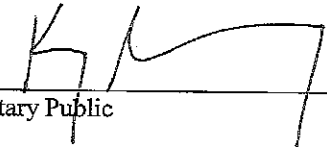

Leigh A. Goebel

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on September 29, 2025, by Michael S. Goebel and Leigh A. Goebel, husband and wife.

Comm. expires _____




Notary Public

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2025	2372	10/17/2025	Base: 91-0002		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
000154600		217		1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4491				00	0	10065		009	0000	
Land		Improvements		Total		Date of Sale Property Classification Code								
5,040		132,035		137,075		Status	Property Type		Zoning	Location	City Size	Parcel Size		
Assessor Location: RED CLOUD (RC)				A) 1	B) 01	C) 1	D) 1	E) 6	F) 3					
				Residential				Commercial						
Multiple Improvements:				Multiple Improvements. :				Multiple Improvements. :						
Construction Date:				Construction Date : 1961				Construction Date :						
Floor:				Floor Sq. Ft. : 1,420				Floor Sq. Ft. :						
Building Cost New:				Cost : 301,750				Cost :						
Single Family Style: 101				Residential Condition: 30				Commercial Occupancy Code:						
(100) ☐ Mobile Home				(10) ☐ Worn Out				Primary: Other1: Other2:						
(101) ☒ One Story				(20) ☐ Badly Worn				Commercial Construction Class:						
(102) ☐ Two Story				(30) ☒ Average				(1) ☐ Fireproof Structural Steel Frame						
(103) ☐ Split Level				(40) ☐ Good				(2) ☐ Reinforced Concrete Frame						
(104) ☐ 1 1/2 Story				(50) ☐ Very Good				(3) ☐ Masonry Bearing Walls						
(111) ☐ Bi-Level				(60) ☐ Excellent				(4) ☐ Wood or Steel Framed Ext. Walls						
(106) ☐ Other								(5) ☐ Metal Frame and Walls						
Townhouse or Duplex Style:				Residential Quality: 30				(6) ☐ Pole Frame						
(301) ☐ One Story				(10) ☐ Low				Cost Rank:		Condition:				
(302) ☐ Two Story				(20) ☐ Fair				(10) ☐ Low		(10) ☐ Worn Out				
(307) ☐ 1 1/2 Story				(30) ☒ Average				(20) ☐ Average		(20) ☐ Badly Worn				
(308) ☐ Split Level				(40) ☐ Good				(30) ☐ Above Average		(30) ☐ Average				
(309) ☐ 2 1/2 Story				(50) ☐ Very Good				(40) ☐ High		(40) ☐ Good				
(304) ☐ One Story Duplex				(60) ☐ Excellent						(50) ☐ Very Good				
(305) ☐ Two Story Duplex										(60) ☐ Excellent				
Assessor's Adjustment to Sale Price (+ or -):														
Assessor Comments and Reason for Adjustment:														
JTWD														
Comments from										Comments:				

(Continue on back)

Real Estate Transfer Statement 217

FORM
521

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

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

1 County Name Webster - 91	2 County Number	3 Date of Sale/Transfer Mo. 10 Day 17 Yr. 2025	4 Date of Deed Mo. 09 Day 27 Yr. 2025
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Steven A., Helen, Duane R., Mary and Connie F. Miner; Barbara S. M Street or Other Mailing Address 2030 Rainbow Ave City Seward State NE Zip Code 68434 Phone Number (402) 643-0603 Email Address n/a		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Michael S. Goebel and Leigh A. Goebel Street or Other Mailing Address 245 S Walnut St City Red Cloud State NE Zip Code 68970 Phone Number (402) 746-0672 Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation? Yes ☐ No ☒ Email Address n/a	

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

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

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

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

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

14 What is the current market value of the real property? \$138,925	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) ☐ Yes ☒ No \$ _____ %
--	--

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

18 Address of Property 245 S Walnut St Red Cloud, NE 68970 18a ☐ No address assigned 18b ☐ Vacant land	19 Name and Address of Person to Whom the Tax Statement Should be Sent Same as Grantee
---	---

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

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

22 Total purchase price, including any liabilities assumed.	22 \$ 165,000.00
23 Was non-real property included in the purchase? ☐ Yes ☒ No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	23 \$ 0.00
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24 \$ 165,000.00

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

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

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

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

sign here Kory McCracken Print or Type Name of Grantee or Authorized Representative Signature of Grantee or Authorized Representative	Attorney Title 10/17/2025 Date	(402) 746-3613 Phone Number
--	---	--------------------------------

Register of Deed's Use Only

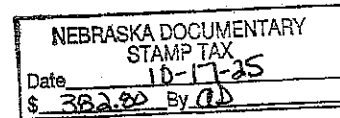
28 Date Deed Recorded Mo. 10 Day 17 Yr. 25	29 Value of Stamp or Exempt Number \$ 382.80	30 Recording Data BK2025, Pg 2372	For Dept. Use Only
---	---	--------------------------------------	--------------------

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.
County of Webster }

BOOK 2025 PAGE 2372

Entered on the
numerical index and filed for record in the
Clerk's office of said county this 17 day
of Oct A.D., 2025, at 11:31
o'clock A M. Recorded in Book 2025
on Page 2372-2373
Alphay H. King County Clerk
16.00 Deputy
Ind. Comp Assessor Carded



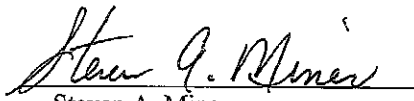
JOINT TENANCY WARRANTY DEED

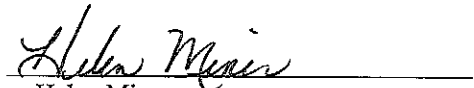
Steven A. Miner and Helen Miner, husband and wife, Duane R. Miner and Mary Miner, husband and wife, Connie F. Miner, a single person, and Barbara S. McVicker, a single person, GRANTOR, in consideration of ONE AND NO/100 DOLLARS (\$1.00) receipt of which is hereby acknowledged, conveys to Michael S. Goebel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

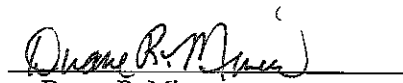
Lots Five (5), Six (6), Seven (7), Eight (8), Nine (9), Ten (10), Eleven (11) and Twelve (12), Block Nine (9), Railroad Addition to the City of Red Cloud, Webster County, Nebraska.

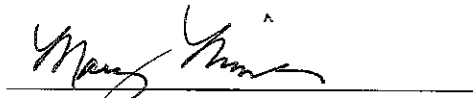
GRANTOR covenants (jointly and severally, if more than one) with the GRANTEES that GRANTOR:

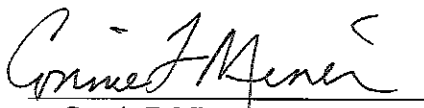
- (1) is lawfully seized of such real estate and that it is free from encumbrances, except roads and highways, easements and restrictions of record;
- (2) has legal power and lawful authority to convey the same;
- (3) warrants and will defend title to the real estate against the lawful claims of all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


Steven A. Miner

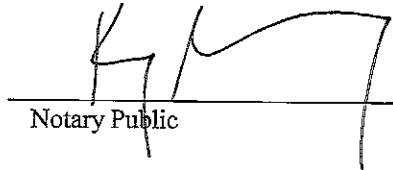
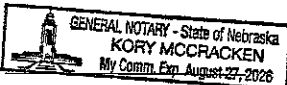
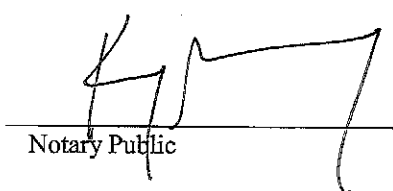
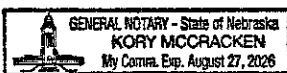
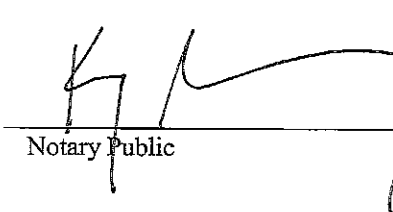
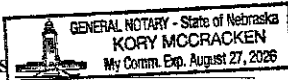
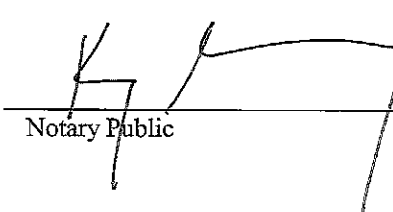

Helen Miner


Duane R. Miner


Mary Miner


Connie F. Miner


Barbara S. McVicker

STATE OF Nebraska, COUNTY OF Webster) ss.The foregoing instrument was acknowledged before me on September 26,
2025, by Steven A. Miner and Helen Miner, husband and wife.Comm. expires  Comm. expires
Notary PublicSTATE OF Nebraska, COUNTY OF Webster) ss.The foregoing instrument was acknowledged before me on September 27,
2025, by Duane R. Miner and Mary Miner, husband and wife.Comm. expires  Comm. expires
Notary PublicSTATE OF Nebraska, COUNTY OF Webster) ss.The foregoing instrument was acknowledged before me on September 26,
2025, by Connie F. Miner, a single person.Comm. expires  Comm. expires
Notary PublicSTATE OF Nebraska, COUNTY OF Webster) ss.The foregoing instrument was acknowledged before me on September 26,
2025, by Barbara S. McVicker, a single person.Comm. expires  Comm. expires
Notary Public

Residential & Commercial Sales Worksheet

[illegible]

42330

NEBRASKA

Good Life. Great Service.

DEPARTMENT OF REVENUE

Real Estate Transfer Statement 218

FORM

521

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

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

1 County Name	2 County Number	3 Date of Sale/Transfer Mo. <u>10</u> Day <u>17</u> Yr. <u>25</u>	4 Date of Deed Mo. <u>3</u> Day <u>10</u> Yr. <u>23</u>
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) <u>Bobbi-Jo Adams + Benjamin + Ashley Hamilton</u> Street or Other Mailing Address <u>225 N Walnut St</u> City <u>Red Cloud</u> State <u>NE</u> Zip Code <u>68970</u> Phone Number Email Address		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) <u>Bobbi-Jo Adams</u> Street or Other Mailing Address <u>225 N. Walnut St.</u> City <u>Red Cloud</u> State <u>NE</u> Zip Code <u>68970</u> Phone Number Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation? Yes ☒ No ☒ Email Address	

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

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

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

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

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

14 What is the current market value of the real property? <u>8,900</u>	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) ☐ Yes ☒ No \$ _____ %
---	--

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

18 Address of Property <u>225 N. Walnut St</u>	19 Name and Address of Person to Whom the Tax Statement Should be Sent <u>Same as above</u>
---	--

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

20 Legal Description (Attach additional pages, if needed.) <u>LOTS 5-7 Block 2 miners Subdivision of Annex Lot 27</u> <u>City of Red Cloud</u>
--

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

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

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

sign
here

Bobbi-Jo Adams
Print or Type Name of Grantee or Authorized Representative
Bobbi-Jo Adams
Signature of Grantee or Authorized Representative

Phone Number
10-17-25
Date

Title

Register of Deed's Use Only

For Dept. Use Only

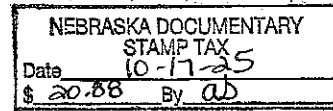
28 Date Deed Recorded Mo. <u>10</u> Day <u>17</u> Yr. <u>25</u>	29 Value of Stamp or Exempt Number <u>\$ 20.88</u>	30 Recording Data <u>BK2025 Pg 2385</u>
--	---	--

Nebraska Department of Revenue

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

Authorized by Neb. Rev. Stat. §§ 76-2.14, 77-1327(2)

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

State of Nebraska } ss.
County of Webster }Entered on the
numerical index and filed for record in the
Clerk's office of said county this 17 day
of Oct A.D., 2025, at 2:51
o'clock P.M. Recorded in Book 2025
on Page 2385-2387
Ashley Hamilton County Clerk
22.20 AD Deputy
Ind Comp Assessor CardedReturn to: Theobald Law Office
P O Box 423
Red Cloud, NE 68970

QUITCLAIM DEED

Bobbi-Jo Adams, a single person and Benjamin Hamilton and Ashley Hamilton, a married couple, Grantors, in consideration of love and affection, convey to Grantee, Bobbi-Jo Adams, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

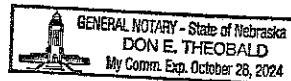
Lots Five (5), Six (6) and Seven (7), Block Two (2), Miner's Subdivision
Of Annex Lot Twenty-seven (27) to the City of Red Cloud, Webster
County, Nebraska

Executed: March 10, 2023.

Bobbi-Jo Adams
Bobbi-Jo Adams

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on March 10, 2023 by
Bobbi-Jo Adams a single person.



Don E. Theobald
Notary Public

Benjamin Hamilton
Benjamin Hamilton

Ashley Hamilton
Ashley Hamilton

STATE OF NEBRASKA, COUNTY OF _____) ss.

The foregoing instrument was acknowledged before me on March _____, 2023 by
Benjamin Hamilton and Ashley Hamilton, a married couple.

Notary Public

Page 2, of 2

Description of Document QUITCLAIM DEED

Acknowledgement

State of Nebraska

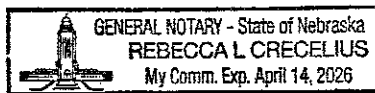
S.S.

County of ADAMS)

The foregoing instrument was acknowledged before me this

14TH day of April, 2025
(month)

by Ashley Hamilton
(printed name of person acknowledged)



Rebecca L Crecelius
Notary Public

↑ Affix Official Notary seal here ↑

Page 3, of 3

Description of Document Quitclaim Deed

Acknowledgement

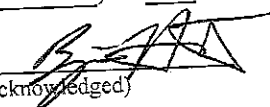
State of Nebraska

S.S.

County of Hall)

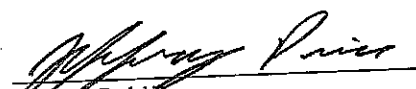
The foregoing instrument was acknowledged before me this

13 day of October, 2025
(month)

by Benjamin Hamilton 
(printed name of person acknowledged)



† Affix Official Notary seal here †


Notary Public

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code									
91	2025	2388	10/16/2025	Base: 91-0074		Affiliated:		Unified:					
Location ID		Sale Number	Useability & Code #		Parcel Number								
001209700		219	4	05	GeoCde	Twn	Rng	Sect	Qrt	Subdly	Area	Blk	Parcel
Date of Sale Assessed Value					4241	3	9	22	4	00000	1	000	6231
Land	Improvements	Total		Date of Sale Property Classification Code									
474,545	187,060	661,605		Status	Property Type		Zoning	Location		City Size		Parcel Size	
	Irrigation Type:			A) 1	B) 05		C) 5	D) 3		E) 0		F) 9	
LCG	ACRES:		VALUE:	LCG	ACRES:		VALUE:						
IRRIGATED 1A1				GRASSLAND 1G1	20.390	33,950							
1A				1G	21.420	35,665							
2A1				2G1									
2A				2G									
3A1				3G1									
3A				3G									
4A1				4G1									
4A				4G									
DRYLAND 1D1				Sheiterbelt/Timber									
1D	92.170		304,625	Accretion									
2D1				Waste									
2D	9.940		31,160	Other									
3D1				AG LAND TOTAL	151.860	428,625							
3D				Roads	3.850								
4D1				Farm Sites	2.000	20,920							
4D	7.940		23,225	Home Sites	1.000	25,000							
				Recreation									
Dwellings			131,730	Other									
Outbuildings			55,330	Non-AG TOTAL	6.850	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:
(Continue on back)	

Real Estate Transfer Statement

219

FORM
521

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

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

1 County Name Webster - 91	2 County Number	3 Date of Sale/Transfer Mo. 10 Day 16 Yr. 2025	4 Date of Deed Mo. 08 Day 30 Yr. 2017
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Harold Dean Schriener and Gail Schriener Street or Other Mailing Address 2264 Road Q City Guide Rock State Nebraska Zip Code 68942 Phone Number (402)257-3015 Email Address n/a		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Eric and Megan Schriener Street or Other Mailing Address 2268 City Guide Rock State NE Zip Code 68942 Phone Number Is the grantee a 501(c)(3) organization? ☐ Yes ☒ No If Yes, is the grantee a 509(a) foundation? ☐ Yes ☒ No Email Address	

7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home.			
(A) Status ☒ Improved ☒ Unimproved ☐ IOLL	(B) Property Type ☐ Single Family ☐ Multi-Family ☐ Commercial ☐ Industrial ☒ Agricultural ☐ Recreational ☐ Mineral Interests-Nonproducing ☐ Mineral Interests-Producing	(C) ☐ Mobile Home	
8 Type of Deed ☐ Bill of Sale ☐ Cemetery ☐ Conservator ☐ Corrective ☐ Death Certificate - Transfer on Death ☐ Distribution ☐ Easement ☐ Executor ☒ Land Contract/Memo ☐ Lease ☐ Mineral ☐ Partition ☐ Personal Rep. ☐ Quit Claim ☐ Sheriff ☐ Trust/Trustee ☐ Warranty ☐ Other			
9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? ☐ Buyer ☐ Seller ☒ No		10 Type of Transfer ☐ Auction ☐ Court Decree ☐ Exchange ☐ Distribution ☐ Foreclosure ☐ Gift ☐ Grantor Trust ☐ Irrevocable Trust ☐ Life Estate ☐ Partition ☐ Revocable Trust ☐ Sale ☒ Satisfaction of Contract ☐ Transfer on Death ☐ Trustee to Beneficiary ☐ Other (Explain)	
11 Was ownership transferred in full? (If No, explain the division.) ☒ Yes ☐ No		12 Was real estate purchased for same use? (If No, state the intended use.) ☒ Yes ☐ No	
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) ☒ Yes ☐ No ☐ Aunt or Uncle to Niece or Nephew ☐ Family Corp., Partnership, or LLC ☐ Self ☐ Other ☐ Brothers and Sisters ☐ Grandparents and Grandchild ☐ Spouse ☒ Parents and Child ☐ Step-parent and Step-child			
14 What is the current market value of the real property? 621,100.00		15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) ☐ Yes ☒ No \$ %	
16 Does this conveyance divide a current parcel of land? ☐ Yes ☒ No		17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) ☐ Yes ☒ No	
18 Address of Property Rural Webster County, Nebraska		19 Name and Address of Person to Whom the Tax Statement Should be Sent Eric and Megan Schriener 2268 Road Q Guide Rock NE 68942	
18a ☐ No address assigned 18b ☒ Vacant land			

20 Legal Description (Attach additional pages, if needed.)
SE 1/4 22-3-9, Webster County, Nebraska, less exception.

21 If agricultural, list total number of acres transferred in this transaction 216.53

22 Total purchase price, including any liabilities assumed	22 \$ 135,000.00
23 Was non-real property included in the purchase? ☐ Yes ☒ No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	23 \$
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24 \$ 135,000.00
25 If this transfer is exempt from the documentary stamp tax, list the exemption number	
26 Is an affidavit as described in Neb. Rev. Stat. § 76-2.141 required because the property is located within a county or other geographic area with an active air force ballistic missile field? (See Instructions) ☐ Yes ☒ No	
27 If yes, is the required affidavit attached to this filing? ☐ Yes ☒ No	

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

sign
here

Print or Type Name of Grantee or Authorized Representative

Signature of Grantee or Authorized Representative

Grantor
Title

Phone Number

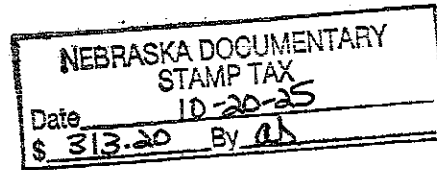
Date

Register of Deed's Use Only

For Dept. Use Only

28 Date Deed Recorded Mo. 10 Day 20 Yr. 25	29 Value of Stamp or Exempt Number \$ 313.20	30 Recording Data BK2025, Pg 2388
---	---	--------------------------------------

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

State of Nebraska } ss.
County of Webster }Entered on the
numerical index and filed for record in the
Clerk's office of said county this 20 day
of Oct A.D., 20 25, at 9:38
o'clock A.M. Recorded in Book 2025
on Page 2388-2389
Abbey Hargis County Clerk
16.00 AD Deputy
ind Comp Assessor Carded

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 ¼); 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.

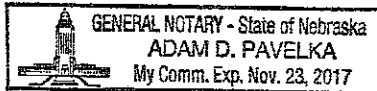
EXECUTED: Aug. 30, 2017.

Harold D Schrinier
HAROLD DEAN SCHRINER

Gail M. Schrinier
GAIL SCHRINER

STATE OF NEBRASKA)
) ss
COUNTY OF ADAMS)

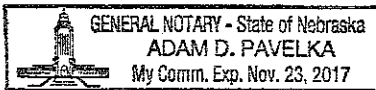
The foregoing instrument was acknowledged before me this 30 day of Aug., 2017, by HAROLD DEAN SCHRINER, as Seller.



[Signature]
Notary Public

STATE OF NEBRASKA)
) ss
COUNTY OF ADAMS)

The foregoing instrument was acknowledged before me this 30 day of Aug., 2017, by GAIL SCHRINER, as Seller.



[Signature]
Notary Public

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2025	2412	9/18/2025	Base: 91-0002				Affiliated:		Unified:				
Location ID		Sale Number		Useability & Code #		Parcel Number								
000117500		223		4 11		GeoCde	Twn	Rng	Sect	Qrt	Subdly	Area	Blk	Parcel
Date of Sale Assessed Value						4491			00	0	10005		028	0000
Land		Improvements		Total		Date of Sale Property Classification Code								
2,600		28,485		31,085		Status	Property Type		Zoning	Location	City Size	Parcel Size		
Assessor Location: RED CLOUD (RC)						A) 1	B) 03		C) 3	D) 1	E) 6	F) 2		

	Residential	Commercial
Multiple Improvements:	Multiple Improvements :	Multiple Improvements : 3
Construction Date:	Construction Date :	Construction Date : 2016
Floor:	Floor Sq. Ft. :	Floor Sq. Ft. : 270
Building Cost New:	Cost :	Cost : 12,915
Single Family Style:	Residential Condition:	Commercial Occupancy Code:
(100) ☐ Mobile Home	(10) ☐ Worn Out	Primary: 124 Other1: 471 Other2:
(101) ☐ One Story	(20) ☐ Badly Worn	Commercial Construction Class: 4
(102) ☐ Two Story	(30) ☐ Average	(1) ☐ Fireproof Structural Steel Frame
(103) ☐ Split Level	(40) ☐ Good	(2) ☐ Reinforced Concrete Frame
(104) ☐ 1 1/2 Story	(50) ☐ Very Good	(3) ☐ Masonry Bearing Walls
(111) ☐ Bi-Level	(60) ☐ Excellent	(4) ☒ Wood or Steel Framed Ext. Walls
(106) ☐ Other		(5) ☐ Metal Frame and Walls
Townhouse or Duplex Style:	Residential Quality:	(6) ☐ Pole Frame
(301) ☐ One Story	(10) ☐ Low	Cost Rank: 20 Condition: 30
(302) ☐ Two Story	(20) ☐ Fair	(10) ☐ Low (10) ☐ Worn Out
(307) ☐ 1 1/2 Story	(30) ☐ Average	(20) ☒ Average (20) ☐ Badly Worn
(308) ☐ Split Level	(40) ☐ Good	(30) ☐ Above Average (30) ☒ Average
(309) ☐ 2 1/2 Story	(50) ☐ Very Good	(40) ☐ High (40) ☐ Good
(304) ☐ One Story Duplex	(60) ☐ Excellent	(50) ☐ Very Good
(305) ☐ Two Story Duplex		(60) ☐ Excellent

Assessor's Adjustment to Sale Price (+ or -):	
Assessor Comments and Reason for Adjustment:	
TRUSTEE'S DEED; BUILD NEW ROAD	
Comments from	Comments:

(Continue on back)

31840

NEBRASKA

Good Life. Great Service.

DEPARTMENT OF REVENUE

Real Estate Transfer Statement

FORM

521

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

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

1 County Name Webster - 91	2 County Number	3 Date of Sale/Transfer Mo. 09 Day 18 Yr. 2025	4 Date of Deed Mo. 09 Day 18 Yr. 2025
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) See Exhibit A		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) The State of Nebraska Dept of Transportation	
Street or Other Mailing Address		Street or Other Mailing Address PO Box 94759	
City	State	Zip Code	City Lincoln
			State NE
			Zip Code 68509
Phone Number		Phone Number 402-471-4567	Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation?
			Yes ☐ No ☒
Email Address N/A		Email Address N/A	

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

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

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

14 What is the current market value of the real property? 525.00	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) ☐ Yes ☒ No \$ _____ %
16 Does this conveyance divide a current parcel of land? ☒ Yes ☐ No	17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) ☐ Yes ☒ No
18 Address of Property N/A	19 Name and Address of Person to Whom the Tax Statement Should be Sent Nebraska Dept of Transportation PO Box 94759 Lincoln, NE 68509-4759
18a ☐ No address assigned	18b ☐ Vacant land

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

21 If agricultural, list total number of acres transferred in this transaction _____.	22 Total purchase price, including any liabilities assumed.	22 \$ 525.00
23 Was non-real property included in the purchase? ☐ Yes ☒ No (If Yes, enter dollar amount and attach itemized list.) (see Instructions)	23 \$	1
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24 \$	525.00
25 If this transfer is exempt from the documentary stamp tax, list the exemption number 2		
26 Is an affidavit as described in Neb. Rev. Stat. § 76-2.141 required because the property is located within a county or other geographic area with an active air force ballistic missile field? (See Instructions) ☐ Yes ☒ No		
27 If yes, is the required affidavit attached to this filing? ☐ Yes ☒ No		

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

Sarah Talbert

Print or Type Name of Grantee or Authorized Representative

402-479-4461

Phone Number

10/21/2025

Date

sign
here

Signature of Grantee or Authorized Representative

ROW Project Manager

Title

Register of Deed's Use Only

For Dept. Use Only

28 Date Deed Recorded Mo. 10 Day 22 Yr. 25	29 Value of Stamp or Exempt Number \$ Exempt #2	30 Recording Data BK2025 9 2412
--	---	---

Nebraska Department of Revenue

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

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

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

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

Abbey Hing

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.

TRUSTEE'S DEED

PROJECT NO.: 281-1(117)

C.N.: 42619

TRACT: 60

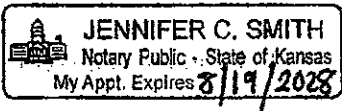
Duly executed this 18th day of September, A.D. 2025.

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

STATE OF Kansas)
COUNTY OF Sedgwick) ss.

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

Jennifer C. Smith
Notary Public



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

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

STATE OF Kansas)
COUNTY OF Sedgwick) ss.

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

Jennifer C. Smith
Notary Public



Residential & Commercial Sales Worksheet

[illegible]

31750

NEBRASKA

Good Life. Great Service.

DEPARTMENT OF REVENUE

Real Estate Transfer Statement

FORM
521

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

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

1 County Name Webster - 91	2 County Number	3 Date of Sale/Transfer Mo. <u>09</u> Day <u>15</u> Yr. <u>2025</u>	4 Date of Deed Mo. <u>09</u> Day <u>15</u> Yr. <u>2025</u>
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) See Exhibit A Street or Other Mailing Address		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) The State of Nebraska Dept of Transportation Street or Other Mailing Address PO Box 94759	
City	State	Zip Code	City Lincoln
			State NE
			Zip Code 68509
Phone Number		Phone Number 402-471-4567	Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation?
Email Address N/A		Email Address N/A	☐ Yes ☒ No ☐ Yes ☒ No

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

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

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

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

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

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

14 What is the current market value of the real property? 100.00	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) ☐ Yes ☒ No \$ _____ %
--	--

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

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

18a ☐ No address assigned 18b ☐ Vacant land20 Legal Description (Attach additional pages, if needed.)
See Attached Exhibit A

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

22 Total purchase price, including any liabilities assumed.	22 \$ 100.00
23 Was non-real property included in the purchase? ☐ Yes ☒ No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	23 \$ 0
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24 \$ 100.00
25 If this transfer is exempt from the documentary stamp tax, list the exemption number 2	
26 Is an affidavit as described in Neb. Rev. Stat. § 76-2.141 required because the property is located within a county or other geographic area with an active air force ballistic missile field? (See Instructions) ☐ Yes ☒ No	
27 If yes, is the required affidavit attached to this filing? ☐ Yes ☒ No	

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

Sarah Talbert
Print or Type Name of Grantee or Authorized Representative402-479-4461
Phone Numbersign
here

Signature of Grantee or Authorized Representative

ROW Project Manager
Title10/21/2025
Date

Register of Deed's Use Only

For Dept. Use Only

28 Date Deed Recorded Mo. <u>10</u> Day <u>22</u> Yr. <u>25</u>	29 Value of Stamp or Exempt Number \$ Exempt #2	30 Recording Data BK2025 Pg 2408
--	---	--

Nebraska Department of Revenue

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

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

Grantee—Retain a copy of this document for your records

2025 Oct 22 03:00 PM Ex002 Book 2025 Page 2408

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 _____
Carded _____

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

Anthony H. Hight

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.

WARRANTY DEED

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, whomsøever.

WARRANTY DEED

PROJECT NO.: 281-1(117)

C.N.: 42619

TRACT: 55

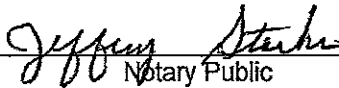
Duly executed this 15 day of Sep, A.D. 2025.



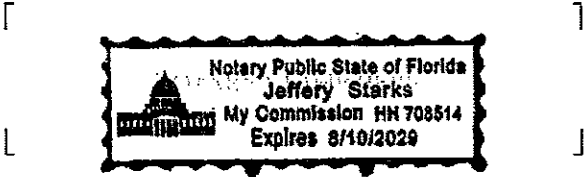
Jessica Rasser-Thies

STATE OF Nebraska)
COUNTY OF Webster) ss.

The foregoing instrument was acknowledged before me this 15 day of Sep,
A.D., 2025, by Jessica Rasser-Thies.



Notary Public



WARRANTY DEED

PROJECT NO.: 281-1(117)

C.N.: 42619

TRACT: 55

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

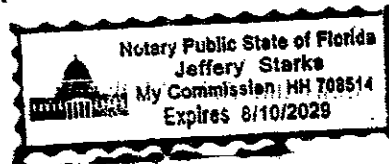
Daniel Thies

Daniel Thies

STATE OF NEBRASKA)
COUNTY OF Webster) ss.

The foregoing instrument was acknowledged before me this 15 day of Sep,
A.D., 2025, by Daniel Thies.

Jeffery Starke
Notary Public



Residential & Commercial Sales Worksheet

[illegible]

36450

221

NEBRASKA

Good Life. Great Service.

DEPARTMENT OF REVENUE

Real Estate Transfer Statement

FORM
521

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

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

1 County Name Webster - #1		2 County Number		3 Date of Sale/Transfer Mo. <u>08</u> Day <u>14</u> Yr. <u>2025</u>		4 Date of Deed Mo. <u>08</u> Day <u>14</u> Yr. <u>2025</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) See Exhibit A Street or Other Mailing Address City _____ State _____ Zip Code _____ Phone Number _____ Email Address N/A				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) The State of Nebraska Dept of Transportation Street or Other Mailing Address PO Box 94759 City <u>Lincoln</u> State <u>NE</u> Zip Code <u>68509</u> Phone Number <u>402-471-4567</u> Is the grantee a 501(c)(3) organization? ☐ Yes ☒ No If Yes, is the grantee a 509(a) foundation? ☐ Yes ☒ No Email Address N/A			
7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home.							
(A) Status		(B) Property Type				(C)	
☒ Improved ☒ Unimproved ☐ IOLL		☒ Single Family ☐ Multi-Family ☐ Commercial ☐ Industrial ☐ Agricultural ☐ Recreational ☐ Mineral Interests-Nonproducing ☐ Mineral Interests-Producing ☐ State Assessed ☐ Exempt				☐ Mobile Home	
8 Type of Deed ☐ Conservator ☐ Distribution ☐ Land Contract/Memo ☐ Partition ☐ Sheriff ☐ Other _____ ☐ Bill of Sale ☐ Corrective ☐ Easement ☐ Lease ☐ Personal Rep. ☐ Trust/Trustee ☐ Cemetery ☐ Death Certificate - Transfer on Death ☐ Executor ☐ Mineral ☐ Quit Claim ☒ Warranty							
9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? ☐ Buyer ☐ Seller ☒ No		10 Type of Transfer ☐ Distribution ☐ Foreclosure ☐ Irrevocable Trust ☐ Revocable Trust ☐ Transfer on Death ☐ Auction ☐ Easement ☐ Gift ☐ Life Estate ☒ Sale ☐ Trustee to Beneficiary ☐ Court Decree ☐ Exchange ☐ Grantor Trust ☐ Partition ☐ Satisfaction of Contract ☐ Other (Explain) _____					
11 Was ownership transferred in full? (If No, explain the division.) ☒ Yes ☐ No				12 Was real estate purchased for same use? (If No, state the intended use.) ☐ Yes ☒ No <u>Build Roads</u>			
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) ☐ Yes ☒ No ☐ Aunt or Uncle to Niece or Nephew ☐ Family Corp., Partnership, or LLC ☐ Self ☐ Other _____ ☐ Brothers and Sisters ☐ Grandparents and Grandchild ☐ Spouse ☐ Ex-spouse ☐ Parents and Child ☐ Step-parent and Step-child							
14 What is the current market value of the real property? <u>240.00</u>				15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) ☐ Yes ☒ No \$ _____ %			
16 Does this conveyance divide a current parcel of land? ☒ Yes ☐ No				17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) ☐ Yes ☒ No			
18 Address of Property N/A				19 Name and Address of Person to Whom the Tax Statement Should be Sent Nebraska Dept of Transportation PO Box 94759 Lincoln, NE 68509-4759			
18a ☐ No address assigned 18b ☐ Vacant land							
20 Legal Description (Attach additional pages, if needed.) See Exhibit A							
21 If agricultural, list total number of acres transferred in this transaction _____							
22 Total purchase price, including any liabilities assumed.						22 \$ <u>240,00</u>	
23 Was non-real property included in the purchase? ☐ Yes ☒ No (If Yes, enter dollar amount and attach itemized list.) (see instructions)						23 \$ <u>1</u>	
24 Adjusted purchase price paid for real estate (line 22 minus line 23)						24 \$ <u>240,00</u>	
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 located within a county or other geographic area with an active air force ballistic missile field? (See instructions) ☐ Yes ☒ No							
27 If yes, is the required affidavit attached to this filing? ☐ Yes ☒ No							

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

sign
here

Sarah Talbert

Print or Type Name of Grantee or Authorized Representative

Signature of Grantee or Authorized Representative

ROW Project Manager

Title

402-479-4461

Phone Number

10/21/2025

Date

Register of Deed's Use Only

For Dept. Use Only

28 Date Deed Recorded Mo. <u>10</u> Day <u>22</u> Yr. <u>25</u>	29 Value of Stamp or Exempt Number \$ <u>Exempt # 2</u>	30 Recording Data <u>BK 2025, Pg 2404</u>
--	--	--

Nebraska Department of Revenue

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

Authorized by Neb. Rev. Stat. §§ 78-214, 77-1327(2)

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

2025 Oct 22 03:00 PM Ex002 Book 2025 Page 2404

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 _____
Carded _____

NEBRASKA DOCUMENTARY
STAMP TAX

Date: 10/22/25

\$ Ex002 By AS

Bk 2025, Pg 2404

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

Abbey D. King

County Clerk

Fee: \$28.00 By: AS Deputy
Electronically Recorded

FOR REGISTER OF DEEDS USE ONLY

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

WARRANTY DEED

PROJECT NO.: 281-1(117)

C.N.: 42619

TRACT: 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.

WARRANTY DEED

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.

WARRANTY DEED

PROJECT NO.: 281-1(117)

C.N.: 42619

TRACT: 26

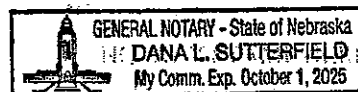
Duly executed this 14th day of August, A.D. 2025.

Roger L. Kinkade
Roger L. Kinkade

STATE OF Nebraska)
COUNTY OF Webster) ss.

The foregoing instrument was acknowledged before me this 14th day of August,
A.D., 2025, by Roger L. Kinkade.

Dana L. Sutterfield
Notary Public

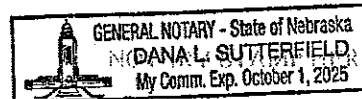


WARRANTY DEED

PROJECT NO.: 281-1(117)

C.N.: 42619

TRACT: 26

Duly executed this 14th day of August, A.D. 2025.
Paula M. KinkadeSTATE OF Nebraska)
COUNTY OF Webster) ss.The foregoing instrument was acknowledged before me this 14th day of August,
A.D., 2025, by Paula M. Kinkade.
Notary Public

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2025	2400	9/24/2025	Base: 65-0011		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
001210300		220		4 05		GeoCde	Twn	Rng	Sect	Qrt	Subdlv	Area	Blk	Parcel
Date of Sale Assessed Value						4241	3	9	23	4	00000	1	000	0000
Land		Improvements		Total		Date of Sale Property Classification Code								
1,307,130		286,725		1,593,855		Status	Property Type		Zoning		Location		City Size	Parcel Size
Irrigation Type:						A) 1	B) 05		C) 5		D) 3		E) 0	F) 9
LCG		ACRES:		VALUE:		LCG		ACRES:		VALUE:				
IRRIGATED 1A1						GRASSLAND 1G1		60.640		100,960				
1A						1G		42.960		71,530				
2A1						2G1		36.160		54,605				
2A						2G								
3A1						3G1								
3A						3G								
4A1						4G1								
4A						4G								
DRYLAND 1D1		36.740		121,430		Shelterbelt/Timber								
1D		95.660		316,155		Accretion								
2D1		2.870		8,995		Waste		3.090		1,545				
2D		108.800		341,090		Other								
3D1		25.230		74,810		AG LAND TOTAL		467.990		1,254,450				
3D						Roads		9.970						
4D1						Farm Sites		2.000		27,680				
4D		55.840		163,330		Home Sites		1.000		25,000				
						Recreation								
Dwellings				147,075		Other								
Outbuildings				139,650		Non-AG TOTAL		12.970		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						Comments:								
001210300 001216400 001216300														

(Continue on back)

62335
62465 62450
NEBRASKA

Good Life. Great Service.

DEPARTMENT OF REVENUE

Real Estate Transfer Statement

220

FORM

521

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

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

1 County Name Webster - 91	2 County Number	3 Date of Sale/Transfer Mo. <u>09</u> Day <u>24</u> Yr. <u>2025</u>	4 Date of Deed Mo. <u>09</u> Day <u>24</u> Yr. <u>2025</u>
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Stephen J. Janda and Susan J. Janda Street or Other Mailing Address 2462 Road N City Guide Rock State NE Zip Code 68942 Phone Number (402) 460-0487 Email Address None		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) See attached Street or Other Mailing Address City State Zip Code Phone Number Is the grantee a 501(c)(3) organization? Yes ☒ No ☒ If Yes, is the grantee a 509(a) foundation? Yes ☒ No ☒ Email Address	

7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home.				
(A) Status		(B) Property Type		(C)
☒ Improved	☐ Single Family	☐ Industrial	☐ Mineral Interests-Nonproducing	☐ State Assessed
☐ Unimproved	☐ Multi-Family	☒ Agricultural	☐ Mineral Interests-Producing	☐ Exempt
☐ IOLL	☐ Commercial	☐ Recreational		☐ Mobile Home
8 Type of Deed ☐ Conservator ☐ Distribution ☐ Land Contract/Memo ☐ Partition ☐ Sheriff ☐ Other _____ ☐ Bill of Sale ☐ Corrective ☐ Easement ☐ Lease ☐ Personal Rep. ☐ Trust/Trustee ☐ Cemetery ☐ Death Certificate - Transfer on Death ☐ Executor ☐ Mineral ☐ Quit Claim ☒ Warranty				
9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? ☐ Buyer ☐ Seller ☒ No		10 Type of Transfer ☐ Distribution ☐ Foreclosure ☐ Irrevocable Trust ☒ Revocable Trust ☐ Transfer on Death ☐ Auction ☐ Easement ☐ Gift ☐ Life Estate ☐ Sale ☐ Trustee to Beneficiary ☐ Court Decree ☐ Exchange ☐ Grantor Trust ☐ Partition ☐ Satisfaction of Contract ☐ Other (Explain) _____		
11 Was ownership transferred in full? (If No, explain the division.) ☒ Yes ☐ No		12 Was real estate purchased for same use? (If No, state the intended use.) ☒ Yes ☐ No		
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) ☒ Yes ☐ No ☐ Aunt or Uncle to Niece or Nephew ☐ Family Corp., Partnership, or LLC ☒ Self ☒ Other <u>Grantors' Trust</u> ☐ Brothers and Sisters ☐ Grandparents and Grandchild ☒ Spouse ☐ Ex-spouse ☐ Parents and Child ☐ Step-parent and Step-child				
14 What is the current market value of the real property? See attached		15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) ☐ Yes ☒ No \$ _____ %		
16 Does this conveyance divide a current parcel of land? ☐ Yes ☒ No		17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) ☐ Yes ☒ No		
18 Address of Property See attached		19 Name and Address of Person to Whom the Tax Statement Should be Sent 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.	22	\$	0.00
23 Was non-real property included in the purchase? ☐ Yes ☒ No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	23	\$	0.00
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$	0.00
25 If this transfer is exempt from the documentary stamp tax, list the exemption number 76-902(4)			
26 Is an affidavit as described in Neb. Rev. Stat. § 76-2.141 required because the property is located within a county or other geographic area with an active air force ballistic missile field? (See instructions) ☐ Yes ☒ No			
27 If yes, is the required affidavit attached to this filing? ☐ Yes ☒ No			

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

Jasmine L. Beringer

Print or Type Name of Grantee or Authorized Representative

(402) 475-5100

Phone Number

sign
here

Signature of Grantee or Authorized Representative

Attorney

Title

Date

10/20/2025

Register of Deed's Use Only

For Dept. Use Only

28 Date Deed Recorded Mo. <u>10</u> Day <u>21</u> Yr. <u>25</u>	29 Value of Stamp or Exempt Number \$ Exempt # 4	30 Recording Data BK 2025 Pg 2400
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Nebraska Department of Revenue

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

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

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

2025 Oct 21 08:39 AM Ex004 Book 2025 Page 2400

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 (SE¼) and the East Half of the Southwest Quarter (E½SW¼) 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 3 (PID 001210300):

Classification: Improved / Agricultural
Current Value: \$506,255
Address: no situs address
Legal Description: The Southeast Quarter (SE¼) 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

Index _____
Computer _____
Assessor _____
Carded _____

NEBRASKA DOCUMENTARY
STAMP TAX
Date: 10/21/25
\$ Ex004 By AS

Bk 2025, Pg 2400

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 21 day
of October A.D., 2025, at 08:39
o'clock AM. Recorded in Book 2025
on Pages 2400-2401

Abbey King

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:

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

Executed: September 24, 2025

Stephen J. Janda

Stephen J. Janda, Grantor

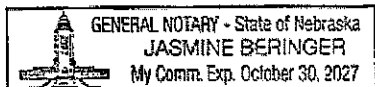
Susan J. Janda

Susan J. Janda, Grantor

STATE OF NEBRASKA)
) ss:
COUNTY OF LANCASTER)

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

(SEAL)



Jasmine Beringer

Jasmine Beringer, Notary Public

EXHIBIT A

Parcel 1 (PID 001216300):

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.

Parcel 2 (PID 001216400):

The Southeast Quarter (SE¼) and the East Half of the Southwest Quarter (E½SW¼) 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 (SE¼) of Section Twenty-three (23), Township Three (3), Range Nine (9) West of the 6th P.M., Webster County, Nebraska.

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code									
91	2025	2416	10/22/2025	Base: 91-0002		Affiliated:		Unified:					
Location ID		Sale Number	Useability & Code #		Parcel Number								
000101400		224	4	05	GeoCde	Tw	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value					4371			00	0	10005		001	0000
Land		Improvements	Total		Date of Sale Property Classification Code								
15,065		370,480	385,545		Status	Property Type		Zoning	Location	City Size	Parcel Size		
Assessor Location: RED CLOUD (RC)					A) 1	B) 01		C) 1	D) 1	E) 6	F) 1		
					Residential				Commercial				
Multiple Improvements:					Multiple Improvements. :				Multiple Improvements. :				
Construction Date:					Construction Date : 1920				Construction Date :				
Floor:					Floor Sq. Ft. : 1,024				Floor Sq. Ft. :				
Building Cost New:					Cost : 153,725				Cost :				
Single Family Style: 1.01					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) ☐ Bi-Level					(60) ☐ Excellent				(4) ☐ Wood or Steel Framed Ext. Walls				
(106) ☐ Other									(5) ☐ Metal Frame and Walls				
Townhouse or Duplex Style:					Residential Quality: 20				(6) ☐ Pole Frame				
(301) ☐ One Story					(10) ☐ Low				Cost Rank:		Condition:		
(302) ☐ Two Story					(20) ☒ Fair				(10) ☐ Low		(10) ☐ Worn Out		
(307) ☐ 1 1/2 Story					(30) ☐ Average				(20) ☐ Average		(20) ☐ Badly Worn		
(308) ☐ Split Level					(40) ☐ Good				(30) ☐ Above Average		(30) ☐ Average		
(309) ☐ 2 1/2 Story					(50) ☐ Very Good				(40) ☐ High		(40) ☐ Good		
(304) ☐ One Story Duplex					(60) ☐ Excellent						(50) ☐ Very Good		
(305) ☐ Two Story Duplex											(60) ☐ Excellent		
Assessor's Adjustment to Sale Price (+ or -):													
Assessor Comments and Reason for Adjustment:													
WD; TRANSFER PROPERTY INTO FAMILY TRUST													
Comments from Comments:													
000101400 000101500 000106000 000149500 000163700 000165400													

(Continue on back)

Real Estate Transfer Statement

FORM
521

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

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

1 County Name Webster - 91		2 County Number		3 Date of Sale/Transfer Mo. <u>10</u> Day <u>22</u> Yr. <u>2025</u>		4 Date of Deed Mo. <u>10</u> Day <u>22</u> Yr. <u>2025</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Roy N and Susan M Phillips Street or Other Mailing Address 202 N Webster St. City Red Cloud State NE Zip Code 68970 Phone Number 402-746-0186 Email Address n/a				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Roy N and Susan M Phillips Street or Other Mailing Address 202 N Webster St. City Red Cloud State NE Zip Code 68970 Phone Number 402-746-0186 Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation? Yes ☐ No ☒ Email Address n/a			

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

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

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

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

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

14 What is the current market value of the real property? \$350,000.00	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) ☐ Yes ☒ No \$ _____ %
--	--

16 Does this conveyance divide a current parcel of land? ☐ 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 Various 202 N Webster St Red Cloud, NE 68970 18a ☐ No address assigned 18b ☐ Vacant land	19 Name and Address of Person to Whom the Tax Statement Should be Sent (Same as Grantor)
--	--

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

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

David B. Garwood

Print or Type Name of Grantee or Authorized Representative

Signature of Grantee or Authorized Representative

Attorney
Title

402-746-3613

Phone Number

18-23-25
Date

Register of Deed's Use Only

28 Date Deed Recorded Mo. <u>10</u> Day <u>23</u> Yr. <u>25</u>	29 Value of Stamp or Exempt Number \$ <u>Exempt #4</u>	30 Recording Data <u>BK2025 Pg 2416</u>	For Dept. Use Only
--	---	--	--------------------

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

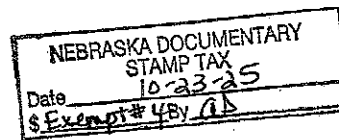
Lots Thirteen (13) and Fourteen (14), Block Three (3), Radcliff's Addition to Red Cloud, Webster County, Nebraska; AND

Lots Five (5) and Six (6), and the North 16 $\frac{2}{3}$ 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 23 day
of Oct A.D., 2025 at 11:11
o'clock AM. Recorded in Book 2025
on Page 2416
Abbey Harris County Clerk
10.00 Deputy
Ind Comp Assessor Carded



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

WARRANTY DEED

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), 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.

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.

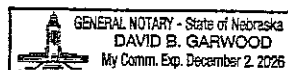
Executed October 22, 2025.

Roy N. Phillips
Roy N. Phillips

Susan M. Phillips
Susan M. Phillips,

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on October 22, 2025, by Roy N. Phillips and Susan M. Phillips, husband and wife.



Comm. expires 12-2-2026

David B. Garwood
Notary Public

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2025	2417	10/1/2025	Base: 91-0002				Affiliated:		Unified:				
Location ID		Sale Number		Useability & Code #		Parcel Number								
000172000		225		1		GeoCde	Tw	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value						4371			00	0	10130		000	0000
Land		Improvements		Total		Date of Sale Property Classification Code								
2,625		70,425		73,050		Status	Property Type		Zoning	Location	City Size	Parcel Size		
Assessor Location: RED CLOUD (RC)						A) 1	B) 01		C) 1	D) 1	E) 6	F) 2		

	Residential	Commercial
Multiple Improvements:	Multiple Improvements. :	Multiple Improvements. :
Construction Date:	Construction Date : 1974	Construction Date :
Floor:	Floor Sq. Ft. : 1,170	Floor Sq. Ft. :
Building Cost New:	Cost : 223,720	Cost :
Single Family Style: 101	Residential Condition: 30	Commercial Occupancy Code:
(100) ☐ Mobile Home	(10) ☐ Worn Out	Primary: Other1: Other2:
(101) ☒ One Story	(20) ☐ Badly Worn	Commercial Construction Class:
(102) ☐ Two Story	(30) ☒ Average	(1) ☐ Fireproof Structural Steel Frame
(103) ☐ Split Level	(40) ☐ Good	(2) ☐ Reinforced Concrete Frame
(104) ☐ 1 1/2 Story	(50) ☐ Very Good	(3) ☐ Masonry Bearing Walls
(111) ☐ Bi-Level	(60) ☐ Excellent	(4) ☐ Wood or Steel Framed Ext. Walls
(106) ☐ Other		(5) ☐ Metal Frame and Walls
Townhouse or Duplex Style:	Residential Quality: 30	(6) ☐ Pole Frame
(301) ☐ One Story	(10) ☐ Low	Cost Rank: Condition:
(302) ☐ Two Story	(20) ☐ Fair	(10) ☐ Low (10) ☐ Worn Out
(307) ☐ 1 1/2 Story	(30) ☒ Average	(20) ☐ Average (20) ☐ Badly Worn
(308) ☐ Split Level	(40) ☐ Good	(30) ☐ Above Average (30) ☐ Average
(309) ☐ 2 1/2 Story	(50) ☐ Very Good	(40) ☐ High (40) ☐ Good
(304) ☐ One Story Duplex	(60) ☐ Excellent	(50) ☐ Very Good
(305) ☐ Two Story Duplex		(60) ☐ Excellent

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

(Continue on back)

425910
NEBRASKA

Good Life. Great Service.

DEPARTMENT OF REVENUE

Real Estate Transfer Statement 225

FORM
521

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

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

1 County Name Webster - 91	2 County Number 91	3 Date of Sale/Transfer Mo. 10 Day 01 Yr. 2025	4 Date of Deed Mo. 10 Day 23 Yr. 2025
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Teresa Lunbery, PR Estate of Kathy E. Lunbery, Deceased Street or Other Mailing Address 937 N Seward St City Red Cloud State NE Zip Code 68970 Phone Number 970-371-2773 Email Address n/a		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Mary Ann Schrawyer Street or Other Mailing Address 906 N Franklin St City Red Cloud State NE Zip Code 68970 Phone Number Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation? Yes ☐ No ☒ Yes ☐ No ☒ Email Address n/a	

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

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

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

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

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

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

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

18 Address of Property 906 N Franklin St Red Cloud, NE 68970 18a ☐ No address assigned 18b ☐ Vacant land	19 Name and Address of Person to Whom the Tax Statement Should be Sent (same as Grantee)
---	--

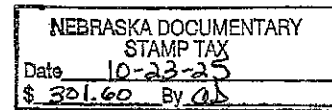
20 Legal Description (Attach additional pages, if needed.) Lots One (1), Two (2) Three (3) and Four (4), Stokes Subdivision to the City of Red Cloud, Webster County, Nebraska.
--

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

22 Total purchase price, including any liabilities assumed.	22 \$ 130,000.00
23 Was non-real property included in the purchase? ☐ Yes ☒ No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	23 \$ 0.00
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24 \$ 130,000.00
25 If this transfer is exempt from the documentary stamp tax, list the exemption number	n/a
26 Is an affidavit as described in Neb. Rev. Stat. § 76-2.141 required because the property is located within a county or other geographic area with an active air force ballistic missile field? (See Instructions) ☐ Yes ☒ No	
27 If yes, is the required affidavit attached to this filing? ☐ Yes ☐ No	

Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement. David B. Garwood Print of Type Name of Grantee or Authorized Representative Signature of Grantee or Authorized Representative sign here		402-746-3613 Phone Number 10-25-25 Date
Attorney Title		

Register of Deed's Use Only		For Dept. Use Only
28 Date Deed Recorded Mo. 10 Day 23 Yr. 25	29 Value of Stamp or Exempt Number \$ 301.60	30 Recording Data BK2025, Pg 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 23 day
of OCT A.D., 2025 at 11:14
o'clock A.M. Recorded in Book 2025
on Page 2417
Abhey Haig County Clerk
10.20 OD Deputy
Ind Comp Assessor Carded

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

**PERSONAL REPRESENTATIVE'S
WARRANTY DEED**

Teresa Lunbery, Personal Representative of the Estate of Kathy E. Lunbery, Deceased, in consideration of ONE HUNDRED THIRTY THOUSAND AND NO/100 DOLLARS (\$130,000.00) received from GRANTEE, Mary Ann Schrawyer, conveys to GRANTEE, 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;

subject to easements and restrictions of record.

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

Executed October 3, 2025.

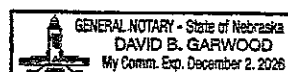
Estate of Kathy E. Lunbery, Deceased

By: Teresa Lunbery PR
Teresa Lunbery, Personal Representative

STATE OF NEBRASKA)
) ss.
COUNTY OF WEBSTER)

The foregoing instrument was acknowledged before me on October 3, 2025, by Teresa Lunbery, Personal Representative of the Estate of Kathy E. Lunbery, Deceased.

Comm. expires 12-2-2026



David B. Garwood
Notary Public

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code					
91	2025	2418	10/22/2025	Base: 91-0002		Affiliated:		Unified:	
Location ID		Sale Number		Useability & Code #		Parcel Number			
000172000		226		4		GeoCde	Twn	Rng	Parcel
Date of Sale Assessed Value				4371			00	0	10130
Land		Improvements		Total		Date of Sale Property Classification Code			
2,625		70,425		73,050		Status	Property Type	Zoning	Location
Assessor Location: RED CLOUD (RC)				A) 1	B) 01	C) 1	D) 1	E) 6	F) 2
			Residential			Commercial			
Multiple Improvements:			Multiple Improvements. :			Multiple Improvements. :			
Construction Date:			Construction Date : 1974			Construction Date :			
Floor:			Floor Sq. Ft. : 1,170			Floor Sq. Ft. :			
Building Cost New:			Cost : 223,720			Cost :			
Single Family Style: 101			Residential Condition: 30			Commercial Occupancy Code:			
(100) ☐ Mobile Home			(10) ☐ Worn Out			Primary: Other1: Other2:			
(101) ☒ One Story			(20) ☐ Badly Worn			Commercial Construction Class:			
(102) ☐ Two Story			(30) ☒ Average			(1) ☐ Fireproof Structural Steel Frame			
(103) ☐ Split Level			(40) ☐ Good			(2) ☐ Reinforced Concrete Frame			
(104) ☐ 1 1/2 Story			(50) ☐ Very Good			(3) ☐ Masonry Bearing Walls			
(111) ☐ Bi-Level			(60) ☐ Excellent			(4) ☐ Wood or Steel Framed Ext. Walls			
(106) ☐ Other						(5) ☐ Metal Frame and Walls			
Townhouse or Duplex Style:			Residential Quality: 30			(6) ☐ Pole Frame			
(301) ☐ One Story			(10) ☐ Low			Cost Rank:		Condition:	
(302) ☐ Two Story			(20) ☐ Fair			(10) ☐ Low		(10) ☐ Worn Out	
(307) ☐ 1 1/2 Story			(30) ☒ Average			(20) ☐ Average		(20) ☐ Badly Worn	
(308) ☐ Split Level			(40) ☐ Good			(30) ☐ Above Average		(30) ☐ Average	
(309) ☐ 2 1/2 Story			(50) ☐ Very Good			(40) ☐ High		(40) ☐ Good	
(304) ☐ One Story Duplex			(60) ☐ Excellent					(50) ☐ Very Good	
(305) ☐ Two Story Duplex								(60) ☐ Excellent	
Assessor's Adjustment to Sale Price (+ or -):									
Assessor Comments and Reason for Adjustment:									
JTWD; TRANSFER BETWEEN PARENT & CHILD, CREATE JOINT TENANCY									
Comments from					Comments:				

(Continue on back)

Real Estate Transfer Statement 226

FORM

521

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

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

1 County Name Webster - 91		2 County Number 91		3 Date of Sale/Transfer Mo. 10 Day 22 Yr. 2025		4 Date of Deed Mo. 10 Day 22 Yr. 2025	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Mary Ann Schrawyer Street or Other Mailing Address 906 N Franklin St City Red Cloud State NE Zip Code 68970 Phone Number Email Address				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Mary Ann Schrawyer and Teresa Lunbery Street or Other Mailing Address 906 N Franklin St City Red Cloud State NE Zip Code 68970 Phone Number Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation? Yes Yes No No			

7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home.					
(A) Status		(B) Property Type			(C)
☒ Improved ☐ Unimproved ☐ IOLL		☒ Single Family ☐ Multi-Family ☐ Commercial ☐ Industrial ☐ Agricultural ☐ Recreational ☐ Mineral Interests-Nonproducing ☐ Mineral Interests-Producing ☐ State Assessed ☐ Exempt			☐ Mobile Home
8 Type of Deed ☐ Conservator ☐ Distribution ☐ Land Contract/Memo ☐ Partition ☐ Sheriff ☐ Other _____ ☐ Bill of Sale ☐ Corrective ☐ Easement ☐ Lease ☐ Personal Rep. ☐ Trust/Trustee ☐ Cemetery ☐ Death Certificate - Transfer on Death ☐ Executor ☐ Mineral ☐ Quit Claim ☒ Warranty					
9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? ☐ Buyer ☐ Seller ☒ No		10 Type of Transfer ☐ Distribution ☐ Foreclosure ☐ Irrevocable Trust ☐ Revocable Trust ☐ Transfer on Death ☐ Auction ☐ Easement ☒ Gift ☐ Life Estate ☐ Sale ☐ Trustee to Beneficiary ☐ Court Decree ☐ Exchange ☐ Grantor Trust ☐ Partition ☐ Satisfaction of Contract ☐ Other (Explain) _____			
11 Was ownership transferred in full? (If No, explain the division.) ☒ Yes ☐ No Create Joint Tenancy			12 Was real estate purchased for same use? (If No, state the intended use.) ☒ Yes ☐ No _____		
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) ☒ Yes ☐ No ☐ Aunt or Uncle to Niece or Nephew ☐ Family Corp., Partnership, or LLC ☐ Self ☐ Other _____ ☐ Brothers and Sisters ☐ Grandparents and Grandchild ☐ Spouse ☐ Ex-spouse ☒ Parents and Child ☐ Step-parent and Step-child					
14 What is the current market value of the real property? \$130,000.00			15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) ☐ Yes ☒ No \$ _____ %		
16 Does this conveyance divide a current parcel of land? ☐ Yes ☒ No			17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) ☐ Yes ☒ No		
18 Address of Property 906 N Franklin St Red Cloud, NE 68970			19 Name and Address of Person to Whom the Tax Statement Should be Sent (Same as Grantee)		
18a ☐ No address assigned 18b ☐ Vacant land					

20 Legal Description (Attach additional pages, if needed.)
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.	22	\$	0'00
23 Was non-real property included in the purchase? ☐ Yes ☒ No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	23	\$	0'00
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$	0'00
25 If this transfer is exempt from the documentary stamp tax, list the exemption number 5a			
26 Is an affidavit as described in Neb. Rev. Stat. § 76-2,141 required because the property is located within a county or other geographic area with an active air force ballistic missile field? (See Instructions) ☐ Yes ☒ No			
27 If yes, is the required affidavit attached to this filing? ☐ Yes ☐ No			

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

David B. Garwood

Print or Type Name of Grantor or Authorized Representative

Signature of Grantee or Authorized Representative

Attorney

Title

402-746-3613

Phone Number

10-23-25

Date

sign
here

Register of Deed's Use Only

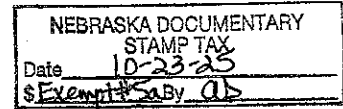
For Dept. Use Only

28 Date Deed Recorded Mo. 10 Day 23 Yr. 25	29 Value of Stamp or Exempt Number \$ Exempt #5a	30 Recording Data BK2025, Pg 2418
---	---	--------------------------------------

State of Nebraska } ss.
County of Webster }

BOOK 2025 PAGE 2418

Entered on the
numerical index and filed for record in the
Clerk's office of said county this 23 day
of OCT A.D., 2025 at 11:17
o'clock A.M. Recorded in Book 2025
on Page 2418
Abbey Havig County Clerk
10-00 AS Deputy
Ind Comp Assessor Carded



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

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.

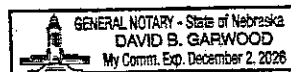
Executed October 22, 2025.

Mary Ann Schrawyer
Mary Ann Schrawyer

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on October 22, 2025, by Mary Ann Schrawyer, a single person.

Comm. expires 12-2-2026



David B. Garwood
Notary Public

Residential & Commercial Sales Worksheet

Cntry No.	Book	Page	Sale Date	School District Code										
91	2025	2423	10/13/2025	Base: 91-0002		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
000160400		227		4 05		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4371				00	0	10085		001	0000	
Land		Improvements		Total		Date of Sale Property Classification Code								
6,205		12,895		19,100		Status	Property Type		Zoning	Location	City Size	Parcel Size		
Assessor Location: RED CLOUD (RC)				A) 2		B) 03		C) 3		D) 1	E) 6	F) 3		

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

Assessor's Adjustment to Sale Price (+ or -):	
Assessor Comments and Reason for Adjustment:	
QCD; TRANSFER TO LIFE ESTATE BETWEEN PARENT & CHILD	
Comments from	Comments:
000160400 000160800	

(Continue on back)

39830
39840 60800

NEBRASKA

Good Life. Great Service.

DEPARTMENT OF REVENUE

Real Estate Transfer Statement

227

FORM

521

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

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

1 County Name
Webster - 91

2 County Number

3 Date of Sale/Transfer
Mo. 10 Day 13 Yr. 2025

4 Date of Deed
Mo. 10 Day 13 Yr. 2025

5 Grantor's Name, Address, and Telephone (Please Print)
Grantor's Name (Seller)
Charlotte Bell
Street or Other Mailing Address
779 Hwy 281
City
Red Cloud
State
NE
Zip Code
68970
Phone Number
(402) 746-2919
Email Address
n/a

6 Grantee's Name, Address, and Telephone (Please Print)
Grantee's Name (Buyer)
Steve L. Bell
Street or Other Mailing Address
779 Hwy 281
City
Red Cloud
State
NE
Zip Code
68970
Phone Number
(402) 746-2919
Email Address
n/a
Is the grantee a 501(c)(3) organization?
If Yes, is the grantee a 509(a) foundation?
☐ Yes ☒ No

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

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

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

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

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

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

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

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

14 What is the current market value of the real property?
\$19,100

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

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

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

18 Address of Property
1218 Hwy 136 (& adjacent lots w/ no address)
Red Cloud, NE 68970
18a ☐ No address assigned 18b ☐ Vacant land

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

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

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

22 Total purchase price, including any liabilities assumed.	22	\$	0.00
23 Was non-real property included in the purchase? ☐ Yes ☒ No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	23	\$	0.00
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$	0.00
25 If this transfer is exempt from the documentary stamp tax, list the exemption number _____			

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

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

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

Kory McCracken
Print or Type Name of Grantee or Authorized Representative

(402) 746-3613
Phone Number

sign
here

Signature of Grantee or Authorized Representative

Attorney
Title

10/20/25
Date

Register of Deed's Use Only

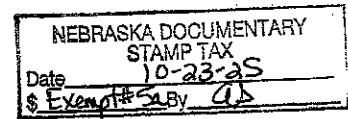
For Dept. Use Only

28 Date Deed Recorded
Mo. 10 Day 23 Yr. 25

29 Value of Stamp or Exempt Number
\$ Exempt # 5a

30 Recording Data
BK 2025, Pg 2423

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 (W $\frac{1}{2}$) of Lot Eight (8), all of Lots Nine (9) and Ten (10), and the West One Half (W $\frac{1}{2}$) of Lot Eleven (11), Block Two (2), ALL in Gulliford's Addition to Red Cloud, Webster County, Nebraska.

State of Nebraska } ss.
County of Webster }Entered on the
numerical index and filed for record in the
Clerk's office of said county this 23 day
of Oct A.D., 2025 at 1:22
o'clock P.M. Recorded in Book 2025
on Page 2423
Abbey Hargis County Clerk
10.00 Deputy
Ind Comp Assessor Carded

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

Charlotte Bell

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on October 13, 2025, by Charlotte Bell, a single person.

Comm. expires

Kory McCracken
Notary Public

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2025	2424	10/22/2025	Base: 91-0002		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
001814001		228		1		GeoCde	Twn	Ring	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4491	1	11	15	2	00000	1	000	0000		
Land		Improvements		Total		Date of Sale Property Classification Code								
695,320		361,655		1,056,975		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type: NO IRRIGATION				A) 1	B) 05	C) 5	D) 3	E) 0	F) 6					
LCG		ACRES:		VALUE:		LCG		ACRES:		VALUE:				
IRRIGATED 1A1						GRASSLAND 1G1		90.780		147,175				
1A						1G								
2A1						2G1		27.200		41,075				
2A						2G		65.030		98,195				
3A1						3G1								
3A						3G		5.110		7,410				
4A1						4G1								
4A						4G								
DRYLAND 1D1						Shelterbelt/Timber								
1D		53.000		175,165		Accretion								
2D1		34.220		107,280		Waste								
2D						Other								
3D1						AG LAND TOTAL		302.750		656,480				
3D						Roads		6.710						
4D1		8.070		23,605		Farm Sites		1.000		13,840				
4D		19.340		56,575		Home Sites		1.000		25,000				
						Recreation								
Dwellings				322,565		Other								
Outbuildings				39,090		Non-AG TOTAL		8.710		38,840				

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
WD	
Comments from	Comments:
001814001 001814101 001814200 001814600	

(Continue on back)

NEBRASKA
Good Life Great Service
Department of Revenue

Real Estate Transfer Statement

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

FORM
521

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

1 County Name Webster		2 County Number 1394		3 Date of Sale/Transfer Mo. 10 Day 22 Yr. 25		4 Date of Deed Mo. 10 Day 15 Yr. 25	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Thomas R. Pauley and Colleen J. Pauley				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Northwest Mortgage Co. as Qualified Intermediary for Ironclad Land, LLC, a Nebraska Limited Liability Company			
Street or Other Mailing Address 6107 Quail Ridge Avenue				Street or Other Mailing Address 10820 East Turquoise Avenue			
City Hastings		State NE		City Scottsdale		State AZ	
Zip Code 68901		Zip Code 85259		Phone Number 443-3081		Is the grantee a 501(c)(3) organization? ☐ Yes ☒ No	
Phone Number 443-3081		Is the grantee a 509(a) foundation? ☐ Yes ☒ No		Email Address chad.timm9@gmail.com			
7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home.							
(A) Status		(B) Property Type				(C)	
☒ Improved ☐ Unimproved ☐ IOL		☐ Single Family ☐ Multi-Family ☒ Agricultural ☐ Commercial ☐ Industrial ☐ Mineral Interests-Nonproducing ☐ Mineral Interests-Producing				☐ State Assessed ☐ Exempt ☐ Mobile Home	
8 Type of Deed		Conservator		Distribution		Land Contract/Memo	
Bill of Sale		Corrective		Easement		Lease	
Cemetery		Death Certificate - Transfer on Death		Executor		Mineral	
9 Was transfer part of (RS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller?)		10 Type of Transfer		Distribution		Forfeiture	
☐ Buyer ☒ Seller ☐ No		☐ Auction		Easement		Gift	
		☐ Court Decree		Exchange		Grantor Trust	
		☐ Other (Explain)				Irrevocable Trust	
						Life Estate	
						Revocable Trust	
						Sale	
						Satisfaction of Contract	
						Transfer on Death	
						Trustee to Beneficiary	
11 Was ownership transferred in full? (If No, explain the division.)				12 Was real estate purchased for same use? (If No, state the intended use.)			
☒ Yes ☐ No				☒ Yes ☐ No			
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.)							
☐ Yes ☒ No							
☐ Aunt or Uncle to Niece or Nephew							
☐ Brothers and Sisters							
☐ Ex-spouse							
☐ Family Corp., Partnership, or LLC							
☐ Grandparents and Grandchild							
☐ Parents and Child							
☐ Self							
☐ Spouse							
☐ Step-parent and Step-child							
14 What is the current market value of the real property? \$1,540,000.00				15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)			
				☐ Yes ☒ No \$ _____ %			
16 Does this conveyance divide a current parcel of land?				17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.)			
☐ Yes ☒ No				☒ Yes ☐ No			
18 Address of Property Tract in 21-1-11 Webster County, NE 68970				19 Name and Address of Person to Whom the Tax Statement Should be Sent Ironclad Land, LLC 10820 East Turquoise Avenue Scottsdale, AZ 85259			
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 _____							
23 Was non-real property included in the purchase?							
☐ Yes ☒ No (If Yes, enter dollar amount and attach itemized list.) (see instructions)							
24 Adjusted purchase price paid for real estate (line 22 minus line 23) _____							
25 If this transfer is exempt from the documentary stamp tax, list the exemption number _____							
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.							
Print or Type Name of Grantee or Authorized Representative Ironclad Land, LLC Signature of Grantee or Authorized Representative Grantee/Auth. Rep Title 443-3081 10-22-25							
sign here Phone Number Date							
Register of Deeds Use Only							
28 Date Deed Recorded Mo. 10 Day 23 Yr. 25		29 Value of Stamp or Exempt Number \$ 3572.80		30 Recording Data BK2025 Pg 2424		For Dept. Use Only	

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:

The South Half of the South Half of the Southeast Quarter (S1/2S1/2SE1/4) 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, T1N, 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 SE1/4 of said Section 16 bears S00°11'25"W. Beginning on the East 1/4 corner of said Section 16; thence S00°11'25"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 N1/2SE1/4SE1/4 to the SW Corner of the N1/2SE1/4SE1/4; 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 S77°36'13"E 1127.23 feet on the centerline of the County road to a point; thence S60°21'09"E 444.14 feet on the centerline of the County Road and entering into the NW1/4 of said Section 15 to a point; thence S87°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 S16°42'49"W 185.89 feet on the centerline of the County Road to a point; thence S36°52'20"W 511.84 feet on the centerline of the County Road to a point; thence S29°01'04"W 413.76 feet on the centerline of the County Road to the True Point of Beginning,

Index _____
Computer _____
Assessor _____
Carded _____

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

Allyson Hain

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)

Tract 2:

The South Half of the South Half of the Southeast Quarter (S1/2S1/2SE1/4) 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)

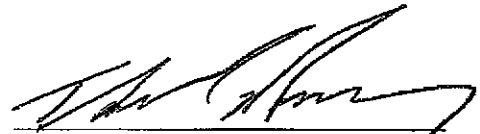
Tract 3:

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 SE¼ of said Section 16 bears S00°11'25"W. Beginning on the East 1/4 corner of said Section 16; thence S00°11'25"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 N1/2SE1/4SE1/4 to the SW Corner of the N1/2SE1/4SE1/4; 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 S77°36'13"E 1127.23 feet on the centerline of the County road to a point; thence S60°21'09"E 444.14 feet on the centerline of the County Road and entering into the NW¼ of said Section 15 to a point; thence S87°15'39"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 S16°42'49"W 185.89 feet on the centerline of the County Road to a point; thence S36°52'20"W 511.84 feet on the centerline of the County Road to a point; thence S29°01'04"W 413.76 feet on the centerline of the County Road to the True Point of Beginning.

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

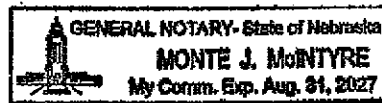
1. is lawfully seized of such real estate and that it is free from encumbrances, EXCEPT subject to easements, reservations, and restrictions of record;
2. has legal power and lawful authority to convey the same;
3. warrants and will defend title to the real estate against the lawful claims of all persons.

Executed: 10-15, 2025.


Thomas R. Pauley


Colleen J. Pauley

STATE OF Nebraska)
COUNTY OF Adams)



The foregoing instrument was acknowledged before me this 15 day of October, 2025 by Thomas R. Pauley and Colleen J. Pauley, husband and wife.


Notary Public

My Commission Expires: 08-31-2027

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2025	2429	10/15/2025	Base: 65-0011		Affiliated:	Unified:							
Location ID		Sale Number		Useability & Code #		Parcel Number								
000619200		229		1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
				4487			00	0	40025		001	0000		
Land		Improvements		Total		Date of Sale Property Classification Code								
2,440		7,930		10,370		Status	Property Type		Zoning	Location	City Size	Parcel Size		
Assessor Location: GUIDE ROCK (GR)				A) 1	B) 01	C) 1	D) 1	E) 7	F) 3					
				Residential				Commercial						
Multiple Improvements:				Multiple Improvements :				Multiple Improvements :						
Construction Date:				Construction Date : 1905				Construction Date :						
Floor:				Floor Sq. Ft. : 624				Floor Sq. Ft. :						
Building Cost New:				Cost : 96,560				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) ☐ Bi-Level	(60) ☐ Excellent			(4) ☐ Wood or Steel Framed Ext. Walls										
(106) ☐ Other				(5) ☐ Metal Frame and Walls										
Townhouse or Duplex Style:				Residential Quality: 30				(6) ☐ Pole Frame						
(301) ☐ One Story	(10) ☐ Low			Cost Rank:				Condition:						
(302) ☐ Two Story	(20) ☐ Fair			(10) ☐ Low				(10) ☐ Worn Out						
(307) ☐ 1 1/2 Story	(30) ☒ Average			(20) ☐ Average				(20) ☐ Badly Worn						
(308) ☐ Split Level	(40) ☐ Good			(30) ☐ Above Average				(30) ☐ Average						
(309) ☐ 2 1/2 Story	(50) ☐ Very Good			(40) ☐ High				(40) ☐ Good						
(304) ☐ One Story Duplex	(60) ☐ Excellent							(50) ☐ Very Good						
(305) ☐ Two Story Duplex								(60) ☐ Excellent						
Assessor's Adjustment to Sale Price (+ or -):														
Assessor Comments and Reason for Adjustment: QCD 														
Comments from							Comments:							
(Continue on back)														

NEBRASKA

Good Life. Great Service.

DEPARTMENT OF REVENUE

Real Estate Transfer Statement

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

FORM

521

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

1 County Name <u>Webster</u>	2 County Number <u>91</u>	3 Date of Sale/Transfer Mo. <u>10</u> Day <u>15</u> Yr. <u>25</u>	4 Date of Deed Mo. <u>10</u> Day <u>15</u> Yr. <u>25</u>
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) <u>Chad or Krystal Wolf</u> Street or Other Mailing Address <u>2102 Hwy 128</u> City <u>Burr Oak</u> State <u>KS</u> Zip Code <u>66616</u> Phone Number <u>402-879-1816</u> Email Address <u>Krystalandjames@yahoo.com</u>		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) <u>Meggie McCutcheon</u> Street or Other Mailing Address <u>450 W Douglas Ave</u> City <u>Guide Rock</u> State <u>NE</u> Zip Code <u>68942</u> Phone Number <u>402-984-5047</u> Is the grantee a 501(c)(3) organization? ☐ Yes ☒ No If Yes, is the grantee a 509(a) foundation? ☐ Yes ☒ No Email Address <u>michels16@icloud.com</u>	

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

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

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

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

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

14 What is the current market value of the real property? <u>10,370.00</u>	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) ☐ Yes ☒ No \$ _____ %
---	--

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

18 Address of Property <u>740 Pleasant St</u> <u>Guide Rock</u>	19 Name and Address of Person to Whom the Tax Statement Should be Sent <u>Same as above</u>
---	--

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

20 Legal Description (Attach additional pages, if needed.) <u>Lots 11-13 Block 1 Roberts Addition</u>
--

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

22 Total purchase price, including any liabilities assumed.	22 \$ <u>1.00</u>
23 Was non-real property included in the purchase? ☐ Yes ☒ No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	23 \$ _____
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24 \$ _____
25 If this transfer is exempt from the documentary stamp tax, list the exemption number _____	
26 Is an affidavit as described in Neb. Rev. Stat. § 76-2.141 required because the property is located within a county or other geographic area with an active air force ballistic missile field? (See Instructions) ☐ Yes ☐ No	
27 If yes, is the required affidavit attached to this filing? ☐ Yes ☐ No	

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

sign here

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

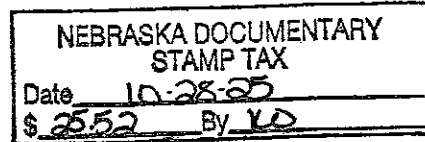
Title

402-984-5047
Phone Number
10/28/25
Date

Register of Deed's Use Only

28 Date Deed Recorded Mo. <u>10</u> Day <u>28</u> Yr. <u>25</u>	29 Value of Stamp or Exempt Number <u>\$25.52</u>	30 Recording Data <u>PL 2025 Ag 2429</u>	For Dept. Use Only
--	--	---	--------------------

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

State of Nebraska } ss.
County of Webster }Entered on the
numerical index and filed for record in the
Clerk's office of said county this 28 day
of OCT A.D., 2025, at 10:11
o'clock A M. Recorded in Book 2025
on Page 2429-2434
Nancy Hargis County Clerk
40.00 V Deputy
Ind Comp Assessor Carded RECORDING REQUESTED BY:
Meggie Jo Ann McCutcheonINSTRUMENT PREPARED BY:
Meggie Jo Ann McCutcheon
450 W Douglas Ave
Guide Rock, Nebraska, 68942RETURN DEED TO:
Meggie Jo Ann McCutcheon
450 W Douglas Ave
Guide Rock, Nebraska, 68942

(Above reserved for official use only)

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 WEBSTERTHIS DEED is made this day of 10/15/2025, by and between the
"Grantors,"Chad Stewart Wulf, a married individual residing at 2702 Hwy 128, Burr Oak, Kansas
66936

Krystal Jo Wulf, a married individual residing at 2702 Hwy 128, Burr Oak, Kansas 66936

AND the "Grantee,"

Meggie Jo Ann McCutcheon, a married individual residing at 450 W Douglas Ave, Guide
Rock, Nebraska 68942

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)

x/ Krystal Jo Wulf
 Print Krystal Jo Wulf
 Name: Chad Wulf ^{KW}

Spousal Acknowledgment:

I, Krystal Jo Wulf (name of Chad Stewart Wulf's spouse), residing at 2702 Hwy 128 Burr Oak, KS 66936, 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/ Krystal Jo Wulf

Grantor (or authorized agent)

x/ Chad Stewart Wulf
 Print Chad Stewart Wulf
 Name: Chad Stewart Wulf

Spousal Acknowledgment:

I, Chad Stewart Wulf (name of Krystal Jo Wulf's spouse), residing at 2702 Hwy 128 Burr Oak, KS 66936, 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/ Chad Stewart Wulf

Grantee's Spouse (or authorized agent)

I, Justin Lee McCutcheon (name of Meggie Jo Ann McCutcheon's spouse), residing at 450 W Douglas Ave Guide Rock, NE 68742, acknowledging that my spouse is receiving the title hereunder as a sole owner, hereby waive and release all my rights, title, and interest, if any, in the above Property unto Grantee.

x/ Justin McCutcheon

NOTARY ACKNOWLEDGMENT

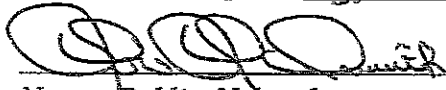
NEBRASKA

COUNTY OF WEBSTER

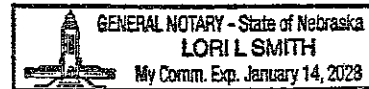
On 10/15/2025 before me, Justin McCutcheon, personally appeared Meggie Jo Ann McCutcheon's spouse, Justin McCutcheon, personally known to me or proved on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he/she executed the 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, 2028



Notary Public, Nebraska



NOTARY ACKNOWLEDGMENT

NEBRASKA

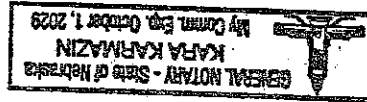
COUNTY OF WEBSTER

On October 10, 2025 before me, Kara Karmazin, personally appeared Chad Stewart Wulf and Chad Stewart Wulf's spouse Krystal Jo Wulf, 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 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, 2029

Kara Karmazin
Notary Public, Nebraska



NOTARY ACKNOWLEDGMENT

NEBRASKA

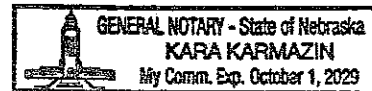
COUNTY OF WEBSTER

On October 10, 2025 before me, Kara Karmazin, personally appeared Krystal Jo Wulf and Krystal Jo Wulf's spouse Chad Stewart Wulf, 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 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, 2029Kara Karmazin

Notary Public, Nebraska



Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code								
91	2025	2436	10/29/2025	Base: 91-0074		Affiliated:		Unified:				
Location ID		Sale Number	Useability & Code #	Parcel Number								
001717200		230	1	GeoCde	Tw	Rng	Sect	Qtr	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4133	4	10	30	4	00000	000	0000	
Land	Improvements	Total	Date of Sale Property Classification Code									
60,680	340,745	401,425	Status	Property Type	Zoning	Location	City Size	Parcel Size				
			A) 1	B) 01	C) 5	D) 3	E) 0	F) 6				
LCG	ACRES:	VALUE:	LCG	ACRES:	VALUE:							
IRRIGATED 1A1			GRASSLAND 1G1									
1A			1G									
2A1			2G1									
2A			2G									
3A1			3G1									
3A			3G									
4A1			4G1									
4A			4G									
DRYLAND 1D1			Shelterbelt/Timber									
1D			Accretion									
2D1			Waste									
2D			Other									
3D1			AG LAND TOTAL									
3D			Roads	1.000								
4D1			Farm Sites	1.000	13,840							
4D			Home Sites	8.000	46,840							
			Recreation									
Dwellings		259,775	Other									
Outbuildings		80,970	Non-AG TOTAL	10.000	60,680							

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

(Continue on back)

67130

230

NEBRASKA

Good Life. Great Service.

DEPARTMENT OF REVENUE

Real Estate Transfer Statement

FORM

521

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

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

1 County Name Webster - 91	2 County Number ☒	3 Date of Sale/Transfer Mo. 10 Day 29 Yr. 2025	4 Date of Deed Mo. 10 Day 29 Yr. 2025
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Keith C. Piel Street or Other Mailing Address 1006 13th ST Alma State NE Zip Code 68940 Phone Number n/a Email Address n/a		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Shirley M. Schmidt, Trustee Street or Other Mailing Address 8020 W 12th Street City Juniata State NE Zip Code 68955 Phone Number 4024694463 Is the grantee a 501(c)(3) organization? ☐ Yes ☒ No If Yes, is the grantee a 509(a) foundation? ☐ Yes ☒ No Email Address n/a	

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

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

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

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

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

14 What is the current market value of the real property? 405000.00	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) ☐ Yes ☒ No \$ _____ %
---	--

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

18 Address of Property 1390 Road V Blue Hill, NE 68930 18a ☐ No address assigned 18b ☐ Vacant land	19 Name and Address of Person to Whom the Tax Statement Should be Sent Grantee
---	--

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

21 If agricultural, list total number of acres transferred in this transaction **10+-**

22 Total purchase price, including any liabilities assumed.	22 \$ 405,000.00
23 Was non-real property included in the purchase? ☐ Yes ☒ No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	23 \$ 1
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24 \$ 405,000.00

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.	
Shirley M. Schmidt, Trustee Print or Type Name of Grantee or Authorized Representative	4024694463 Phone Number
Shirley M. Schmidt Signature of Grantee or Authorized Representative	10/29/2025 Date
Grantee	Title

Register of Deed's Use Only		For Dept. Use Only
28 Date Deed Recorded Mo. 10 Day 30 Yr. 25	29 Value of Stamp or Exempt Number \$ 939.60	30 Recording Data BK2025, Pg 2436

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

State of Nebraska } ss.
County of Webster }

Entered on the
numerical index and filed for record in the
Clerk's office of said county this 30 day
of Oct A.D., 2025, at 8:36
o'clock A M. Recorded in Book 2025
on Page 2436
Abbey Hainig County Clerk
10.00 Deputy
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY STAMP TAX	
Date <u>10-30-25</u>	
\$ <u>939.60</u>	By <u>AD</u>

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.

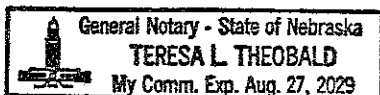
Executed October 29, 2025.

Keith C Piel

Keith C. Piel

STATE OF NEBRASKA)
) ss.
COUNTY OF ADAMS)

The foregoing instrument was acknowledged before me on October 29, 2025 by Keith C. Piel, a single person.



Teresa L Theobald
Notary Public

Residential & Commercial Sales Worksheet

[illegible]

37550

NEBRASKA

Good Life. Great Service.

DEPARTMENT OF REVENUE

Real Estate Transfer Statement

231

FORM
521

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

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

1 County Name Webster - 91		2 County Number [X]		3 Date of Sale/Transfer Mo. 10 Day 31 Yr. 2025		4 Date of Deed Mo. 10 Day 25 Yr. 2025	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Van Beber Properties II, LLC Street or Other Mailing Address 1132 Bumps River Road City Centerville State MA Zip Code 02632 Phone Number Email Address n/a				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) John D. Disney and Deanna Disney Street or Other Mailing Address 728 N Cherry Street 809 Hwy 281 City Red Cloud State NE Zip Code 68970 Phone Number Is the grantee a 501(c)(3) organization? Yes [X] No [X] If Yes, is the grantee a 509(a) foundation? Yes [X] No [X] Email Address n/a			

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

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

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

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

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

14 What is the current market value of the real property? 45,000.00		15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) ☐ Yes ☒ No \$ _____ %	
--	--	--	--

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

18 Address of Property 728 N Cherry St Red Cloud, NE 68970 18a ☐ No address assigned 18b ☐ Vacant land		19 Name and Address of Person to Whom the Tax Statement Should be Sent Grantees	
---	--	--	--

20 Legal Description (Attach additional pages, if needed.) The South Half (S1/2) of Lot Eight (8) and all of Lot Nine (9), Block Seven (7), LeDuc's Addition to the City of Red Cloud, Webster County, Nebraska	
--	--

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

22 Total purchase price, including any liabilities assumed.		22	\$	45,000.00
23 Was non-real property included in the purchase? ☐ Yes ☒ No (If Yes, enter dollar amount and attach itemized list.) (see instructions)		23	\$	
24 Adjusted purchase price paid for real estate (line 22 minus line 23)		24	\$	45,000.00

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.

John D. Disney
Print or Type Name of Grantee or Authorized Representative

sign
here

Signature of Grantee or Authorized Representative

Grantee
Title

Phone Number

10/31/2025

Date

Register of Deed's Use Only

For Dept. Use Only

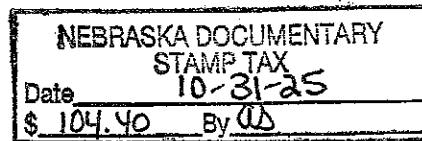
28 Date Deed Recorded Mo. 10 Day 31 Yr. 25		29 Value of Stamp or Exempt Number \$ 104.40		30 Recording Data BK2005, Pg 2462	
---	--	---	--	--------------------------------------	--

Nebraska Department of Revenue

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

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

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

State of Nebraska } ss.
County of Webster }Entered on the
numerical index and filed for record in the
Clerk's office of said county this 31 day
of Oct A.D., 2025, at 10:46
o'clock A M. Recorded in Book 2025
on Page 2462
Abhey Hanig County Clerk
10.40 Deputy
Ind Comp Assessor CardedReturn to:
Southern Title, LLC
P O Box 221
Red Cloud, NE 68970

JOINT TENANCY WARRANTY DEED

Van Beber Properties II, LLC, a Nebraska limited liability company, Grantor, in consideration of ONE DOLLAR (\$1.00) and other valuable consideration received from Grantees, John D. Disney and Deanna Disney, a married couple, conveys to Grantees, as joint tenants and not as tenants in common, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

The South Half (S½) of Lot Eight (8) and all of Lot Nine (9), Block Seven (7), LeDuc's Addition to the City of Red Cloud, Webster County Nebraska

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

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

Executed October 25, 2025.

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

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

STATE OF MA)
) ss.
COUNTY OF Barnstable)

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



[Signature]
Notary Public



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

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2025	2514	10/27/2025	Base: 91-0002			Affiliated:			Unified:				
Location ID		Sale Number		Useability & Code #		Parcel Number								
000153200		232		1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value						4491			00	0	10065		002	0000
Land		Improvements		Total		Date of Sale Property Classification Code								
5,040		4,990		10,030		Status	Property Type		Zoning	Location	City Size	Parcel Size		
Assessor Location: RED CLOUD (RC)						A) 1	B) 01		C) 1	D) 1	E) 6	F) 3		

	Residential	Commercial
Multiple Improvements:	Multiple Improvements. :	Multiple Improvements. :
Construction Date:	Construction Date : 1915	Construction Date :
Floor:	Floor Sq. Ft. : 704	Floor Sq. Ft. :
Building Cost New:	Cost : 108,405	Cost :
Single Family Style: 101	Residential Condition: 10	Commercial Occupancy Code:
(100) ☐ Mobile Home	(10) ☒ Worn Out	Primary: Other1: Other2:
(101) ☒ One Story	(20) ☐ Badly Worn	Commercial Construction Class:
(102) ☐ Two Story	(30) ☐ Average	(1) ☐ Fireproof Structural Steel Frame
(103) ☐ Split Level	(40) ☐ Good	(2) ☐ Reinforced Concrete Frame
(104) ☐ 1 1/2 Story	(50) ☐ Very Good	(3) ☐ Masonry Bearing Walls
(111) ☐ Bi-Level	(60) ☐ Excellent	(4) ☐ Wood or Steel Framed Ext. Walls
(106) ☐ Other		(5) ☐ Metal Frame and Walls
Townhouse or Duplex Style:	Residential Quality: 30	(6) ☐ Pole Frame
(301) ☐ One Story	(10) ☐ Low	Cost Rank: Condition:
(302) ☐ Two Story	(20) ☐ Fair	(10) ☐ Low (10) ☐ Worn Out
(307) ☐ 1 1/2 Story	(30) ☒ Average	(20) ☐ Average (20) ☐ Badly Worn
(308) ☐ Split Level	(40) ☐ Good	(30) ☐ Above Average (30) ☐ Average
(309) ☐ 2 1/2 Story	(50) ☐ Very Good	(40) ☐ High (40) ☐ Good
(304) ☐ One Story Duplex	(60) ☐ Excellent	(50) ☐ Very Good
(305) ☐ Two Story Duplex		(60) ☐ Excellent

Assessor's Adjustment to Sale Price (+ or -):	
Assessor Comments and Reason for Adjustment:	
QCD	
Comments from	Comments:
Salvage house + Building	
Not Liveable	

(Continue on back)

39030

Real Estate Transfer Statement

232

FORM
521

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

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

1 County Name Webster - 91	2 County Number 91	3 Date of Sale/Transfer Mo. 10 Day 27 Yr. 2025	4 Date of Deed Mo. 10 Day 22 Yr. 2025
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Janet A. Thomas Street or Other Mailing Address 605 N 4th Ave City Hastings State NE Zip Code 68901 Phone Number (308) 293-8640 Email Address n/a		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Daniel A. Dack Street or Other Mailing Address 120 S Walnut St City Red Cloud State NE Zip Code 68970 Phone Number (402) 519-3799 Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation? Yes ☐ No ☒ Yes ☐ No ☒ Email Address n/a	

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

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

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

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

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

14 What is the current market value of the real property? \$9,250	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) ☐ Yes ☒ No \$ _____ %
--	---

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

18 Address of Property 334 Division St Red Cloud, NE 68970 18a ☐ No address assigned 18b ☐ Vacant land	19 Name and Address of Person to Whom the Tax Statement Should be Sent Same as Grantee
--	---

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

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

22 Total purchase price, including any liabilities assumed.	22 \$ 1,000.00
23 Was non-real property included in the purchase? ☐ Yes ☒ No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	23 \$ 0.00
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24 \$ 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
--

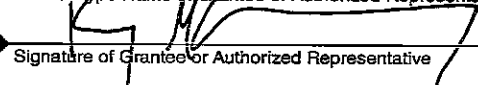
27 If yes, is the required affidavit attached to this filing? ☐ Yes ☐ No
--

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
Print or Type Name of Grantee or Authorized Representative

(402) 746-3613
Phone Number

sign
here


Signature of Grantee or Authorized Representative

Attorney
Title

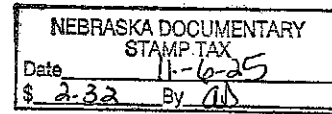
10/27/2025
Date

Register of Deed's Use Only

28 Date Deed Recorded Mo. 11 Day 6 Yr. 25	29 Value of Stamp or Exempt Number \$ 2.32	30 Recording Data BK2025, Pg 2514	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.

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 6 day
 of Nov A.D., 2025 at 9:11
 o'clock AM. Recorded in Book 2025
 on Page 2514-2515
Abbey Tang County Clerk
16.00 Deputy
 Ind Comp Assessor Carded



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.

October
 Executed June 22, 2025.

X Janet A. Thomas
 Janet A. Thomas

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

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

Comm. expires Feb. 7, 2026

Caleb Blase
 Notary Public

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

CERTIFICATE OF DEATH

1. DECEASED'S NAME (First, Middle, Last) Leroy Everett Thomas		2. SEX Male	3. DATE OF DEATH (Mo., Day, Yr.) February 4, 2014
4. CITY AND STATE OR TERRITORY OR FOREIGN COUNTRY OF BIRTH Smith County, Kansas		5a. AGE-Last Birthday (Yr.) 77	5b. UNDER 1 YEAR MO. 77 DAYS 77
7. SOCIAL SECURITY NUMBER		6. DATE OF BIRTH (Mo., Day, Yr.) April 3, 1936	
8a. PLACE OF DEATH BORRITAL ☒ Inpatient ☐ Outpatient ☐ Nursing Home ☐ Hospice Facility ☐ ER/Outpatient ☐ Decedent's Home ☐ DCA ☐ Other (Specify)			
9a. FACILITY NAME (If not institution, give street and number) BryanLGH Medical Center East			
9b. CITY OR TOWN OF DEATH (Include Zip Code) Lincoln 68506		14. COUNTY OF DEATH Lancaster	
9c. RESIDENCE-STATE Nebraska		9d. CITY OR TOWN Red Cloud	
9e. STREET AND NUMBER 741 North Jefferson		9f. ZIP CODE 68970	
10a. MARITAL STATUS AT TIME OF DEATH ☒ Married ☐ Never Married ☐ Widowed ☐ Divorced ☐ Unknown		10b. NAME OF SPOUSE (First, Middle, Last, Birth; if wife, give maiden name) Janet Ketter	
11. FATHER'S NAME (First, Middle, Last, Birth) Clarence Thomas		12. MOTHER'S NAME (First, Middle, Last, Birth) Ruth Westkamp	
13. EVER IN U.S. ARMED FORCES (Give dates of service if yes) Yes 8-7-58/8-3-62		14a. INFORMANT NAME Jan Thomas	
14b. RELATIONSHIP TO DECEASED Wife		15a. DATE (Mo., Day, Yr.) February 6, 2014	
16. METHOD OF DISPOSITION ☐ Burial ☐ Donation ☒ Cremation ☐ Entombment ☐ Removal ☐ Other (Specify)		17a. FUNERAL HOME NAME AND MAILING ADDRESS (Street, City or Town, State) Williams Funeral Home, 241 West Fourth, Red Cloud, Nebraska	
17b. ZIP CODE 68970			
18. PART I. Enter the CAUSE OF DEATH (See instructions on examples). respiratory arrest, or ventricular fibrillation without showing the etiology. DO NOT abbreviate. Enter only one cause on a line. Add additional lines if necessary. IMMEDIATE CAUSE: PRA / CARDIAC ARREST DUE TO, OR AS A CONSEQUENCE OF: (a) SEVERE CHRONIC CARDIOMYOPATHY / CHF DUE TO, OR AS A CONSEQUENCE OF: (b) 20+ yrs DUE TO, OR AS A CONSEQUENCE OF: (c) VENTRICULAR FIBRILLATION DUE TO, OR AS A CONSEQUENCE OF: (d)			
19. PART II. OTHER SIGNIFICANT CONDITIONS Contributing to the death but not resulting in the underlying cause given in PART I. VENTRICULAR FIBRILLATION			
20. IF FEMALE: ☐ Not pregnant within past year ☐ Pregnant at time of death ☐ Not pregnant, but pregnant within 42 days of death ☐ Not pregnant, but pregnant 43 days to 1 year before death ☐ Unknown if pregnant within the past year		21. MANNER OF DEATH ☒ Natural ☐ Homicide ☐ Accidental ☐ Pending investigation ☐ Suicide ☐ Could not be determined	
22a. DATE OF INJURY (Mo., Day, Yr.)		22b. TIME OF INJURY m	
22c. PLACE OF INJURY (Home, farm, street, factory, office building, construction site, etc., (Specify)		23. WAS MEDICAL EXAMINER OR CORONER CONTACTED? ☐ YES ☒ NO	
22d. INJURY AT WORK ☐ YES ☒ NO		22e. DESCRIBE HOW INJURY OCCURRED	
22f. LOCATION OF INJURY - STREET & NUMBER, APT. NO. CITY/TOWN		22g. STATE STATE	
22h. ZIP CODE ZIP CODE			
23a. DATE OF DEATH (Mo., Day, Yr.) February 4, 2014		23b. TIME OF DEATH 2:20 A.M.	
23c. DATE SIGNED (Mo., Day, Yr.) 2-6-14		23d. TIME SIGNED m	
23e. DATE SIGNED (Mo., Day, Yr.) 2-6-14		23f. TIME SIGNED m	
24. On the basis of examination and/or investigation, in my opinion death occurred at the time, date and place and due to the cause(s) stated. (Signature and Title) Dr. W. Michael Wilk			
25. DID TOBACCO USE CONTRIBUTE TO THE DEATH? ☐ YES ☒ NO ☐ PROBABLY ☐ UNKNOWN			
26. HAD ORGAN OR TISSUE DONATION BEEN CONSIDERED? ☒ YES ☐ NO			
27. NAME, TITLE AND ADDRESS OF CERTIFIER (Type or Print) Dr. W. Michael Wilk, 1100 S. 14th St, 68502 Lincoln NE 68502			
28. REGISTRAR'S SIGNATURE Janet A. Husted			
29. DATE FILED BY REGISTRAR (Mo., Day, Yr.) FEB 06 2014			

Residential & Commercial Sales Worksheet

[illegible]

Real Estate Transfer Statement

233

FORM
521

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

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

1 County Name Webster - \$1		2 County Number		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) Grantor's Name (Seller) Daniel A. Dack Street or Other Mailing Address 120 S Walnut St City Red Cloud State NE Zip Code 68970 Phone Number (402) 519-3799 Email Address n/a				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Daniel A. Dack and Susan A. Strickland Street or Other Mailing Address 120 S Walnut St City Red Cloud State NE Zip Code 68970 Phone Number (402) 519-3799 Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation? Yes ☐ No ☒ Email Address n/a			

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

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

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

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

14 What is the current market value of the real property? \$9,250		15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) ☐ Yes ☒ No \$ _____ %	
--	--	--	--

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

18 Address of Property 334 Division St Red Cloud, NE 68970 18a ☐ No address assigned 18b ☐ Vacant land		19 Name and Address of Person to Whom the Tax Statement Should be Sent Same as Grantee	
---	--	---	--

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

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

22 Total purchase price, including any liabilities assumed.		22	\$	500,00
23 Was non-real property included in the purchase? ☐ Yes ☒ No (If Yes, enter dollar amount and attach itemized list.) (see instructions)		23	\$	0,00
24 Adjusted purchase price paid for real estate (line 22 minus line 23)		24	\$	500,00
25 If this transfer is exempt from the documentary stamp tax, list the exemption number				
26 Is an affidavit as described in Neb. Rev. Stat. § 76-2.141 required because the property is located within a county or other geographic area with an active air force ballistic missile field? (See Instructions) ☐ Yes ☒ No				
27 If yes, is the required affidavit attached to this filing? ☐ Yes ☐ No				

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

sign
here

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

Attorney
Title

(402) 746-3613
Phone Number
11/05/2025
Date

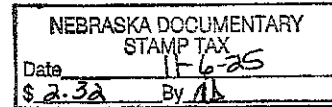
Register of Deed's Use Only

For Dept. Use Only

28 Date Deed Recorded Mo. 11 Day 6 Yr. 25	29 Value of Stamp or Exempt Number \$ 2.32	30 Recording Data BK2025 Pg 2516
--	---	-------------------------------------

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

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 6 day
of Nov A.D., 2025, at 9:14
o'clock A.M. Recorded in Book 2025
on Page 2516Unheating County Clerk
10.25 Deputy
Ind Comp Assessor Carded

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.

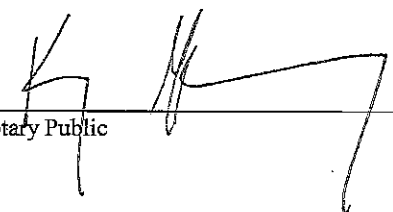

Daniel A. Dack

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.

Comm. expires




Notary Public

Residential & Commercial Sales Worksheet

[illegible]

Real Estate Transfer Statement

FORM
521

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

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

1 County Name Webster - §1	2 County Number	3 Date of Sale/Transfer Mo. 09 Day 22 Yr. 2025	4 Date of Deed Mo. 09 Day 22 Yr. 2025
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) See Exhibit A Street or Other Mailing Address City State Zip Code Phone Number Email Address N/A		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) The State of Nebraska Dept of Transportation Street or Other Mailing Address PO Box 94759 City Lincoln State NE Zip Code 68509 Phone Number 402-471-4567 Is the grantee a 501(c)(3) organization? Yes ☒ No ☒ If Yes, is the grantee a 509(a) foundation? Yes ☒ No ☒ Email Address N/A	
7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home.			
(A) Status ☒ Improved ☒ Single Family ☐ Industrial ☒ Unimproved ☐ Multi-Family ☐ Agricultural ☐ IOLL ☐ Commercial ☐ Recreational		(B) Property Type ☐ Mineral Interests-Nonproducing ☐ State Assessed ☐ Mineral Interests-Producing ☐ Exempt	
(C) Mobile Home			
8 Type of Deed ☐ Conservator ☐ Distribution ☐ Land Contract/Memo ☐ Partition ☐ Sheriff ☐ Other ☐ Bill of Sale ☐ Corrective ☐ Easement ☐ Lease ☐ Personal Rep. ☐ Trust/Trustee ☐ Cemetery ☐ Death Certificate -- Transfer on Death ☐ Executor ☐ Mineral ☐ Quit Claim ☒ Warranty			
9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? ☐ Buyer ☐ Seller ☒ No		10 Type of Transfer ☐ Distribution ☐ Foreclosure ☐ Irrevocable Trust ☐ Revocable Trust ☐ Transfer on Death ☐ Auction ☐ Easement ☐ Gift ☐ Life Estate ☒ Sale ☐ Trustee to Beneficiary ☐ Court Decree ☐ Exchange ☐ Grantor Trust ☐ Partition ☐ Satisfaction of Contract ☐ Other (Explain)	
11 Was ownership transferred in full? (If No, explain the division.) ☒ Yes ☐ No		12 Was real estate purchased for same use? (If No, state the intended use.) ☐ Yes ☒ No Build Roads	
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) ☐ Yes ☒ No ☐ Aunt or Uncle to Niece or Nephew ☐ Family Corp., Partnership, or LLC ☐ Self ☐ Other ☐ Brothers and Sisters ☐ Grandparents and Grandchild ☐ Spouse ☐ Ex-spouse ☐ Parents and Child ☐ Step-parent and Step-child			
14 What is the current market value of the real property? 460.00		15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) ☐ Yes ☒ No \$ %	
16 Does this conveyance divide a current parcel of land? ☒ Yes ☐ No		17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) ☐ Yes ☒ No	
18 Address of Property N/A		19 Name and Address of Person to Whom the Tax Statement Should be Sent Nebraska Dept of Transportation PO Box 94759 Lincoln, NE 68509-4759	
18a ☐ No address assigned 18b ☐ Vacant land			
20 Legal Description (Attach additional pages, if needed.) See Attached Exhibit A			

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

22 Total purchase price, including any liabilities assumed.....	22 \$ 460.00
23 Was non-real property included in the purchase? ☐ Yes ☒ No (If Yes, enter dollar amount and attach itemized list.) (see Instructions)	23 \$
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24 \$ 460.00
25 If this transfer is exempt from the documentary stamp tax, list the exemption number 2	
26 Is an affidavit as described in Neb. Rev. Stat. § 76-2.141 required because the property is located within a county or other geographic area with an active air force ballistic missile field? (See Instructions) ☐ Yes ☒ No	
27 If yes, is the required affidavit attached to this filing? ☐ Yes ☒ No	

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

sign here Sarah Talbert 402-479-4461
Print or Type Name of Grantee or Authorized Representative Phone Number
Signature of Grantee or Authorized Representative ROW Project Manager 11/6/2025
Title Date

Register of Deed's Use Only		For Dept. Use Only
28 Date Deed Recorded Mo. 11 Day 6 Yr. 25	29 Value of Stamp or Exempt Number \$ Exempt #2	30 Recording Data BK 2025 Pg 2517
Nebraska Department of Revenue Form No. 96-269-2009 0-2025 Rev. Supersedes 96-269-2008 7-2024		Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2)

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

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.

Index _____
Computer _____
Assessor _____
Carded _____

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

Attorney General

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

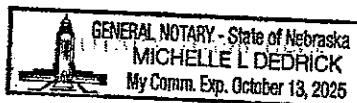
Duly executed this 22 day of September, A.D. 2025

Timothy Lee Stokes
Timothy Lee Stokes

STATE OF Nebraska)
COUNTY OF Adams)ss.

The foregoing instrument was acknowledged before me this this 22nd day of September,
A.D., 20 25, by Timothy Lee Stokes.

Michelle L Dedrick
Notary Public



WARRANTY DEED

PROJECT NO.: 281-1(117)

C.N.: 42619

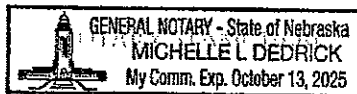
TRACT: 39

Duly executed this 22 day of September, A.D. 2025MaryAnn Stokes

Spouse of Timothy Lee Stokes

MaryAnn Stokes

Print Name of spouse

STATE OF Nebraska)
COUNTY OF Adams) ss.The foregoing instrument was acknowledged before me this this 22nd day of SeptemberA.D., 2025, by Mary Ann Stokes
(Print Name of Individual who appeared before Notary)Michelle L. Dedrick
Notary Public

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code									
91	2025	2527	10/27/2025	Base: 91-0074		Affiliated:		Unified:					
Location ID		Sale Number	Useability & Code #		Parcel Number								
001714800		235	4	05	GeoCde	Twn	Rng	Sec	Qrt	Subdty	Area	Blk	Parcel
Date of Sale Assessed Value					4133	4	10	24	2	00000	1	000	0000
Land	Improvements	Total		Date of Sale Property Classification Code									
824,795	15,820	840,615		Status	Property Type		Zoning	Location		City Size		Parcel Size	
	Irrigation Type:			A) 2	B) 05		C) 5	D) 3		E) 0		F) 9	
LCG		ACRES:	VALUE:	LCG		ACRES:	VALUE:						
IRRIGATED	1A1			GRASSLAND	1G1	22.110	36,815						
	1A				1G	59.870	99,685						
	2A1				2G1	17.650	26,650						
	2A				2G								
	3A1				3G1	6.640	9,630						
	3A				3G								
	4A1				4G1								
	4A				4G								
DRYLAND	1D1	15.500	51,230	Shelterbelt/Timber									
	1D	83.110	274,680	Accretion									
	2D1			Waste									
	2D	37.420	117,315	Other									
	3D1	45.350	134,465	AG LAND TOTAL		306.730	806,275						
	3D			Roads		6.720							
	4D1			Farm Sites		2.000	18,520						
	4D	19.080	55,805	Home Sites									
				Recreation									
Dwellings				Other									
Outbuildings			15,820	Non-AG TOTAL		8.720	18,520						

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
WD; TRANSFER BETWEEN PARENT & CHILD WITH LIFE ESTATE	
Comments from	Comments:
001714800 001718100	
(Continue on back)	

NEBRASKA

Good Life. Great Service.

DEPARTMENT OF REVENUE

Real Estate Transfer Statement

235

FORM
521

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

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

1 County Name Webster - 91		2 County Number		3 Date of Sale/Transfer Mo. 10 Day 27 Yr. 25		4 Date of Deed Mo. 10 Day 27 Yr. 25	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) SUSAN A JOHNSON Street or Other Mailing Address 502 S Railway Street City Blue Hill State NE Zip Code 68930 Phone Number 402-756-3981 Email Address n/a				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) see attached Street or Other Mailing Address 502 S Railway Street City Blue Hill State NE Zip Code 68930 Phone Number 402-756-3981 Is the grantee a 501(c)(3) organization? ☐ Yes ☒ No If Yes, is the grantee a 509(a) foundation? ☐ Yes ☒ No Email Address n/a			

7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home.							
(A) Status		(B) Property Type				(C)	
☐ Improved ☒ Unimproved ☐ IOLL		☐ Single Family ☐ Multi-Family ☐ Commercial ☐ Industrial ☒ Agricultural ☐ Recreational ☐ Mineral Interests-Nonproducing ☐ Mineral Interests-Producing				☐ State Assessed ☐ Exempt ☐ Mobile Home	
8 Type of Deed ☐ Conservator ☐ Distribution ☐ Land Contract/Memo ☐ Partition ☐ Sheriff ☐ Other _____ ☐ Bill of Sale ☐ Corrective ☐ Easement ☐ Lease ☐ Personal Rep. ☐ Trust/Trustee ☐ Cemetery ☐ Death Certificate - Transfer on Death ☐ Executor ☐ Mineral ☐ Quit Claim ☒ Warranty							
9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? ☐ Buyer ☐ Seller ☒ No		10 Type of Transfer ☐ Distribution ☐ Foreclosure ☐ Irrevocable Trust ☐ Revocable Trust ☐ Transfer on Death ☐ Auction ☐ Easement ☐ Gift ☒ Life Estate ☐ Sale ☐ Trustee to Beneficiary ☐ Court Decree ☐ Exchange ☐ Grantor Trust ☐ Partition ☐ Satisfaction of Contract ☐ Other (Explain) _____					
11 Was ownership transferred in full? (If No, explain the division.) ☐ Yes ☒ No life estate				12 Was real estate purchased for same use? (If No, state the intended use.) ☒ Yes ☐ No			
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) ☒ Yes ☐ No ☐ Aunt or Uncle to Niece or Nephew ☐ Family Corp., Partnership, or LLC ☐ 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? 280,204.00				15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) ☐ Yes ☒ No \$ _____ %			
16 Does this conveyance divide a current parcel of land? ☐ Yes ☒ No				17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) ☐ Yes ☒ No			
18 Address of Property Rural Webster County				19 Name and Address of Person to Whom the Tax Statement Should be Sent Susan A. Johnson 502 S Railway Street Blue Hill, NE 68930			
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 314

22 Total purchase price, including any liabilities assumed.....		22	\$	0.00
23 Was non-real property included in the purchase? ☐ Yes ☒ No (If Yes, enter dollar amount and attach itemized list.) (see instructions)		23	\$	0.00
24 Adjusted purchase price paid for real estate (line 22 minus line 23)		24	\$	0.00
25 If this transfer is exempt from the documentary stamp tax, list the exemption number 5a1				
26 Is an affidavit as described in Neb. Rev. Stat. § 76-2.141 required because the property is located within a county or other geographic area with an active air force ballistic missile field? (See instructions) ☐ Yes ☒ No				
27 If yes, is the required affidavit attached to this filing? ☐ Yes ☒ No				

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

sign
here

Jennifer Fleischer

Print or Type Name of Grantee or Authorized Representative

Signature of Grantee or Authorized Representative

Attorney
Title

402-762-3524

Phone Number

11/6/25

Date

Register of Deed's Use Only

For Dept. Use Only

28 Date Deed Recorded Mo. 11 Day 6 Yr. 25	29 Value of Stamp or Exempt Number \$ Exempt # 5a1	30 Recording Data BK 2025, Pg 2527
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Nebraska Department of Revenue

Form No. 96-269-2008 6-2025 Rev. Supersedes 96-269-2008 7-2024

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

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

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:

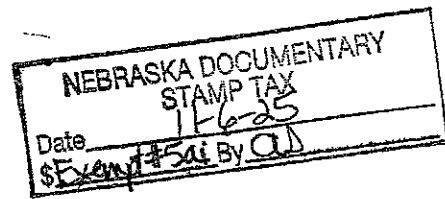
THE SOUTHWEST QUARTER (SW1/4) OF SECTION THIRTY-FOUR (34), TOWNSHIP FOUR (4) NORTH, RANGE TEN (10), WEST OF THE 6TH P.M., WEBSTER COUNTY, NEBRASKA: AND

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 6TH P.M., WEBSTER COUNTY, NEBRASKA.

State of Nebraska }
County of Webster } ss.

Entered on the
numerical index and filed for record in the
Clerk's office of said county this 6 day
of Nov A.D., 2025, at 1:48
o'clock PM. Recorded in Book 2025
on Page 2527-2528
Allyson H. King County Clerk
16.00 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 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 6TH P.M., WEBSTER COUNTY, NEBRASKA.

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

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

Executed: October 27 2025

Susan A. Johnson
SUSAN A. JOHNSON, Grantor

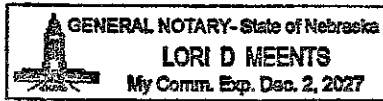
STATE OF NEBRASKA)

)ss.

COUNTY OF Webster)

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 10/27, 2025



Lori D Meents
Notary Public

Residential & Commercial Sales Worksheet

[illegible]

Real Estate Transfer Statement

236

FORM
521

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

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

1 County Name Webster - 91	2 County Number	3 Date of Sale/Transfer Mo. 11 Day 04 Yr. 2025	4 Date of Deed Mo. 11 Day 04 Yr. 2025
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Carlene Kuper Street or Other Mailing Address 620 Santa Fe Ave City El Dorado State KS Zip Code 67042 Phone Number 402-460-7104 Email Address n/a		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Jeffrey and Jill Coffey Street or Other Mailing Address PO Box 61 City Blue Hill State NE Zip Code 68930 Phone Number 402-756-4160 Is the grantee a 501(c)(3) organization? ☐ Yes ☒ No If Yes, is the grantee a 509(a) foundation? ☐ Yes ☒ No Email Address n/a	

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

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

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

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

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

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

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

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

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

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

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

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

18 Address of Property
310 S Cherry ST
Blue Hill, NE 68930

19 Name and Address of Person to Whom the Tax Statement Should be Sent (Same as Grantees)

18a ☐ No address assigned 18b ☐ Vacant land

20 Legal Description (Attach additional pages, if needed.)
Lots Eleven (11) and Twelve (12), Block Ten (10), Hoover's Addition to Blue Hill, Webster County, Nebraska.

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

22 Total purchase price, including any liabilities assumed.	22 \$ 340,000.00
23 Was non-real property included in the purchase? ☐ Yes ☒ No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	23 \$ 0.00
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24 \$ 340,000.00
25 If this transfer is exempt from the documentary stamp tax, list the exemption number n/a	
26 Is an affidavit as described in Neb. Rev. Stat. § 76-2,141 required because the property is located within a county or other geographic area with an active air force ballistic missile field? (See Instructions) ☐ Yes ☒ No	
27 If yes, is the required affidavit attached to this filing? ☐ Yes ☐ No	

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

David B. Garwood
Print or Type Name of Grantee or Authorized Representative

David B. Garwood
Signature of Grantee or Authorized Representative

Attorney
Title

402.746.3613
Phone Number

11-10-25
Date

sign
here

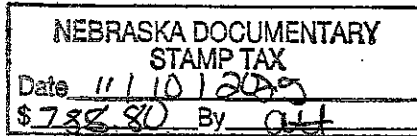
Register of Deed's Use Only		For Dept. Use Only
-----------------------------	--	--------------------

28 Date Deed Recorded Mo. 11 Day 10 Yr. 25	29 Value of Stamp or Exempt Number \$ 788.80	30 Recording Data BK 2025, Pg 2540	
--	--	--	--

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

State of Nebraska } ss.
County of Webster }

Entered on the
numerical index and filed for record in the
Clerk's office of said county this 10th day
of Nov A.D., 2025, at 10:35
o'clock A.M. Recorded in Book 2025
on Page 2540
Albert H. Harg County Clerk
\$10.20 Deputy
Ind Comp Assessor Carded



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.

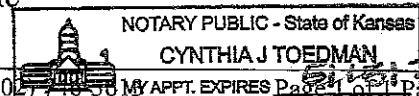
Carlene Kuper Trustee
Carlene Kuper, Trustee

STATE OF KANSAS, COUNTY OF BUTLER) ss.

The foregoing instrument was acknowledged before me on November 4th, 2025, by Carlene Kuper, Trustee of the Carlene Kuper Revocable Trust dated August 14, 2024.

Comm. expires 5/15/27

Cynthia J Toedman
Notary Public



Prepared by Garwood & McCracken, Lawyers
401 North Webster Street, Red Cloud, NE 68970

Phone/Fax: (405) 746-5000 MY APPT. EXPIRES 5/15/27 Page 1 of 1 Pages
DAVE:FAWP2025\COFFEY\KUPR\COFF.JTD 10/31/25

Residential & Commercial Sales Worksheet

[illegible]

Real Estate Transfer Statement 237

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

FORM
521

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

1 County Name Webster - 91	2 County Number 91	3 Date of Sale/Transfer Mo. 11 Day 10 Yr. 2025	4 Date of Deed Mo. 11 Day 10 Yr. 2025
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Judy Ryan Street or Other Mailing Address 905 N. Franklin St. City Red Cloud State NE Zip Code 68970 Phone Number 402-902-0200 Email Address n/a		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Gina Krieger Street or Other Mailing Address 905 N. Franklin St. City Red Cloud State NE Zip Code 68970 Phone Number 402-519-3596 Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation? Yes ☐ No ☒ Yes ☐ No ☒ Email Address n/a	

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

8 Type of Deed	☐ Conservator ☐ Bill of Sale ☐ Cemetery ☐ Death Certificate - Transfer on Death	☐ Distribution ☐ Easement ☐ Executor ☐ Land Contract/Memo ☐ Lease ☐ Mineral ☐ Partition ☐ Personal Rep. ☒ Quit Claim ☐ Sheriff ☐ Trust/Trustee ☐ Warranty ☐ Other
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9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? ☐ Buyer ☐ Seller ☒ No	10 Type of Transfer ☐ Auction ☐ Court Decree ☐ Distribution ☐ Easement ☐ Exchange ☐ Foreclosure ☐ Gift ☐ Grantor Trust ☐ Irrevocable Trust ☐ Life Estate ☐ Partition ☐ Revocable Trust ☐ Sale ☐ Satisfaction of Contract ☐ Transfer on Death ☐ Trustee to Beneficiary ☒ Other (Explain) <u>Joint title to individual</u>
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11 Was ownership transferred in full? (If No, explain the division.) ☒ Yes ☐ No	12 Was real estate purchased for same use? (If No, state the intended use.) ☒ Yes ☐ No
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13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) ☐ Yes ☒ No ☐ Aunt or Uncle to Niece or Nephew ☐ Brothers and Sisters ☐ Ex-spouse ☐ Family Corp., Partnership, or LLC ☐ Grandparents and Grandchild ☐ Parents and Child ☐ Self ☐ Spouse ☐ Step-parent and Step-child ☐ Other
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14 What is the current market value of the real property? \$37,382	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) ☐ Yes ☒ No \$ _____ %
---	--

16 Does this conveyance divide a current parcel of land? ☐ Yes ☒ No	17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) ☐ Yes ☒ No
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18 Address of Property 905 N. Franklin St. Red Cloud, NE 68970 18a ☐ No address assigned 18b ☐ Vacant land	19 Name and Address of Person to Whom the Tax Statement Should be Sent Gina Krieger 905 N. Franklin St. Red Cloud, NE 68970
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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.	22 \$ 0.00
23 Was non-real property included in the purchase? ☐ Yes ☒ No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	23 \$ -
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24 \$ 0.00
25 If this transfer is exempt from the documentary stamp tax, list the exemption number _____	
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.

Patrick K. Kenney

Print or Type Name of Grantee or Authorized Representative

(402) 934-4770

Phone Number

Signature of Grantee or Authorized Representative

Attorney

Title

11/10/2025

Date

sign
here

Register of Deed's Use Only

28 Date Deed Recorded Mo. 11 Day 12 Yr. 25	29 Value of Stamp or Exempt Number \$ 88.16	30 Recording Data BK 2025 Pg 2545
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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 }

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

Anthony Hing

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:

Judy Ryan
Judy Ryan

STATE OF NEBRASKA)
COUNTY OF Adams) ss.

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

Amy R. Fischer
Notary Public

