Residential & Commercial Sales Worksheet

Cnty No.	Во	ok	Page		S	aleDate :	47 (1970) 4 (1970)	25 (S)	endra On vo	School District Code										
91	20	25	2557		9/1	8/2025	Base: 9)1-C	002		Affilia	ted:	244 14 (10425get)	U	Unified:					
Location	\mathbf{D}	Sale	Number	Ĺ	Jseabili	ty & Code#	## ## ## ## ## ## ## ## ## ## ## ## ##			er en	P	arcel N	Number							
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4.41.19.13.13	Mul	tiple Im	provements:	Mul	tiple, Imp	rovements.:	es de extent estes e	PROPERTY.	Multiple. Improvements.: 2											
	7.7.,7 (A)	を ションデータング	er the transport of the transport		struction				Construction Date: 1900											
			CARLON CONTRACTOR		or Sq. Ft.				Floor Sq. Ft. : 1,066											
		Buildin		Cost		·			Cost: 56,690											
The security of the second security of the second	in 600 Medianos		67.77.73.97.85	Res	idential	Condition:			Commercial Occupancy Code:											
(100) 🗆 Mo	Building Cost Family Style: Mobile Home Cone Story Two Story Split Level 1 1/2 Story Bi-Level					Worn Out	Primary: 471 Other1: 384 Other2:													
(101) 🗆 One	e Story			(20) 🗆 Badly Worn							Commercial Construction Class: 3									
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(103) □ Spl	it Level			(40) 🗆	Good			(2)		Reinf	orced C	oncrete Fr	ame						
(104) 🗆 11/	(104) □ 1 1/2 Story					Very Good			(3)	H	Maso	nry Bea	ring Walls							
(111) □ Bi-l	Level			(60	<u> </u>	Excellent			(4)		Wood	l or Ste	el Framed I	Ext. V	Valls	s				
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(301) 🗆 One				(10) 🗆 Low						Cost Rank: 20 Condition: 20										
(302) 🗆 Two				(20) 🗆 🗆	Fair			(10)		Low			(10)		Wom	Out			
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Comments f	rom							Comm	nents:											
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NEBRASKA

Real Estate Transfer Statement

FORM

Good Life, Great Service.

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

521

	The deed w	ill not be reco	rded unless th	is statement	Is signed and it	ems 1-27 are a	ccurately c	ompleted.						
1 County Name		2 County Num	ber				1 '		ig 2025					
Mo. District		γ. 2020												
5 Grantor's Name, Add	dress, and Telep	hone (Please Pr	int)											
)						of Transpo	ortation						
	Address	······································												
- CVI		Stale		Zin Code			s	lale	Zip Code					
City		Jaie		Z.p 0010	Lincoln									
Phone Number					402-471-4567	is ine If Yes,	grantee a but is the granter	(c)(3) organizati e a 509(a) founda						
7 Property Classifica	ation Number. Cl	heck one box in	categories A and	B. Check C if		mobile home.								
	Single Fa	amily	Industrial		Mineral Interests	s-Nonproducing	∐s	tate Assessed	Mobile Home					
Unimproved	Multi-Far	nily	Agricultural		Mineral Interests	s-Producing		xempi						
☐ 10LL	Commer	cial	Recreational						<u> </u>					
8 Type of Deed	Conservator		=	:		===	= -		Ulher					
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		1 -	=			==		= =	•					
				ge Liciane	12	Was real estate n	urchased for	same use? (If No						
☑ Yes 🔲	No							oads						
13 Was the transfer be	lween relatives,	or if to a trustee,	are the trustor and	I beneficiary rela	atives? (If Yes, chec	k the appropriate	box.)		_					
Yes 🗸	No 🔲 Aunt	or Uncle to Niece	or Nephew	-										
	=		Ļ	:		= :		abild						
	∐ Ex-sı	pouse		Parents and C			-		alazant raio \					
14 What is the current	market value of	the real property?	}			· —	(ii Yos, siaie ii	ie sinouni and ii	etest rate.)					
					Yes Yes		tale agent or :	?veseeeee?	(if Yes, include the name					
	-	ent parcel of land	ŗ		of the agent	or fittle company c	ontact.)	Yes						
					19 Name and A	idress of Person	to Whom the T	ax Stalement St	hould be Sent					
•	J				Nebraska De	pt of Transpo								
DUP														
18a 🔲 No address a	assigned 18	b 🔲 Vacant la	nđ		Lincoln, NE C	10008-4108								
20 Legal Description ((Attach additional	pages, if needed	ł.)											
See Attached Ex	thibit A													
21 If agricultural, list b	otal number of ac	cres transferred in	this transaction _		<u></u> •			ı (.						
22 Total purchase pri	ice, including any	liabilities assum	ed	• • • • • • • • • • • • • • • • • • • •				22 \$	700,00					
23 Was non-real prop	erty included in th	e parchase? dellar amount di	nd attach itamiza	d liet \ (sea ins	Irnetions)			23 \$	<u> </u>					
24 Adjusted purchas	se price paid for r	eal estate (line 22	2 minus line 23) .						100,00					
25 If this transfer is e	exempt from the o	documentary star	np tax, list the exe	emption number	<u> 2</u>	 -								
		<u>v Stal. § 76-2.141</u> re	equired because the	property is locate	d within a county or o	ther geographic are	a with an active	air force ballistic m	issile field? (See Instructions)					
27 If yes, is the n	equired affidavit at	tached to this filing	n ∐Yes ☑I	No .										
Inde	r nensitles of la	v. i declare that i	have examined th	is statement an	d that it is, to the be	st of my knowled	ge arki belief,	true, complete, a	and correct,					
and th	at I am duly auth	orized to sign this	s statement.		•	•								
		Granida or Autor	rised Ripresental	five		· · · · · · · · · · · · · · · · · · ·			Phone Number					
			7/7		POM Projec	t Manager			11/13/2025					
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nere organi									For Dank Has Out					
		lon Malar C)ala o			For Dept. Use Only					
28 Date Deed Recon	ded	_ 29 Value of	aramp or exempt	MILLIAM	an trecolding r	raid (الوسيد		1					
	14 26) e 1	A DEAD AND THE)	KL~~	エレ 3 4			1					
	<u> 13 yr. みら</u>	2 \$ Ex	rempt#2	}	BK203	<u>5/2/39</u>	25	Authorized by Neb.	Rev. Stat. §§ 76-214, 77-1327(2)					

Exhibit A To Form 521 - Real Estate Transfer Statement

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

Petsch Electric, LLC, a Nebraska limited liability company; 792 Highway 281 Red Cloud Red Cloud, NE 68970-7004

Phone No.: (402) 257-7165

Field No. 20: Legal Description

ROW1 - A TRACT OF LAND DESCRIBED AS THE WEST 4.57 FEET OF THE SOUTH 6 INCHES OF LOT 8, ALL OF LOT 9 AND NORTH 6 INCHES OF LOT 10, BLOCK 4, ORIGINAL TOWN OF RED CLOUD, WEBSTER COUNTY, NEBRASKA CONTAINING 118.82 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: 11/13/25

\$ Ex002

By AS

Bk 2025, Pg 2557

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 13 day of November A.D., 2025, at 09:01 o'clock AM. Recorded in Book 2025 on Pages 2557-2560

Albery Loig

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: 3

KNOW ALL PERSONS BY THESE PRESENTS:

THAT: Petsch Electric, 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 6 INCHES OF LOT 8, ALL OF LOT 9 AND NORTH 6 INCHES OF LOT 10, BLOCK 4, ORIGINAL TOWN OF RED CLOUD, WEBSTER COUNTY, NEBRASKA CONTAINING 118.82 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: 3

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: 3
Duly executed this 18 day of 54p to	nfer	_, A.D. 20 <u>25</u> .
	а	Petsch Electric, LLC, Nebraska limited liability company
	Gu	stin Peted
·	Justin Pe Print nam	stin Petad. tsch Owner e and Title of Authorized Agent
STATE OF Nebraska COUNTY OF WHOSPET))ss.)	
The foregoing instrument was acknowledge A.D., 20 ds., by	sch	day of September Owner, on Notary) (Title of officer or agent)
on behalf of <u>Petsch Electric</u> , <u>LLC</u> , a <u>Nebrash</u>	ka limited liability cor	<u>npany,</u>
	Notary Public	
	ADAM VETT My Comara, Exp. No.	of Nebraska ER 27, 2027

AFFIDAVIT of Authority

NEBRASKA

DEPARTMENT OF TRANSPORTATION

Project Name: In Red Cloud	Project #: 281-1(117)	Control #: 42619
Contract Name: Petsch Electric, LLC, a Nebraska limited liability company	Type: Tract Owner	Tract #: 3
I, JIBYO Tet School , the undersigned, (Print name of individual signing on behalf of Organization)	swear or affirm the following	is true and accurate to
the best of my knowledge (complete both items 1 and 2):	Mame of Organization)	
1 I am the	17 -	perating in Nebraska;
<u>AND</u>		
2 I am authorized to sign any and all documentation on behalf of the ab	ove named entity regarding the	ne sale or use of
property rights in general or specifically for a project of the State of I (Check one of the following and complete appropriate blanks.)	Nebraska - Department of Tra	nsportation based on:
The capacity expressly provided in the Bylau		. 7
OR	greement, or Partnershîp Agreemen	v
The Resolution of the		,
Dated this 18 day of September 20 25		
	earl	
Justi	Signature of	<u></u>
State of Nebruka ss	Print Name	
Subscribed and sworn before me this	er .20 25	
Substitute and sworth position and and or	A GENERAL HOTARY-Sizes	f Nebraska
Oloden HD	ADAM VETTI My Comm. Exp. Nov	ER : "
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Residential & Commercial Sales Worksheet

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The Association of the Control of th			g Cost Ne											18	3,185					
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(100) 🗆 Mo	bile Hon	ne		(1	(10) Worn Out							Primary: 391 Other1: Other2:								
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(111) □ Bi-l	Level			(6	(60) □ Excellent						(4)	3	Wood	1 or Ste	el Framed	Ext.	Wal	ls		
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NEBRASKA
Good Life, Great Service.

Real Estate Transfer Statement

FORM **521**

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

DEPARTMENT OF REVENUE			when this sistemen					ari.	
		not be recorded u County Number	nless this slatemen	is signed and 3 Dale of Sale/T			on Deed		
County Name	I .	County Number		1	Day <u>03</u> Yr.				у <u>г</u> <u>2025</u>
	Webster - \$1	- (mt (m-b-4)				nd Telephone (Pl		<u>`</u>	
6 Grantor's Name, Addı Grantor's Name (Seller)	ress, and relephon	e (Please Pfint)		Grantee's Name					
See Exhibit A				The State of	Nebraska D	ept of Transpo	ortation		
Street or Other Mailing A	ddress			Street or Other PO Box 9475	Mailing Address 59				
City		State	Zip Code	City Lincoln		N			Zip Code 68509
Phone Number				Phone Number 402-471-456 Email Address	57 Is	the grantee a 501 Yes, is the grantee	(c)(3) org a 509(a	janization?) foundatio	Yes / No n? Yes / No
Email Address N/A				N/A					
7 Property Classificat	lon Number. Chec	cone box in categor	ries A and B. Check C l	property is elso	a mobile hom	9.			
(A) Status			(B) Property Type					(C)
✓ Improved ✓ IOLL	Single Family Multi-Family Commercial	Agri	strial culturat reational	_	sts-Nonproduch	• =	tale Asse xempt	ssed	Mobile Home
8 Type of Deed Bill of Sale	Conservator Corrective	-Transler on Death	Easement Le	nd Contract/Mem ase ineral	D Partition Persona Quit Cla	l Rep. 🔲 Trust	Trustee	Oth	er
9 Was Iransfer part kind exchange (I.F Exchange) by buyer Buyer Stars where the same by Yes 11 Was ownership trans	of IRS like- R.C. § 1031 or seller? Seller No	Type of Transfer Auction Court Decree	Distribution Fored Easement Gilt Exchange Gran	closure Irrevo	cable Trust Estate Iton Was real asia	Revocable Trust Sale Satisfaction of Co	ontract	Trustee	r on Death lo Beneficiary Explain) ate the inlended use.)
13 Was the transfer bety		to a tructee are the t	melor and heneliciary re	latives? (If Yes, ch	eck the appropr	late box.)			
Yes ZN	Brothers Ex-spous		= ' ''		Spo			Other	est rate.)
14 What is the current n	narket value of the r	ear property r		Yes		\$	10 am.		%
420.00 16 Does this conveyand		arcel of land?		17 Was transf	er through a rea		title con	ipany? (If \	es, include the name
	No					son to Whom the 7		nent Shou	
18 Address of Property N/A	_	_		Nebraska I PO Box 94	Dept of Trans	sportation			
18a No address as		Vacant land		Linosit, tt					
20 Legal Description (A See Attached Exh	libit A								
21 If agricultural, fist tot	tal number of acres	transferred in this tra	nsaction			***	18		10000
22 Total purchase pric	e, including any liab	ilities assumed	.,		******	*********	22 \$		420,00
23 Was non-real proper	rty included in the put to Af Yes, enter doll:	chase? emount and altec	h kemized list.) (see ins	tructions)			23 \$		1
24 Adjusted purchase	price paid for real e	state (line 22 minus l	ine 23)		• • • • • • • • • • • • • • • • • • • •		.24 \$		420,00
25 If this transfer is ex 26 is an affidavit as desc	onbed in <u>Neb Rev Sta</u>	mentary stamp tax, i t. <u>§ 76-2,141</u> required be	st the exemption number ecause the property is locale	ed within a county or	r other geographic	area with an active	air force b	allistic missil	e field? (See Instructions)
		ed to this filing? 🔲 Y	es 🛮 No						
and that	t I am duly authorize	leclare that I have exected to sign this statem	amined this statement an ent.	d that it is, to the	best of my know	ledge and belief,	true, com	plete, and	
Sarah	n Talbert Type Name of Gran	ntee or Authorized Re	presentative			<u> </u>			402-479-4461 Phone Number
sign	MUA 20	UNIT C	<u> </u>	ROW Proje	ect Manager	 			11/13/2025 Date
here signale								 1	East Dank Has Oak
28 Date Deed Records	-d T	Req 29 Value of Stamp o	gister of Deed's Use	Only 30 Recording	Data 🔿				For Dept Use Only
Mo Day	13 yr. 25	\$ Exem	2#4	BK.	2025 Kg	2561	ntheriver'	he Nah Ber	Stat. §§ 76-214, 77-1327(2
Nebraska Department of F Form No. 96-269-2008 8-2		96-269-2008 7-2024			' (, f	ION IONIZECT I	ry rect. MeV.	aide 88 10-214, 11-1321(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

Glasspring Studio, LLC, a Nebraska limited liability company; 116 W 4th Avenue Red Cloud Red Cloud, NE 68970-2433

Phone No.: (402) 746-0141

Field No. 20: Legal Description

ROW1 - A TRACT OF LAND DESCRIBED AS THE EAST 7.00 FEET OF LOTS 4, 5, 6, AND 7, BLOCK 28, ORIGINAL TOWN OF RED CLOUD, WEBSTER COUNTY, NEBRASKA CONTAINING 700.00 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: 11/13/25

\$ Ex002 By AS

Bk 2025, Pg 2561

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 13 day of November A.D., 2025, at 09:02 o'clock AM. Recorded in Book 2025 on Pages 2561-2564

SindlepadetA

County Clerk

Fee: \$28.00 By: AS Deputy Electronically Recorded

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

WARRANTY DEED

PROJECT NO.: 281-1(117)

C.N.: 42619

TRACT: 59 Rev 1 (9/2/2025)

KNOW ALL PERSONS BY THESE PRESENTS:

THAT: Glasspring Studio, 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 7.00 FEET OF LOTS 4, 5, 6, AND 7, BLOCK 28, ORIGINAL TOWN OF RED CLOUD, WEBSTER COUNTY, NEBRASKA CONTAINING 700.00 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.

PERMANENT EASEMENT TO A TRACT OF LAND AND ALL IMPROVEMENTS THEREON, IF ANY, FOR HIGHWAY PURPOSES, LOCATED IN LOT 4, BLOCK 28, ORIGINAL TOWN OF RED CLOUD, WEBSTER COUNTY, NEBRASKA, AS ILLUSTRATED ON THE ATTACHED PLAT AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

WARRANTY DEED

PROJECT NO.: 281-1(117)

C.N.: 42619

TRACT: 59 Rev 1 (9/2/2025)

REFERRING TO THE NORTHWEST CORNER OF SAID LOT 4; 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 S00°59'10"E A DISTANCE OF 2.29 FEET ALONG THE WESTERLY EXISTING HIGHWAY 281 RIGHT OF WAY LINE; THENCE S88°54'31"W A DISTANCE OF 7.00 FEET; THENCE N00°59'10"W A DISTANCE OF 2.29 FEET TO THE POINT OF BEGINNING CONTAINING 16.01 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: 59 Rev 1 (9/2/2025)
Duly executed this 3rd day of	October.	A.D. 20 25.
	a N	Glasspring Studio, LLC, lebraska limited liability company
		FER Member and Title of Authorized Agent
	, , iii tidani	and rise or realistate game
STATE OF <u>Nebruska</u> COUNTY OF <u>Webster</u>))ss.)	
The foregoing instrument was acknow	/ledged before me this	day of October
A.D., 20_25, by Awy (Print Name of Indiv	Springer vidual who oppeared before	Menber Notary) (Title of officer or agent)
on behalf of Glasspring Studio, LLC,		
	Notary Public	7
Γ L	GENERAL NOTARY - State KORY MCCE My Comm. Exp. Aug	ACKEN

AFFIDAVIT of Authority

NEBRASKA

DEPARTMENT OF TRANSPORTATION

	1
туре: Tract Owner	Tract #: 59
_	
(Name of Organization) Sk and lawfully o	perating in Nebraska;
Nebraska - Department of Tra	nsportation based on:
dated	- F VZ_
My Comm. Ex	CCRACKEN 2. August 27, 2026
	swear or affirm the following (Name of Organization) Sk and lawfully of an area of the lawfully of th

Residential & Commercial Sales Worksheet

Cnty No.	Bo	ok	Page	Sale Date			School District Code											
91	202	25	2567		11/1	3/2025	Base: 0	1-0	123	Affil	iated:			Unif	ied:			
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	Da	te of Sale	Assessed	l Val	ue		4131			00	0	30	030		001	00	000	
Land		Improv	ements		1	l'otal		Date of Sale Property Class					assific	ification Code				
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Assessor Lo	cation:	BLADEN	(BLA))			A) 1	B)	01		C) 1	D	1	E)	7	F)	2	
						Residenti	ial					Co	mmer	cial				
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		Construct	ion Date:	Cons	truction D	ate: 1	.978		Construc	tion Da	ite :							
			Floor:	Floor	Sq. Ft. :		784		Floor Sq.	Ft. :								
		Building C	ost New:			54,	315		Cost:									
Single Family	Style:	100		Resi	dential (Condition:	10		Comme	ercial	Occupan	cy C	ode:					
(100) 🗷 Mo	bile Hon	ne		(10)	₩ V	Vorn Out			Primary	:	0	ther1	:		Other2:			
(101) 🗆 One	Story			(20)		adly Worn			Comme	rcial	Constru	ction	Class:					
(102) 🗆 Two	Story			(30)		verage			(1)] Fire	proof St	ructu	ral Stee	l Frame	3			
(103) 🗆 Spli	t Level			(40)		ood			(2)	Rei	nforced (Conc	ete Fra	me				
(104) 🗆 11/	2 Story			(50)	_ \	ery Good			(3)] Ma	sonry Be	aring	Walls					
(111) 🗆 Bi-I	Level			(60)	□ E	xcellent			(4)] Wo	od or Ste	el Fr	amed E	xt. Wa	11s			
(106) 🗆 Oth	er						(5)] Me	tal Frame	and	Walls							
Townhouse or	Duplex	Style:		Resi	idential (Quality: 20	(6) Pole Frame											
(301) 🗆 One	e Story			(10)		ow			Cost Rank:					Conditi	on:			
(302) 🗆 Two	Story			(20)	₩ F	air			(10)	Lo	V		(10)	Worn	Out		
(307) 🗆 11/	2 Story			(30)	\Box A	verage			(20)] Av	erage		(20)	l Badly	Won	1	
(308) 🗆 Spli	it Level			(40)		ood			(30)] Ab	ove Aver	age	(30) □	l Avera	ige		
(309) 🗆 21/				(50)		ery Good			(40) □] Hig	;h		(40)	Good	25		
(304) 🗆 One	Story D	Ouplex		(60)		xcellent	and the second state of the second						(50)	l Very	Good		
(305) 🗆 Two	Story I	Ouplex					W. W. W. C.						((60) L	Excel	lent		
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Comments	ТОШ							Comi	nents:									
		N	+ 1	-11	ens	ole												
															(Con	tinue o	n back)	

NFBRASKA

Real Estate Transfer Statement

FORM

521 Good Life. Great Service • To be filed with the Register of Deeds. • Read instructions on reverse side. • If additional space is needed, add an attachment and identify the applicable item number. DEPARTMENT OF REVENUE The deed will not be recorded unless this statement is signed and items 1-27 are accurately completed. 2 County Number 3 Date of Sale/Transfer 4 Date of Deed 1 County Name 13_{Yr. 2025} Yr. 2025 _{Mo.} 11 Day Webster - 91 6 Grantee's Name, Address, and Telephone (Please Print) 5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Summer J. Irmer, PR of Est. Bruno A. Irmer Grantee's Name (Buyer) Lisa R. Thayer Street or Other Mailing Address Street or Other Mailing Address 611 Main Street 142 East 4th Zip Code Zip Code City City State Hastings 68901 NE68928 NE Bladen Is the grantee a 501(c)(3) organization? Yes Phone Number Phone Number 4024607242 308 466 9419 If Yes, is the grantee a 509(a) foundation? Yes Email Address Email Address NA NA 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 Sheriff 8 Type of Deed Conservator Distribution Land Contract/Memo Partition Other Corrective Personal Rep. Bill of Sale Easement Lease Trust/Trustee Cemetery Quit Claim Death Certificate - Transfer on Death Mineral Executor Warranty Was transfer part of IRS like-10 Type of Transfer Distribution Foreclosure Irrevocable Trust Revocable Trust Transfer on Death kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? Life Estate 🖊 Sale Trustee to Beneficiary Auction Easement Seller V No Court Decree Partition Satisfaction of Contract Other (Explain) Buyer Exchange **Grantor Trust** 11 Was ownership transferred in full? (If No, explain the division.) 12 Was real estate purchased for same use? (If No, state the intended use.) No. ✓ Yes □ No. ✓ Yes 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) Yes Family Corp., Partnership, or LLC Aunt or Uncle to Niece or Nephew Other Brothers and Sisters Grandparents and Grandchild Ex-spouse Parents and Child Step-parent and Step-child 14 What is the current market value of the real property? 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) 🗹 No \$. 16 Does this conveyance divide a current parcel of land? Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) Yes ___ Yes ✓ No ✓ No 18 Address of Property 19 Name and Address of Person to Whom the Tax Statement Should be Sent 646 North Webster Street, Bladen, NE 68928 Grantee 18a No address assigned 18b Vacant land 20 Legal Description (Attach additional pages, if needed.) Lot One (1) and Lot Two (2), except the East Twenty five (25) feet of Lot Two (2), Block One (1), Spence and Bennet's Addition to Bladen, Webster County, Nebraska 21 If agricultural, list total number of acres transferred in this transaction 1,500,00 22 Total purchase price, including any liabilities assumed. 22 |\$ 23 Was non-real property included in the purchase? 23 1,500,00 25 If this transfer is exempt from the documentary stamp tax, list the exemption number _ 26 Is an affidavit as described in Netb. 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? Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement. Lisa R. Thornton 402460-7242 Print or Type Name of Grantee or Authorized Representative Phone Number Grantee Title

28 Date Deed Recorded

Signature of Grantee or Authorized Representative

For Dept. Use Only

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)

Register of Deed's Use Only

29 Value of Stamp or Exempt Number

State of Nebraska SS.
County of Webster SS.

Entered on the numerical index and filed for record in the Clerk's office of said county this 13 day of NOU A.D., 20 5 at 2:11 o'clock O.M. Recorded in Book 2025 on Page 25 7 County Clerk 10.00 Assessor Carded ...

NEBRASKA DOCUMENTARY
STAMP TAX
Date 11-13-25
\$ 4.64 By (W)

Prepared by: Theobald Law Office, PO Box 423, Red Cloud, NE 68970:

PERSONAL REPRESENTATIVE'S DEED

Summer J. Irmer, formerly known as Summer J. Hoard, Personal Representative of the Estate of Bruno A. Irmer, Deceased, pursuant to appointment by the County Court of Webster County, Nebraska, Grantor, in consideration of ONE DOLLAR (\$1.00) and other valuable consideration received from Grantee, Lisa R. Thayer, conveys to Grantee, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Lots One (1) and Two (2), Except the East Twenty-five Feet of said Lot Two (2), Block One, Spence & Bennetts Addition to Bladen, Webster County, Nebraska.

Grantor covenants with Grantees that Grantor has legal power and lawful authority to convey and release the same.

Mary June

Summer J. Irmer, formerly known as Summer J. Hoard, Personal Representative of the Estate of Bruno A. Irmer, Deceased

STATE OF NEBRASKA, COUNTY OF WEBSTER

) SS:

The foregoing instrument was acknowledged before me on November _______, 202 by Summer J. Irmer, formerly known as Summer J. Hoard, Personal Representative of the Estate of Bruno A. Irmer, Deceased.

General Notary - State of Nebraska
DON E. THEOBALD
My Comm. Exp. Oct. 28, 2028

Executed November

Agricultural Land Sales Worksheet

Cnty No.	Bo	ok	Page	Sal	e Date				Sc	School District Code									
91	20	25	2764	10/2	1/2025	Base: 9	91-00	02	Affili	ated:		Ţ	Unif	ed:					
Location	ID	Sale	Number	Useability	& Code #					Parcel I	Number								
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	D	ate of S	ale Assessed	Value		4489	1	10	7	0	0000	0 :	1	000	00	00			
Land		Imp	rovements	ı	otal		D	ate of	Sale]	ropert	y Classi	ficati	ation Code						
429	,865				429,865	Status	Pro	perty Ty	уре	Zoning	Loca	tion	City	Size	Parc	el Size			
		Irrigat	ion Type:	1		A) 2	B)	c) 5	D)	3	E) 0			9					
LCG ACRES:			ACRES:	VA	LUE:		LCG			ACI	RES:			VAL	UE:				
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	4A		15.340		7,670				4G										
DRYLAN	D 1DI						Shelterb	elt/Tim	ber										
	1D)						Accret	ion		8.24								
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Out	buildings					No	n-AG	TOTA	AT		2.27	U							

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
WD	
Comments from C	comments:
4.	
	(Continue on back)

Good Life Great Service

Real Estate Transfer Statement

FORM

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

• To be filed with the Register of Deeds. • Read instructions on reverse side. If additional space is needed, add an attachment and identify the applicable item number. DEPARTMENT OF REVENUE The deed will not be recorded unless this statement is signed and items 1-27 are accurately completed. 3 Date of Sale/Transfer 4 Date of Deed 1 County Name 2 County Number Mo. 12 Day 21 Webster - 91 6 Grantee's Name, Address, and Telephone (Please Print) 5 Grantor's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Grantor's Name (Seller) Gary L & DaryInn S Shipman Nancy A. Norwood, Trustee Street or Other Mailing Address Street or Other Mailing Address 6104 Ave K 1149 Road F City Red Cloud Zip Code 68970 City State 68847 ΝĒ ŇΕ Kearney Phone Number 308-236-3311 V No Is the grantee a 501(c)(3) organization? Yes Phone Number 402-746-4031 If Yes, is the grantee a 509(a) foundation? Yes Email Address Email Address n/a 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. (C) (A) Status (B) Property Type Improved State Assessed Mobile Home Single Family Industrial Mineral Interests-Nonproducing Unimproved Multi-Family ✓ Agricultural Mineral Interests-Producing Exempt Recreational ☐ IOLL Commercial Other_ Distribution Land Contract/Memo Partition Sheriff 8 Type of Deed Conservator Personal Rep. Trust/Trustee Bill of Sale Corrective Easement Lease ✓ Warranty Quit Claim Mineral Cemetery Death Certificate - Transfer on Death Executor Transfer on Death Was transfer part of IRS likeirrevocable Trust Revocable Trust 10 Type of Transfer Distribution Foreclosure kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? Life Estate ✓ Sale Trustee to Beneficiary Auction Fasement Gift Other (Explain) Seiler V No Court Decree Partition Satisfaction of Contract Buyer Exchange 12 Was real estate purchased for same use? (If No, state the intended use.) 11 Was ownership transferred in full? (If No, explain the division.) Yes No ✓ Yes ☐ No 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) Other Yes Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC Grandparents and Grandchild Spouse Brothers and Sisters Fx-spouse Parents and Child Step-parent and Step-child 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) 14 What is the current market value of the real property? ✓ No \$ 16 Does this conveyance divide a current parcel of land? Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) Yes Yes ✓ No 19 Name and Address of Person to Whom the Tax Statement Should be Sent 18 Address of Property Rural Webster County Nebraska (Same as Grantee) 18a V No address assigned 18b Vacant land 20 Legal Description (Attach additional pages, if needed.)
Government Lots Three (3), Four (4) and Five (5), in Section Seven (7), Township One (1) North, Range Ten (10), West of the 6th P.M., 21 If agricultural, list total number of acres transferred in this transaction 131+-1,200,000,00 22 Total purchase price, including any liabilities assumed..... ۱\$ 23 Was non-real property included in the purchase? 50.000100 Yes No (If Yes, enter dollar amount and attach itemized list.) (see instructions) 1,150,000,000 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 Neio. Rev. Stat. § 78-2.141 required because the property is located within a county or other geographic area with an active air force ballistic missile field? (See Instructions) Yes 🖊 No 27 If yes, is the required affidavit attached to this filing? Yes No Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement. David B. Garwood 402.746.3613 Print of Type Napre/of Grantee or Authorized Repu Phone Number Attornev 12-12-2025 Signature of Grantee of Authorized Representative Register of Deed's Use Only For Dept. Use Only 28 Date Deed Recorded 29 Value of Stamp or Exempt Number 30 Recording Data

J

<u>は</u> . Day 25

.00

DESCRIPTION AMOUNT

1 Pivot Irrigation Sytem \$40,000.00 2 Irrigation power unit/gearhead \$10,000.00

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 Dec. A.D., 200 3 at 11:39 o'clock A.M. Recorded in Book 2025 on Page 2 16:4 County Clerk

10:20 Depity

Ind. Comp. Assessor Carded



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

WARRANTY DEED

Gary L. Shipman and Darylnn S. Shipman, husband and wife, GRANTOR, whether one or more, in consideration of ONE MILLION TWO HUNDRED THOUSAND AND NO/100 DOLLARS (\$1,200,000.00) receipt of which is hereby acknowledged, convey to Nancy A. Norwood, Trustee of the Nancy A. Norwood Trust Agreement, dated October 14, 1999, GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Government Lots Three (3), Four (4) and Five (5), in Section Seven (7), Township One (1) North, Range Ten (10), West of the 6th P.M., 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 December ________, 2025.

Gary L. Shipman

Darylnn/S. Shipman

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

Comm. expires 12-3-3036

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

Residential & Commercial Sales Worksheet

Cnty No.	Bo	ok	Page		Sa	le Date			School District Code											
91	20	25	2754		12/1	1/2025	Base: 9	91-0	074	Affi	liate	ed:	*	Unified:						
Location	m	Sale	Number	Use	abilit	y & Code#		3 11		Tumber										
0009012	200	:	261		4	01	GeoCde	Twi	ı Rng	Sec	ct	Qrt	Subdiv	A	геа	Blk	Parcel			
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Land		Imp	provements		•	Fotal			Date of	Pro	ficati	ition Code								
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Assessor Lo	cation:	ROSE	MONT (RO	S)			A) 1	B)	01	01 C) 5 D)					E)	8	F) 3			
Residentia											1	111	Comn	ercia	al	\$* \$ \$ \$ \$				
	Mul	tiple Im	provements:	Multip	le. Impr	ovements.:			Multiple	. Impr	oven	nents.:								
	4. 11	Const	uction Date:	Constr	uction E)ate : 19.	55		Construc	tion D)ate :	:								
	e e e el tra		Floor:	Floor	iq. Ft. :	1,1	36		Floor Sq	. Ft. :										
		Buildir	ig Cost New:	Cost:		212,8	90		Cost:											
Single Family	y Style:	101		Resid	ential	Condition: 30	0	Talaha Talaha	Commo	ercial	l Oce	cupan	cy Code			17.				
(100) 🗆 Mo	bile Hor	ne		(10)	□ 7	Worn Out			Primary	Γ;		0	ther1:		(Other2:				
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(102) 🗆 Tw	o Story			(30)	X	\verage			(1)] Fi	герго	oof Str	uctural S	teel F	rame	:				
(103) 🗆 Spi	lit Level			(40)		Good			(2) Reinforced Concrete Frame											
(104) 🗆 11	/2 Story			(50)	□ 7	Very Good	(3) Masonry Bearing Walls													
(111) 🏻 Bi-	Level			(60)	□ E	Excellent			(4) E	ı w	ood	or Ste	el Frame	d Ext	. Wal	ls				
(106) □ Ot	her								(5) [J M	etal l	Frame	and Wa	ls						
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(301) 🗆 On	e Story			(10)		Low	Cost Rank: Condition:													
(302) □ Tw	o Story			(20)	□ F	air			(10)] Lo	W			(10) 🗆	Wom	Out			
(307) 🗆 11	/2 Story			(30)		Average			(20)] Av	verag	ge		(20) 🏻	Badly	Worn			
(308) 🗆 Sp.	lit Level			(40)	₩ (Good			(30)	J Al	oove	Aver	age	(30) 🗆	Avera	ge			
(309) 🗆 21	/2 Story			(50)	<u> </u>	Very Good			(40)] Hi	gh			(40) 🗆	Good				
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(305) □ Tw	o Story .	Duplex								14.31				(60) 🗆	Excel	lent			
Assessor	s Adju	stmen	t to Sale P	rice (+ or	-):														
Assessor C	ommen	ts and I	Reason for A	djust	ment:				•			-								
LAND C	ONTRA	CT																		
			<u></u>										<u>.</u> .							
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Comments from Co									ments:											
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NEBRASKA Good Life. Great Service.

DEPARTMENT OF REVENUE

Real Estate Transfer Statement

261

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 Webster - 91	3 Date of Sale/Transfer Mo. 12 Day 11 Yr. 2025 4 Date of Deed Mo. 12 Day 11 Yr. 2025									
5 Grantor's Name, Address, and Telephone (Please Print)	6 Grantee's Name, Address, and Telephone (Please Print)									
Grantor's Name (Seller) Trent Joseph and Claire Kohmetscher	Grantee's Name (Buyer) Jacob Edward Bonifas Street or Other Mailing Address									
Street or Other Mailing Address 1972 Road 19900	2073 Martin Road									
City State Zip Code Blue Hill NE 68930	City State Blue Hill NE	Zip Code 68930								
Phone Number	Phone, Number Is the grantee a 501(c)(3) organization?	? Yes V No								
402-984-8934 Email Address	If Yes, is the grantee a 509(a) foundatio	on? Yes No								
n/a	n/a									
7 Property Classification Number. Check one box in categories A and B. Check C if		(0)								
	Property Type	(C)								
✓ Improved ✓ Single Family ☐ Industrial ☐ Unimproved ☐ Multi-Family ☐ Agricultural ☐ IOLL ☐ Commercial ☐ Recreational	Mineral Interests-Nonproducing State Assessed Mineral Interests-Producing Exempt	Mobile Home								
8 Type of Deed Conservator Distribution Lan	d Contract/Memo Partition Sheriff Othe	er								
Bill of Sale Corrective Easement Lea										
Cemetery Death Certificate – Transfer on Death Executor Min										
9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031		r on Death								
Exchange) by buyer or seller?	The first and th	to Beneficiary Explain) contract								
Buyer Seller No Court Decree Exchange Granto 11 Was ownership transferred in full? (If No, explain the division.)	r Trust Partition Satisfaction of Contract Other (I									
Yes No land contract	Yes									
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives.	ives? (If Yes, check the appropriate box.)									
	artnership, or LLC Self Other									
☐ Brothers and Sisters ☐ Grandparents a										
Ex-spouse Parents and Ch 14 What is the current market value of the real property?	ild Step-parent and Step-child 15 Was the mortgage assumed? (If Yes, state the amount and intere	est rate)								
90.000.00	Yes No \$	%								
16 Does this conveyance divide a current parcel of land?	17 Was transfer through a real estate agent or a title company? (If Ye									
Yes No	of the agent or title company contact.) Yes Southern Title	le, LLC No								
18 Address of Property 2073 Martin Road Blue Hill, NE 68930	19 Name and Address of Person to Whom the Tax Statement Should Grantee	l be Sent								
18a No address assigned 18b Vacant land										
20 Legal Description (Attach additional pages, if needed.) Lots One (1), Two (2) and Three (3), Block Two (2), Village of Rosemo alley lying west of said lots and vacated Elm Road starting at the cente		ulf of vacated								
21 If agricultural, list total number of acres transferred in this transaction										
22 Total purchase price, including any liabilities assumed		0 <mark>,</mark> 00								
23 Was non-real property included in the purchase? Yes No (If Yes, enter dollar amount and attach itemized list.) (see instru		!								
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	23 \$	0,00								
25 If this transfer is exempt from the documentary stamp tax, list the exemption number $\underline{1}$										
 26 Is an affidavit as described in Neb. Rev. Stat. § 76-2,141 required because the property is located v Yes No 27 If yes, is the required affidavit attached to this filing? Yes No 	vithin a county or other geographic area with an active air force ballistic missile	field? (See Instructions)								
Under penalties of law, I declare that I have examined this statement and the and that I am duly authorized to sign this statement.	nat it is, to the best of my knowledge and belief, true, complete, and co	orrect,								
TeresaTheobald		102-746-2246								
Print or Type Name of Grantee of Authorized Representative		hone Number								
gusa Wirbart		12/11/2025 Date								
Register of Deed's Use On	lly F	or Dept. Use Only								
28 Date Deed Recorded 29 Value of Stamp or Exempt Number	30 Recording Data									
Mo. Day 11 Yr. d> \$ Exempt # 13	BK2025, 14 2794									
Nebraska Department of Revenue Form No. 96-269-2008 8-2025 Rev. Supersedes 96-269-2008 7-2024	Authorized by Neb. Rev. St.	at. §§ 76-214, 77-1327(2)								

State of Nebraska 3ss.

Entered on the numerical index and filed for record in the Clerk's office of said county this ______ day of ____ DLC_A.D., 20 25, at _____ 1:U3 o'clock__ A.M. Recorded in Book 2025 on Page ___ 2754-2155

______ A155
_____ Deputy Clerk _____ Deputy Ind ___ Comp___ Assessor ___ Carded___

NEBRASKA DOCUMENTARY
Date 12-11-25
S Example B By GL

Return to: Theobald Law Office PO Box 423 Reed Cloud, NE 68970

NOTICE OF AGREEMENT FOR THE SALE AND PURCHASE OF REAL ESTATE

NOTICE IS HEREBY GIVEN that Trent Joseph Kohmetscher and Claire Kohmetscher, a married couple, Seller, and Jacob Edward Bonifas, a single person, , Buyer, have entered into a Contract for Sale of Real Estate:

- 2. The real property which is the subject of this sale, and against which this Notice should be indexed and recorded, is the following (as defined in Neb. Rev. Stat. 76-201):

Lots One (1), Two (2) and Three (3), Block Two (2), Village of Rosemont, Webster County, Nebraska, along with the East half of vacated alley lying west of said lots and vacated Elm Road starting at the center of said alley to the West line of Martin Road.

- 3. The purpose of the Notice is to record evidence of the sale and the Buyer's equitable ownership of the property, even while the Seller retains the legal title in trust for the Buyer.
- 4. Particulars: The Buyer is responsible to pay real property taxes for the year 2026 and all subsequent years. The deed of conveyance, to be given to the Buyer when the carried debt is paid, is held "in escrow." The Seller and Buyer represent that when the deed of conveyance is placed of record, all consideration to be paid by the Buyer to the Seller will have been paid, at that time; and third parties may then rely upon the completion of the Written Agreement.

DATED: <u>/2-//- 2</u> 625	Seller
DATED: 12-11-2025	Clu Vohntitates
DATED: /2111-2025	Buyer Buyer
STATE OF NEBRASKA, COUNTY OF	WEBSTER)ss.
	knowledged by Trent Joseph Kohmetscher, a married person, lie in and for said State and County, on the // day of and voluntary act and deed.
A General Notary - State of Nebraska TERESA L. THEOBALD My Comm. Exp. Aug. 27, 2029	Jeuse L Dhobald Notary Public
STATE OF NEBRASKA, COUNTY OF	WEBSTER)ss.
	knowledged by Claire Kohmetscher, a married person, before and for said State and County, on the/_ day of free and voluntary act and deed.
General Notary - State of Nebraska TERESA L THEOBALD My Comm. Exp. Aug. 27, 2029	Leusa L Theobald
STATE OF NEBRASKA, COUNTY OF	WEBSTER)ss.
me, the undersigned, a Notary Public in ar	mowledged by Jacob Edward Bonifas, a single person, before and for said State and County, on the // day of a free and voluntary act and deed.

Notary Public

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

Residential & Commercial Sales Worksheet

Cnty No.	Bo	ok	Page		Sale	Date		V		Sc	chool								
91	202	25	2752		/28	3/2025	Base: 9	1-0	074	Affi	liated				Unified:				
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	Da	ite of S	ale Assessed	Value	1 1 1 1 1 1 1		4135			00)	0	70005	;		002	00	000	
Land		Imp	provements		T	otal]	Date of S	Sale	Prop	erty	icat	ation Code					
	865		71,355			72,220	Status	Pı	roperty Ty	ype Zoning Lo				on	City	y Size	Parc	el Size	
Assessor Lo	cation:	ROSE	MONT (RO	S)			A) 1	B)	01		C)	5	D) 3		E)	8	F)	3	
						Residential					ř.		Comm	erci	al				
	Mul	tiple lm	provements:	Multiple. I	пргоч	/ements.:			Multiple.	Impro	ovemer	ıts.:							
			uction Date:	•	_		55		Construct	tion D)ate :								
	<u> </u>		Floor:	Floor Sq. F	`t. :	1,1	36		Floor Sq.	Ft. :									
		Buildir		Cost :		212,8	90		Cost:										
Single Family	Style:	101		Resident	iaľ C	ondition: 30	0		Comme	rcial	Occu	pan	cy Code:		<u> </u>		-		
(100) 🗆 Mo	bile Hom	18		(10)	W	om Out			Primary			Ot	ther1:			Other2:			
(101) 🗷 On	e Story			(20)	Ba	ıdly Wom			Commercial Construction Class:										
(102) 🗆 Tw	o Story			(30) 🗷	A	verage			(1) ☐ Fireproof Structural Steel Frame										
(103) □ Spl	it Level			(40) 🗆	G	ood			(2)	(2) Reinforced Concrete Frame									
(104) 🗆 1 1	/2 Story			(50)	Ve	ery Good			(3) □	I Ma	asonry	Bea	aring Wal	s					
(111) □ Bi-	Level			(60) 🗆	Ex	cellent			(4) □	1 W	ood or	Ste	el Frame	l Ext	t. Wal	ls			
(106) 🗆 Ott	1er								(5)	I Me	etal Fr	ame	and Wall	s					
Townhouse o	r Duplex	Style:		Resident	ial Q	uality: 40			(6) □ Pole Frame										
(301) 🗆 On	e Story			(10)	Lo	ν γ ν			Cost Rank: Condition:										
(302) 🗆 Tw	o Story			(20)	Fa	ir			(10)	Lo)W			(10) <u> </u>	Wom	Out		
(307) 🗆 11	/2 Story			(30)	A۱	verage			(20) □] Av	verage	_		(20)) 🗖	Badly	Worn	1	
(308) 🗆 Spl	it Level			(40) 🗷	G	ood			(30) Above Average (30) Average										
(309) 🗆 21.				(50)		ery Good			(40) ☐ High (40) ☐ Good										
(304) 🗆 On	<u>_</u>			(60)	Ex	cellent	<u> </u>			1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	. 1 1/2 - 1	<u> </u>			•	Very (
(305) 🗆 Tw	o Story I	Duplex		te i i	_				10 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	1.	· · · ·	1 .	form in	(60)) 🗆	Excell	lent		
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Comments from Con								omı)	nents:				1-1			.			
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MEBRASKA Good Life. Great Service. DEPARTMENT OF REVENUE

Real Estate Transfer Statement

260

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 i									
1 County Name 2 County Number 3	3 Date of Sale/Transfer 4 Date of Deed								
Webster - 91 ▼	Mo. // Day 28 Yr. 2025 Mo. // Day 38 Yr. 2025								
The state of the s	6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer)								
Grantor's Name (Seller) Trevor John Kohmetscher and Torey Kohmetsher	Grantee's Name (Buyer) Trent Joseph Kohmetscher								
Street or Other Mailing Address/ 1964 Road 1960	Street or Other Mailing Address 1972 Road 1900								
City State Zip Code (City State Zip Code Blue Hill NE 68930								
	Phone Number Is the grantee a 501(c)(3) organization? 102-984-8934 If Yes, is the grantee a 509(a) foundation								
	Email Address								
	n/a								
7 Property Classification Number. Check one box in categories A and B. Check C if pr	antidomento de compresso de constitución de co	(0)							
	Property Type	(C)							
✓ Improved ✓ Single Family ☐ Industrial ☐ Unimproved ☐ Multi-Family ☐ Agricultural ☐	Mineral Interests-Nonproducing State Assessed Mineral Interests-Producing Exempt	Mobile Home							
IOLL Commercial Recreational	witherar interests-Froducing								
	Contract/Memo Partition Sheriff Other	er							
Bill of Sale Corrective Easement Lease Cemetery Death Certificate – Transfer on Death Executor Miner									
9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031		on Death							
Exchange) by buyer or seller? Auction Easement Gift		to Beneficiary							
Buyer Seller No Court Decree Exchange Grantor 11 Was ownership transferred in full? (If No, explain the division.)	Trust Partition Satisfaction of Contract Other (E								
Yes No	Yes No	ate the intended use.)							
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relative	ves? (If Yes, check the appropriate box.)								
✓ Yes	rtnership, or LLC Self Other								
✓ Brothers and Sisters ☐ Grandparents and									
Ex-spouse Parents and Child									
14 What is the current market value of the real property?	15 Was the mortgage assumed? (If Yes, state the amount and interes								
16 Does this conveyance divide a current parcel of land?		% %							
Yes No	of the agent or title company contact.)	No							
18 Address of Property 1	19 Name and Address of Person to Whom the Tax Statement Should	l be Sent							
	Grantee								
Blue Hill, NE 68930									
18a No address assigned 18b Vacant land		×							
20 Legal Description (Attach additional pages, if needed.) Lots One (1), Two (2) and Three (3), Block Two (2), Village of Rosemon	nt, Webster County Nebraka, along with the East half	of vacatdd alley							
lying west of said Lots and vacted Elm Road starting a the center of daid	d alley to the West lin of Martin Road	t.							
21 If agricultural, list total number of acres transferred in this transaction									
22 Total purchase price, including any liabilities assumed.		7 50000							
23 Was non-real property included in the purchase?		!							
Yes Vo (If Yes, enter dollar amount and attach itemized list.) (see instruc 24 Adjusted purchase price paid for real estate (line 22 minus line 23)	23 \$ 24 \$ 27	= 5m m							
25 If this transfer is exempt from the documentary stamp tax, list the exemption number		3000							
26 Is an affidavit as described in Neb. Rev. Stat. § 76-2,141 required because the property is located with Yes No	thin a county or other geographic area with an active air force ballistic missile f	field? (See Instructions)							
27 If yes, is the required affidavit attached to this filling? Yes No									
Under penalties of law, I declare that I have examined this statement and that and that I am duly authorized to sign this statement.	at it is, to the best of my knowledge and belief, true, complete, and co	orrect,							
Trent Joseph Kohmetscher	All	02-984-8934							
Print or Type Name of Grantee or Authorized Representative		none Number							
	Grantee								
here Signature of Grantee or Authorized Representative	Title De	ate							
Register of Deed's Use Only	y Fo	or Dept. Use Only							
28 Date Deed Recorded 29 Value of Stamp or Exempt Number 3	30 Recording Data	.,,							
Mo. 12 Day 11 Yr. 25 \$ 64.96	BK2025.14, 27152								

800K 2025 PAGE 2752

State of Nebraska ss.	
r Mahabatar I	ed on the
numerical index and filed for reco	ord in the ll day at 8:34
A M Recorded in Bo	ok 2026
Dage 37500 00 100	inty Clerk
1/2 00 O	<u> Deputy</u>
IndCompAssessu:C	ard ed

NEBRASKA DOCUMENTARY STAMP TAX Date (2-(1-25 \$ (24.94 By 41)

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

WARRANTY DEED

Trevor John Kohmetscher and Torey Kohmetscher, husband and wife, Grantors, in consideration of ONE DOLLAR (\$1.00) and other valuable consideration received from Grantee, Trent Joseph Kohmetscher, convey to Grantee, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Lots One (1), Two (2) and Three (3), Block Two (2), Village of Rosemont, Webster County, Nebraska, along with the East half of vacated alley lying west of said lots and vacated Elm Road starting at the center of said alley to the West line of Martin Road

Grantors covenant, jointly and severally, with Grantee that Grantors:

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

Executed November 28, 2025.

Trevor John Kohmetscher

Torey Kohmetscher

STATE OF NEBRASKA

COUNTY OF Webster

The foregoing instrument was acknowledged before me on November 28, 2025 by Trevor John Kohmetscher, husband of Torey Kohmetscher.

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

Alternative states of the second second

Land of the Archael Area and Archael Area and Ar

STATE OF NEBRASKA)
) ss.
COUNTY OF	1

The foregoing instrument was acknowledged before me on November 28, 2025 by Torey Kohmetscher, wife of Trevor John Kohmetscher.

GENERAL NOTARY- State of Nebrasika

LORI D MEENTS

My Comm. Exp. Dec. 2, 2027

Hri D Meento Notary Public

Agricultural Land Sales Worksheet

Cuty No.	Boo	k	Page		Sale I	ate					Schoo	ol Dis	trict	Code						
91	202	25	2749	12	/10/	2025	Base: 91-0074 A				filiate	d:			Unified:					
Location ID		Sale	Number	Useab	ility &	Code #	Parcel Number													
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	Da	te of S	ale Assessed	Value			4243	3	10	3	30	1	000	00	1	000	00	000		
Land		Imp	rovements		Tot	al	Date of Sale Property Classification Code										de			
505,3	50				50	5,350	Status	Pr	operty T	ype	Zo	ning	Lo	cation	Cit	y Size	Parcel Siz			
		Irrigat	ion Type:	•			A) 2	B)	05		C)	5	D)	3	E)	0	F)	9		
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Dwe	llings								0	her					•					
Outbuil	dings						No	n-AG	TOT	ΔL			3.8	40						

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
WD	
Comments from	Comments:
001612000 001612100	
	(Continue on back)

NEBRASKA Good Life. Great Service.

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 stateme	nt is signed and items 1-27 are accurately completed.									
1 County Name 2 County Number	3 Date of Sale/Transfer Mo. 12 Day 10 Yr. 2025 4 Date of Deed Mo. 12 Day 4 Yr. 2025									
Webster - 91		Yr. <u>ZUZ5</u>								
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller)	6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer)									
see Attached	Max J. Vavricka and Eddie Joe Vavricka									
Street or Other Mailing Address	Street or Other Mailing Address 1215 Road Q									
City State Zip Code	City State Zip Code Red Cloud NE 68970									
Phone Number	Phone Number Is the grantee a 501(c)(3) organization If Yes, is the grantee a 509(a) foundation	on? Yes Vio								
Email Address n/a	Email Address n/a									
7 Property Classification Number. Check one box in categories A and B. Check C	f property is also a mobile home.									
	3) Property Type	(C)								
Improved Single Family Industrial	Mineral Interests-Nonproducing State Assessed	Mobile Home								
✓ Unimproved Multi-Family ✓ Agricultural IOLL	Mineral Interests-Producing Exempt									
	and Contract/Memo Partition Sheriff	ther								
	ease Personal Rep. Trust/Trustee									
Cemetery Death Certificate – Transfer on Death Executor	ineral Quit Claim Warranty									
kind exchange (I.R.C. § 1031		sfer on Death								
Exchange) by buyer or seller?		ee to Beneficiary								
Buyer Seller No Court Decree Exchange Gran 11 Was ownership transferred in full? (If No, explain the division.)	tor Trust Partition Satisfaction of Contract Other 12 Was real estate purchased for same use? (If No.	r (Explain)								
✓ Yes No										
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary re Yes No Aunt or Uncle to Niece or Nephew Family Corp.,	atives? (If Yes, check the appropriate box.) Partnership, or LLC Self Other									
	and Grandchild Spouse									
Ex-spouse Parents and 0	<u> </u>									
14 What is the current market value of the real property?	15 Was the mortgage assumed? (If Yes, state the amount and int	erest rate.)								
710,280.00	Yes 🗹 No \$	%								
16 Does this conveyance divide a current parcel of land? Yes ✓ No	17 Was transfer through a real estate agent or a title company? (I of the agent or title company contact.) ves Ruhter Au	f Yes, include the name								
18 Address of Property	19 Name and Address of Person to Whom the Tax Statement Sho									
Ag Land	Carata -									
18a No address assigned 18b Vacant land	Grantee									
20 Legal Description (Attach additional pages, if needed.)										
See Attached										
21 If agricultural, list total number of acres transferred in this transaction 236.76+-	•									
22 Total purchase price, including any liabilities assumed.	22 \$	710,280,00								
23 Was non-real property included in the purchase? Yes No (If Yes, enter dollar amount and attach itemized list.) (see inst	ructions)	1								
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24 \$	710,280,00								
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. Yes V No	d within a county or other geographic area with an active air force ballistic miss	sile field? (See Instructions)								
27 If yes, is the required affidavit attached to this filing?										
Under penalties of law, I declare that I have examined this statement and and that I am duly authorized to sign this statement.	that it is, to the best of my knowledge and belief, true, complete, and	correct,								
Max J. Vavricka Print or Type Name of Grantee or Authorized Representative		Phone Number								
sign my 1 minos	Grantee	12/10/2025								
here Signature of Grantee or Authorized Representative	Title	Date								
Register of Deed's Use C		For Dept. Use Only								
28 Date Deed Recorded Mo. 12 Day 1 Yr. 25 S 1649 52	BK 2025 Pa 2749									
Nebrasks 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)								

Lora F. Ballard 4375 S 149th Ave. Circle Omaha, NE 68137 402-463-8565

Diane M. Bauer and Jason Bauer 3200 Napali Ct Round Rock, TX 78681 402-463-8565

Steven G. Dressman and Teresa Dressman 1156 N Commercial Ave Superior, NE 68978

The West Half of the Northeast Quarter of Section 30, Township 3 North, Range 10 West of the 6th P.M., Webster County, Nebraska, AND The Northwest Quarter of Section 30, Township 3 North, Range 10 West of the 6th P.M., Webster County, Nebraska EXCEPT a tract of land described as follows: Commencing at the Northwest corner of said NW1/4, thence N89°54'34"E, along the North line of said NW1/4, 810.00 feet; thence S44°57'17"W, 1146.42 feet to the West line of said NW1/4; thence N00°00'00"E, along the West line of said NW1/4, 810.00 feet to the Point of Beginning, subject to county road right of way

The Southeast Quarter of Section 13, Township 2 North, Range 12 West of the 6th P.M., Webster County, Nebraska

State of Nebraska County of Webster Ss.

County of Webster Ss.

Entered on the numerical index and filed for record in the Clerk's office of said county this 11 day of Dec A.D., 2025, at 5:32 o'clock A.M. Recorded in Book 2025 on Page 2749 275 County Clerk 22.00 Deputy Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 12-11-25
\$ [649.52 By a)

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

WARRANTY DEED

Lora F. Ballard, a single person, Diane M. Bauer and Jason Bauer, wife and husband and Steven G. Dressman and Teresa Dressman, husband and wife, Grantors, in consideration of ONE DOLLAR (\$1.00) and other valuable consideration received from Grantees, Max J. Vavricka and Eddie Joe Vavricka, convey to Grantees, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

The West Half of the Northeast Quarter of Section 30, Township 3 North, Range 10 West of the 6th P.M. Webster County, Nebraska, and

The Northwest Quarter of Section 30, Township 3 North, Range 10 West of the 6th P.M., Webster County, Nebraska, EXCEPT a tract of land described as follows: Commencing at the Northwest corner of said NW1/4, thence N89°54'34"E, along the North line of said NW1/4, 810.00 feet; thence S44°57'17"W, 1146.42 feet to the West line of said NW1/4; thence N00°00'00"E, along the West line of said NW1/4, 810.00 feet to the Point of Beginning, subject to county road right of way

Grantors covenant, jointly and severally, with Grantee that Grantors:

(1) are lawfully seised of such real estate and that it is free from encumbrances;

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

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

Executed December , 2025.

Lofa F. Ballard

STATE OF NEBRASKA)

SS.

COUNTY OF Doglas)

The foregoing instrument was acknowledged before me on December 514, 2025 by Lora F. Ballard, a single person

A GENERAL NOTARY-State of Nebraska
SCOTT J CROWELL
My Corrim. Exp. April 10, 2028

STATE OF TEXAS COUNTY OF Williamson

The foregoing instrument was acknowledged before me on December U, 2025 by Diane M. Bauer and Jason Bauer, wife and husband.

AMBER BAILEY Notary ID #134609798 My Commission Expires June 5, 2028

STATE OF NEBRASKA Nebroska)

COUNTY OF Nuckells)

The foregoing instrument was acknowledged before me on $\Delta ecember 4$, 2025 by Steven G. Dressman and Teresa Dressman, husband and wife.

GENERAL NOTARY - State of Nebraska
JUDITH A. GROVE
My Comm. Exp. September 26, 2027

Agricultural Land Sales Worksheet

Cnty No.	Во	ok	Page	Sal	e Date	School District Code											
91	202	25	2740	10/2	9/2025	Base: 9	1-00	02	Affil	iated:		Unified:					
Location	m	Sal	e Number	Useabilit	∕ & Code#	Parcel Number											
0001075	00		258	4	11	GeoCde	Twn	Rng	Sec	t Qrt	Subdiv	Area	Blk	· P	arcel		
	D:	ate of S	Sale Assessed	Value		4371			00	0	10005		014	0	000		
Land Improvements			provements]	otal	Date of Sale Property Classification Code											
2	,055		54,530		56,585	Status	Proj	erty Ty	ре	Zoning	Location	Cit	y Size	Parcel Size			
		Irriga	tion Type:			A) 1	В)	03		c) 3	D) 1	E)	6	F)	2		
LCG			ACRES:	VA	LUE:		LCG			ACI	ŒS:		VAL	UE:			
IRRIGATE	D 1A1				·	GR	ASSLA	ND 1	GI								
	1A								1G								
	2A1							2	G1								
	2A					2 G											
	3A1					3G1											
	3.A					3G											
	4A1							4	Gl								
111	4A								4G								
DRYLANI) 1 D1					5	Shelterbe	elt/Timl	ber								
	1D				-			Accreti	ion								
	2D1							Wa	ste								
	2 D							Oti				<u> </u>					
	3D1	1				AG L	AND		-								
	3D							Roa	 -				<u> </u>	21.55 <u>21.55</u>			
	4D1						I	arm Si	tes								
70940 F214584 Seviet 28	4D		Chromatoria Foreign Space (Concessione)	Total Ordinary organical constraints				ome Si									
							F	Recreati	ion								
	wellings				37,370			Oti									
Outl	buildings				17,160	No	n-AG	ГОТА	\perp	•							
Assessor's	s Adju	stmer	nt to Sale Pr	ice (+ or	-):			Fotal	Rec	apture	Value:	0 0 10 00 00					

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

NEBRASKA |

Real Estate Transfer Statement

FORM

Good Life. Great Service. DEPARTMENT OF REVENUE

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

521

The deed will bot be tecolded nuless the statement										
1 County Name 2 County Number Webster - 91	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)	6 Grantee's Name, Address, and Telephone (Please Print)									
Grantor's Name (Seller) See Exhibit A	Grantee's Name (Buyer) State of Nebraska Department of Transportation	_								
Street or Other Mailing Address	Street or Other Mailing Address PO Box 94759									
City State Zip Code	City State Zip Code Lincoln NE 68509									
Phone Number	Phone Number Is the grantee a 501(c)(3) organization? Yes 402-471-4567 If Yes, is the grantee a 509(a) foundation? Yes 7	No No								
Email Address N/A	Email Address N/A									
7 Property Classification Number. Check one box in categories A and B. Check C If										
(7)	Property Type (C)									
☐ Improved ☐ Single Family ☐ Industrial ☐	Mineral Interests-Nonproducing	ome								
Willi-Family Agricultural ☐ Multi-Family ☐ Agricultural ☐ Piecreational	T wildeligi Britisteziz-Elogogii iğ									
	id Contract/Memo Partition Sheriff Other									
Bill of Sale Corrective Easement Let		_								
	ieral Quit Claim Warranly									
	osure Irrevocable Trust Revocable Trust Transfer on Death									
9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller?	Life Estate									
Buyer ☐ Seller ☑ No ☐ Court Decree ☐ Exchange ☐ Grant	or Trust Partition Satisfaction of Contract Other (Explain)									
11 Was ownership transferred in full? (If No, explain the division.)	12 Was real estate purchased for same use? (If No, state the intended	use.)								
	Yes V No Build Roads									
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary rela										
	Partnership, or LLC Sell Other Other									
	and Grandchild Spouse									
Ex-spouse Parents and C	_ ,,									
14 Whal is the current market value of the real property?	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)									
120.00	☐ Yes									
16 Does this conveyance divide a current parcel of land? ☑ Yes ☐ No	<u> </u>	name No								
18 Address of Property	19 Name and Address of Person to Whom the Tax Statement Should be Sent									
N/A	Nebraska Department of Transportation									
_	PO Box 94759									
18a No address assigned 18b Vacant land	Lincoln, NE 68509-4759									
20 Legal Description (Altach additional pages, if needed.)										
See Attached Exhibit A										
21 If agricultural, list total number of acres transferred in this transaction	•									
22 Total purchase price, including any liabilities assumed	22 \$ 120,0)0								
23 Was non-real properly included in the purchase?	100									
Yes V No (if Yes, enter dollar amount and attach itemized list.) (see inst 24 Adjusted purchase price paid for real estate (line 22 minus line 23)		20								
25 If this transfer is exempt from the documentary stamp tax, list the exemption number										
26 Is an allidavit as described in Neb. Rev. Stat. § 76-2,141 required because the property is located Yes. No.	within a county or other geographic area with an active air force ballistic missile field? (See Instru	ctions)								
27 If yes, is the required affidavit attached to this filing? Yes V No										
	that it is, to the best of my knowledge and belief, true, complete, and correct,									
and that I am duly authorized to sign this statement.	402-479-398	as								
Karla Smith Print or Type Name of Granlee or Authorized Representative	Phone Number	, <u></u>								
sign Karla Swith	ROW Project Manager 12/8/2025									
here Signature of Grantee or Authorized Representative	Title Date									
Register of Deed's Use C	only For Dept. Use C	For Dept. Use Only								
28 Date Deed Recorded 29 Value of Stamp or Exempt Number	30 Recording Data									
Mo. 12 Day 8 Vr. 25 \$ Exempt #2	Bhaoa5 kg an 40 Authorized by Neb. Rev. Stat. §§ 76-214, 77-	1997(0)								
Nebraska Department of Revenue Form No. 96-269-2008 8-2025 Rev. Supersedes 96-269-2008 7-2024	AUGNOTIZED BY 14ED, 17EV, STELL 99 16-214, 17-	1021(4)								

Exhibit A To Form 521 - Real Estate Transfer Statement

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

Republican Valley Rentals, LLC, a Nebraska Limited Liability Company; 209 W 4th Avenue Red Cloud Red Cloud, NE 68970-2357

Phone No.: (520) 419-4899

Field No. 20: Legal Description

ROW1 - A TRACT OF LAND DESCRIBED AS THE SOUTH 2.00 FEET OF THE EAST 100 FEET OF LOT 12, BLOCK 14, ORIGINAL TOWN OF RED CLOUD, WEBSTER COUNTY, NEBRASKA CONTAINING 200.00 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: 12/08/25 By AS

\$ Ex002

Bk 2025, Pg 2740

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 08 day of December A.D., 2025, at 02:29 o'clock PM. Recorded in Book 2025 on Pages 2740-2743

Joint Lysedolf A

County Clerk

Fee: \$28.00 By: AS Deputy

Electronically Recorded

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

WARRANTY DEED

PROJECT NO.: 281-1(117)

C.N.: 42619

TRACT: 75

KNOW ALL PERSONS BY THESE PRESENTS:

THAT: Republican Valley Rentals, 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 SOUTH 2.00 FEET OF THE EAST 100 FEET OF LOT 12, BLOCK 14, ORIGINAL TOWN OF RED CLOUD, WEBSTER COUNTY, NEBRASKA CONTAINING 200.00 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: 75

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	IRAC1: /5
Duly executed this $\frac{29}{2}$ day of $\frac{29}{2}$	<u>.</u> , A.	.D. 20 <u>25</u> .
Republi	can Valley Rentals, LLC, a N	Nebraska Limited Liability Company By
	BRAN FRE- Print name ar	nd Title of Authorized Agent
STATE OF <u>Nebraska</u> COUNTY OF <u>Webster</u>)ss.	
The foregoing instrument was acknowle	dged before me this 29 th	ay of Octaber.
A.D., 20 25 by Brad Fre	ual who appeared before No	otary) (Title of officer or agent)
on behalf of Republican Valley I	Rentals, LLC, a Nebraska Lir	mited Liability Company,
	Hutt Van (un Notary Public	mar-
Γ L	General Notary - State KURT. VAN NOF My Comm. Exp. Nov.	RMAN

AFFIDAVIT of Authority

NEBRASKA

DEPARTMENT OF TRANSPORTATION

Project Name: In Red Cloud	Project #: 281-1(117)	Control #: 42.619
Contract Name: Republican Valley Rentals, LLC, a Nebraska Limited Liability Company	туре: Tract Owner	Tract #: 75
I, BCAD FOE , the undersigned (Print name of individual signing on behalf of Organization) the best of my knowledge (complete both items 1 and 2):	d, swear or affirm the following	ng is true and accurate to
I am the	Valley Renderd (Name of Organization) Kay and lawfully	operating in Nebraska;
AND I am authorized to sign any and all documentation on behalf of the property rights in general or specifically for a project of the State of (Check one of the following and complete appropriate blanks.) The capacity expressly provided in the	f Nebraska - Department of T	ransportation based on:
	g Agreement, or Partnership Agreeme	ent)
(Corporate Board or Corporate Mem		
Dated this 14 day of Oct , 20 25 Brah	Signature of Signature of Print Name	
State of Nebraska) ss County of Webster)		
Subscribed and sworn before me this 29 ⁺¹² day of October	♠ General Not KUR	ary - State of Nebraska T VAN NORMAN m. Exp. Nov. 26, 2028

Residential & Commercial Sales Worksheet

Cnty No.	Во	ok	Page	7.1	Sa	le Date	School District Code														
91	20	25	2727	9/15/2025			Base: 6	55-	0011	A	ffilia	ted:		Unified:							
Location	ID	Sale	Number	Us	eabilit	y & Code#					P	arcel l	Nur	mber							
000622	700	:	257		1		GeoCde	Tw	n Rn	Rng Sect		Qrt	S	Subdiv	Area	Blk	Parcel				
	D	ate of S	ale Assessed	Valu	ie		4487	1	9		3	0	4	0035		000	0000				
Land		Imp	rovements		· · · · · · · · · · · · · · · · · · ·	Total			Date (of Sa	le Pr	roperty Classification Code									
1	,830					1,830	Status]	Property	Туре	1	Zoning Location			Cit	y Size	Parcel Size				
Assessor Lo	cation:	GUID	E ROCK	(GR)			A) 2	E	3) 0	1	(2)	1	D) 1		E)	7	F) 2				
		4.14.17	**	* .		Residentia	l	· }	Commercial												
	Mul	tiple Im	provements:	Multip	ole. Impr	ovements.:	•		Multiple, Improvements. :												
		Constr	uction Date:	Const	ruction I	Date:			Const	ruction	n Date	:									
			Floor:	Floor	Sq. Ft. :				Floor	Sq. Ft	t. :										
		Buildin	ig Cost New:	Cost :					Cost :												
Single Family	y Style:			Resi	lential	Condition:		1.1	Com	merc	ial O	ccupan	cy (Code:							
(100) 🗆 Mo	bile Hon	ne		(10)	□ '	Wom Out			Prim	ary:		0	the	rl:	(Other2:	_				
(101) 🗆 On	e Story			(20)		Badly Worn			Commercial Construction Class:												
(102) 🗆 Tw	o Story			(30)		Average			(1) ☐ Fireproof Structural Steel Frame												
(103) 🗆 Spi	lit Level			(40)		Good			(2)												
(104) 🗆 11	/2 Story			(50) Ury Good					(3)		Maso	nry Bea	arin	g Walls							
(111) 🗆 Bi-	Level			(60) Excellent					(4)	(4) Uood er Steel Framed Ext. Walls											
(106) □ Otl	ner										Metal	Frame	ano	d Walls							
Townhouse o	r Duples	Style:		Residential Quality:						(6) □ Pole Frame											
(301) 🗆 On	e Story			(10)					Cost Rank: Condition:												
(302) 🗆 Tw	o Story			(20)		Rair			(10)		Low			(10) 🗆	Wom	Out				
(307) □ 11	/2 Story			(30)		Average			(20)		Avera	ıge		()	20) 🗆	Badly	Wom				
(308) 🗆 Spi	lit Level			(40)						(30) ☐ Above Average (30) ☐ Average											
(309) 🗆 21				(50) □ Very Good						(40) ☐ High (40) ☐ Good											
(304) □ On	e Story I	Duplex	<u> </u>	(60) □ Excellent									. 1	(50) 🗆	Very	Good				
(305) □ Tw	o Story I	Duplex				<u>, , , , , , , , , , , , , , , , , , , </u>				· · · ·	2 12 1	:	(50) 🗆	Excel	lent					
			t to Sale P		<u> </u>	-):															
Assessor Co	omment	s and F	Reason for A	djust	ment:	·· - ·															
WD					<u></u> .																
			-																		
Comments	from							۹													
Comments	11 0111						<u> </u>	.om	ments												
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					_											(Conf	inue on back)				



Real Estate Transfer Statement



FORM

521 Good Life, Great Service • To be filed with the Register of Deeds. • Read instructions on reverse side. · If additional space is needed, add an attachment and identify the applicable item number. The deed will not be recorded unless this statement is signed and items 1-27 are accurately completed. 3 Date of Sale/Transfer 4 Date of Deed 2 County Number County Name 9 Day 15 Select County Day 6 Grantee's Name, Address, and Telephone (Please Print) 5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Sandee Heller Grantee's Name (Buyer) Juan Chavez Street or Other Mailing Address 542 Republican St Street or Other Mailing Address 320 E State St. Zip Code 68942 City Guide Rock Zip Code 68942 City Guide Rock State NE Phone Number Is the grantee a 501(c)(3) organization? Yes Phone Number (402) 257-2275 If Yes, is the grantee a 509(a) foundation? Yes Email Address n/a Email Address 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. (A) Status (B) Property Type (C) ⁷ Improved Single Family Industrial Mineral Interests-Nonproducing State Assessed Mobile Home Unimproved Multi-Family Mineral Interests-Producing Exempt Agricultural JOLL Recreational Commercial Land Contract/Memo Distribution Sheriff 8 Type of Deed Conservator Partition Other Bill of Sale Trust/Trustee Easement Lease Personal Rep. ✓ Warranty Mineral Quit Claim Cemetery Death Certificate – Transfer on Death Executor Was transfer part of IRS like-10 Type of Transfer Foreclosure Irrevocable Trust Revocable Trust Transfer on Death Distribution kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? Auction Gift Life Estate ✓ Sale Trustee to Beneficiary Satisfaction of Contract Buyer Seller 🔽 No Court Decree Exchange Grantor Trust Partition Other (Explain) 11 Was ownership transferred in full? (If No, explain the division.) 12 Was real estate purchased for same use? (If No, state the intended use.) ✓ Yes □ No 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) Other Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC Self Yes Brothers and Sisters Grandparents and Grandchild Spouse Step-parent and Step-child ☐ £x-spouse Parents and Child 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) 14 What is the current market value of the real property? ✓ No \$ Was transfer through a real estate agent or a title company? (If Yes, include the name 16 Does this conveyance divide a current parcel of land? of the agent or title company contact.) Yes ✓ No ✓ No 18 Address of Property 542 Republican St Guide Rock, NE 68942 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.)
Lot Four (4), New Territory Addition to Guide Rock, in the Southwest Quarter (SW½) of Section Three (3), Township One (1) North, Range Nine (9) West of the 6th P.M., Webster County Nebraska. 21 If agricultural, list total number of acres transferred in this transaction 700:00 22 Total purchase price, including any liabilities assumed...... 22 |\$ 23 Was non-real property included in the purchase? 0:00 No (If Yes, enter dollar amount and attach itemized list.) (see instructions) . . 700:00 24 Adjusted purchase price paid for real estate (line 22 minus line 23) 24 S 25 If this transfer is exempt from the documentary stamp tax, list the exemption number 26 is an affidavit as described in Neo. Rev. Stat. § 76-2,141 required because the property is located within a country or other geographic area with an active air force ballistic missile field? (See Instructions) Yes V No 27 If yes, is the required affidavit attached to this filing? Yes No Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement. Print or Type Name of Grantee or Authorized Representative annhayes Signature of Grantee or Authorized Representative Title Register of Deed's Use Only For Dept. Use Only 28 Date Deed Recorded 29 Value of Stamp or Exempt Number 30 Recording Data

272

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

State of Nebraska Ss.
County of Webster.

Entered on the numerical index and filed for record in the Clerk's office of said county this day of DLC A.D., 20 do at 11 do o'clock OM. Recorded in Book 202 on Page 2 do level Hang County Clerk ID.

ID.

Deputy

Ind Comp Assessor Carded

NEBRASKÁ DOCUMENTARY STAMP TAX Date 13 35 \$ a. 34 By, ab

WARRANTY DEED

Sandee Heller, surviving spouse of Eric Heller and still a single person, GRANTOR, in consideration of SEVEN HUNDRED AND NO/100 DOLLARS (\$700.00) and other valuable consideration, receipt of which is hereby acknowledged, conveys to Juan Chavez, GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Lot Four (4), New Territory Addition to Guide Rock, in the Southwest Quarter (SW4) of Section Three (3), Township One (1) North, Range Nine (9) West of the 6th P.M., Webster County Nebraska.

GRANTOR covenants (jointly and severally, if more than one) with 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 /5, 2025.

Sandre Heller

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on September 1£2025, by Sandee Heller, a single person.

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

Comm. expires 19-3-96

Notary Public

Agricultural Land Sales Worksheet

Cnty No.	Во	ok	Page	Sa	de Date	School District Code													
91	20	25	2725	11/2	25/2025	Base:	91-00	02	Aff	filiate	ed:		Unit	ied:					
Location	Ъ	Sale	Number	Useabili	ty & Code #	Parcel Number													
001809	000	256 4 05 GeoCde Twn Rng										Subdiv	Area Blk Parcel						
	D	ate of S	ale Assessed		4491														
Land	Land Improvements Total							Date of Sale Property Classification Code											
2,016	,016,780 17,685 2,034,465 Status Property Typ									2	oning	Locatio	ı Ci	ty Size	Parcel	Size			
		Irrigat	ion Type:			A) 2	B)	05		C)	5	D) 3	E)	0	F) :	9			
LCG		<u>.</u>	ACRES:	V	ALUE:		LCG	:			ACR	ES:	1.7	VAL	UE:				
IRRIGATI						GI	RASSLA	AND I	GI			7.190			44,8	65			
	1.A	i.							1G		13	8.980		2	31,3	95			
	2A.1							2	G1		17	3.070		2	61,3	30			
	2.A								2G		15	8.310	239,04						
	3A1	l						3	Gi		17	2.080		49,5	20				
	3 <i>A</i>	L							3G										
	4A.	L						4	Gl			2.460			3,2	200			
	4 <i>A</i>	x .							4G			5.340			6,9	40			
DRYLAN	D 1D1	L					Sheltert	elt/Tim	ber										
	10		24.930		82,395			Accret	ion										
	2D1	l .	75.900		237,945			Wa	ste										
	20		67.080		210,295				her										
	3D1	<u> </u>				AG I	LAND	TOTA	AL.		•	7.650		2,0	02,9	40			
	3E	 		ļ				Ro	ads		1	5.860							
	4D	1						Farm S	ites			1.000			13,8	340			
de Service de Company (Marie Marie Marie Marie	4 <u>F</u>	31 - 2000-00-00-00	12.310		36,010			Iome S	-+										
						4		Recreat	ion										
	Dwelling:								her										
Our	building	S .			17,685	No	n-AG	TOTA	$\Lambda \Gamma$		1	L6.860			13,8	340			

Assessor's Adjust	tment to Sa	ale Price (+ o	r -):	-	Fotal Recaptu	ıre Value:	
Assessor Comments	and Reason	for Adjustment	•			· · · · · · · · · · · · · · · · · · ·	
WD; TRANSFER	ALL INT	EREST TO	TRUST				
Comments from				Comme	nts:		
001809000 00	1905300	001905400	002210200	002210300	002210400	002210500	
						·	
				·			
							(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.

	is signed and items 1-27 are accurately completed.									
1 County Name 2 County Number	3 Date of Sale/Transfer 4 Date of Deed									
Webster - 91	Mo. 11 Day 25 Yr. 2025 Mo. 11 Day 25 Yr. 2025									
5 Grantor's Name, Address, and Telephone (Please Print)	6 Grantee's Name, Address, and Telephone (Please Print)									
Grantor's Name (Seller) Cindy Barnason	Grantee's Name (Buyer) Cindy D. Barnason Trustee of the Cindy Barnason Trust									
Street or Other Mailing Address	Street or Other Mailing Address									
998 Deer Meadow Way	998 Deer Meadow Way									
City State Zip Code Livermore CO 80536	City State Zip Code Livermore CO 80536									
Phone Number	Phone Number Is the grantee a 501(c)(3) organization? Yes 🗸 No									
n/a Email Address	n/a If Yes, is the grantee a 509(a) foundation? Yes No									
n/a	Email Address n/a									
7 Property Classification Number. Check one box in categories A and B. Check C if										
(A) Status (B)	Property Type (C)									
Improved Single Family Industrial	Mineral Interests-Nonproducing State Assessed Mobile Home									
✓ Unimproved Multi-Family ✓ Agricultural	Mineral Interests-Producing Exempt									
☐ IOLL ☐ Commercial ☐ Recreational										
8 Type of Deed Conservator Distribution Lar	d Contract/Memo Partition Sheriff Other									
Bill of Sale Corrective Easement Lea										
Cemetery Death Certificate – Transfer on Death Executor Mir										
9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? 10 Type of Transfer Distribution Forecle Gift	osure Irrevocable Trust 📝 Revocable Trust Irransfer on Death									
	Life Estate Sale Trustee to Beneficiary									
	r Trust Partition Satisfaction of Contract Other (Explain)									
11 Was ownership transferred in full? (If No, explain the division.) 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, or if to a trustee, are the trustor and beneficiary relatives. Yes No Aunt or Uncle to Niece or Nephew Family Corp., F	artnership, or LLC Self									
Brothers and Sisters Grandparents a	<u> </u>									
Ex-spouse Parents and Ch										
14 What is the current market value of the real property?	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)									
2,326,025.00										
16 Does this conveyance divide a current parcel of land?	17 Was transfer through a real estate agent or a title company? (If Yes, include the name									
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									
	 17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) Yes No 19 Name and Address of Person to Whom the Tax Statement Should be Sent 									
Yes V No 18 Address of Property	of the agent or title company contact.) Yes No 19 Name and Address of Person to Whom the Tax Statement Should be Sent									
Yes V No	of the agent or title company contact.) Yes No 19 Name and Address of Person to Whom the Tax Statement Should be Sent Cindy D Barnason, Trustee									
Yes Volume No 18 Address of Property	of the agent or title company contact.) Yes No 19 Name and Address of Person to Whom the Tax Statement Should be Sent									
Yes V No 18 Address of Property rural Webster County	of the agent or title company contact.) Yes No 19 Name and Address of Person to Whom the Tax Statement Should be Sent Cindy D Barnason, Trustee 998 Deer Meadow Way									
Yes No 18 Address of Property rural Webster County 18a No address assigned 18b Vacant land	of the agent or title company contact.) Yes No 19 Name and Address of Person to Whom the Tax Statement Should be Sent Cindy D Barnason, Trustee 998 Deer Meadow Way									
Yes V No 18 Address of Property rural Webster County 18a No address assigned 18b Vacant land 20 Legal Description (Attach additional pages, if needed.)	of the agent or title company contact.) Yes No 19 Name and Address of Person to Whom the Tax Statement Should be Sent Cindy D Barnason, Trustee 998 Deer Meadow Way									
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Yes ✓ No 18 Address of Property rural Webster County 18a ✓ No address assigned 18b	of the agent or title company contact.) Yes No 19 Name and Address of Person to Whom the Tax Statement Should be Sent Cindy D Barnason, Trustee 998 Deer Meadow Way Livermore, CO 80536 22 \$ 0,00 actions) 23 \$ 0,00 24 \$ 0,00 within a county or other geographic area with an active air force ballistic missile field? (See Instructions) mat it is, to the best of my knowledge and belief, true, complete, and correct,									
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Yes	of the agent or title company contact.) Yes No 19 Name and Address of Person to Whom the Tax Statement Should be Sent Cindy D Barnason, Trustee 998 Deer Meadow Way Livermore, CO 80536 22 \$ 0,00 actions) 23 \$ 0,00 actions) 24 \$ 0,00 within a county or other geographic area with an active air force ballistic missile field? (See Instructions) mat it is, to the best of my knowledge and belief, true, complete, and correct, 40276235241 Phone Number Attorney 11/26/25 Date Title For Dept. Use Only 30 Recording Data									

CONFIRMING ANY AND ALL INTEREST IN AND TO:

ALL OF SECTION TWENTY-FIVE (25), TOWNSHIP ONE(1) NORTH, RANGE TWELVE (12), WEST OF THE 6TH P.M., WEBSTER COUNTY, NEBRASKA AND;

THE WEST HALF OF SECTION SEVEN (7), TOWNSHIP TWO (2) NORTH, RANGE ELEVEN (11), WEST OF THE 6^{TH} P.M., WEBSTER COUNTY NEBRASKA AND;

THE SOUTHWEST QUARTER (SW1/4) OF SECTION THIRTY (30), TOWNSHIP ONE (1) NORTH, RANGE ELEVEN (11), WEST OF THE 6^{TH} P.M., WEBSTER COUNTY , NEBRASKA AND;

NEBRASKA DOCUMENTARY
STAMP TAX
Date 12-5-25
\$ Exempt #4 By 4D

WARRANTY DEED

Return to: Baird & Griess, Attorneys, PO Box 121, Clay Center, NE 68933

CINDY BARNASON, a single person, herein called Grantors, in consideration of one dollar and other valuable consideration, received from grantee, do grant, bargain, sell, convey and confirm unto CINDY D. BARNASON TRUSTEE OF THE CINDY BARNASON TRUST, the following described real estate in Webster County, Nebraska:

CONFIRMING ANY AND ALL INTEREST IN AND TO:

ALL OF SECTION TWENTY-FIVE (25), TOWNSHIP ONE(1) NORTH, RANGE TWELVE (12), WEST OF THE 6TH P.M., WEBSTER COUNTY, NEBRASKA AND;

THE WEST HALF OF SECTION SEVEN (7), TOWNSHIP TWO (2) NORTH, RANGE ELEVEN (11), WEST OF THE 6TH P.M., WEBSTER COUNTY NEBRASKA AND;

THE SOUTHWEST QUARTER (SW1/4) OF SECTION THIRTY (30), TOWNSHIP ONE (1) NORTH, RANGE ELEVEN (11), WEST OF THE $6^{\rm TH}$ P.M., WEBSTER COUNTY , NEBRASKA AND;

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

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

Executed: 1 2000 25, 2005

CINDY BARNASON, Grantor

STATE OF NERPASKA

COUNTY OF

Before me, a notary public qualified for said county, personally came CINDY BARNASON, 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 Novembu 25, 2025

Let ul Mohatak

Notary Public

General Notary - State of Nebraska CRYSTAL M. SHESTAK My Comm. Exp. June 26, 2027.

Residential & Commercial Sales Worksheet

Cnty No.	Bo	ok	Page	Sale Date					1.	School District Code											
91	20	25	2724		10	0/7/2025 Base: 91-0					4	Affil	iated:	Uni	Unified:						
Location	D	Sale	Number	Us	seabil	ity d	& Code#		12				Parcel	Nuı	mber						
0001086	500	:	255	4 05 GeoCde Twi			n R	ng	ıg Sect Qrt		•	Subdiv	Area	Blk		Parcel					
	D	ate of S	ale Assessec	Valı	ue			4371				00	0	1	0005		015	0000			
Land		Imp	rovements		13 14 14.	To	tal		Date of Sale Property Classification Code												
1	,315		57,04	5			58,360	Status	1	Propert	у Тур	æ	Zoning		Location	С	City Size		rcel Size		
Assessor Lo	cation:	RED	CLOUD (1	RC)				A) 1	E	3) (1		c) 1		D) 1	E)	6	F)	1		
							Residentia	1	g				13 × 13 × 1	C	ommer	cial	1.00				
- 1	Mul	ltiple Im _]	provements:	Multi	pie. Im	ргоче	ements. :	•		Mult	iple. I	mpro	vements.	:				•			
		Constr	uction Date:	Const	nuction	Date	: 18	90		Cons	tructi	on Da	ite :								
	75.5	6 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	Floor:	Floor	Sq. Ft.	:	1,1	81		Floor	Sq. 1	Ft. :									
		Buildin	g Cost New:	Cost	:		176,9	25		Cost	:										
Single Family	Style:	101		Resi	dentia	l Co	ndition: 2	5		Con	mer	cial	Оссира	псу (Code:				1 - 2 f		
(100) 🗆 Mo	bile Hor	ne		(10)		Wo	m Out			Prin	ary:		C	Other	r1:		Other2:				
(101) 🗷 On	e Story			(20)	*	Bad	lly Worn			Con	mer	cial	Constru	ctio	n Class:	2-31					
(102) 🗆 Tw	o Story			(30)	X	Ave	erage	_		(1)		Fire	proof St	ruct	ural Stee	l Fran	e				
(103) □ Spl	it Level			(40)		God	od			(2)		Rei	nforced	Con	crete Fra	me					
(104) 🗆 11	2 Story			(50) Uery Good						(3)	(3) Masonry Bearing Walls										
(111) □ Bi-1	Level			(60) Excellent						(4)	(4) U Wood or Steel Framed Ext. Walls										
(106) □ Oth	ier								(5)	(5)											
Townhouse or	r Duplez	x Style:		Resi	dentia	I Qu	ality: 30			(6)		Pol	e Frame				_				
(301) 🗆 On	e Story			(10)		Lov	V			Cos	Rar	ık:	in any in James and		(Condit	ion:	15.4 72			
(302) □ Tw	o Story			(20)		Fair	·			(10)		Lov	V		(10) [] Wom	. Out			
(307) 🗆 11/	/2 Story			(30)	E	Ave	rage	-		(20)		Ave	rage		(20) E] Badly	Wo	m		
(308) 🗆 Spl				(40)		Goo	od			(30)		Abo	ove Aver	age	(30) E	J Avera	ge	_		
(309) 🗆 21/				(50)		Ver	y Good			(40)		Hig	<u>h</u>		(40) E	I Good				
(304) 🗆 On				(60)		Exc	ellent							- 1:	(50) E	I Very	Goo	1		
(305) □ Tw	o Story I	Duplex												1. 14.	(60) E	I Excel	lent			
Assessor's							! 														
Assessor Co				djust	tment	:	<u></u>														
QCD; D	ISSOI	UTION	<u> </u>					_													
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Comments i	from									4											
Comments	ıı vıll								Com	ments	:										
																	 -				
														_							
	_											-							,		
																	(Cont	inue	on back)		

NEBRASK Good Life. Great Service. DEPARTMENT OF REVENUE

Nebraska Department of Revenue

Real Estate Transfer Statement

FORM

 To be filed with the Register of Deeds.
 Read instructions on reverse side. If additional space is needed, add an attachment and identify the applicable item number. 1 County Name 2 County Number 3 Date of Sale/Transfer 4 Date of Deed Select County Mo. 10 Day 1 Yr. 2075 Mo. 10 Day 5 Grantor's Name, Address, and Telephone (Please Print) 6 Grantee's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Grantee's Name (Buyer) driave Street or Other Mailing Address Street or Other Mailing Address Zip Code Phone Number Phone Number Is the grantee a 501(c)(3) organization? No 402-746-If Yes, is the grantee a 509(a) foundation? Yes Email Address Email Address 2007 @ Hotmand. con 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 X 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 Mineral X Quit Claim Warranty Was transfer part of IRS like-10 Type of Transfer Distribution Foreclosure Irrevocable Trust Revocable Trust kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? Transfer on Death Auction Easement Gift Life Estate Trustee to Beneficiary Seller X No Court Decree Exchange Grantor Trust Partition Satisfaction of Contract Other (Explain) 11 Was ownership transferred in full? (If No, explain the division.) 12 Was real estate purchased for same use? (If No, state the intended use.) Yes 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.) X Yes Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC Other Brothers and Sisters Grandparents and Grandchild X 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.) 58,360 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 18 Address of Property 19 Name and Address of Person to Whom the Tax Statement Should be Sent 430 N Walnut St 430 N Walnutst Reactions, NE 68970 18a No address assigned 18b Vacant land 20 Legal Description (Attach additional pages, if needed.) Lots 19 & 20 Block 15 Original town Red Cloud 21 If agricultural, list total number of acres transferred in this transaction 22 Total purchase price, including any liabilities assumed..... 0 23 Was non-real property included in the purchase? 23 24 Adjusted purchase price paid for real estate (line 22 minus line 23) 25 If this transfer is exempt from the documentary stamp tax, list the exemption number $_$ 26 Is an affidavit as described in Neb. Flew Stat. § 78-2.141 required because the property is located within a country or other geographic area with an active air force ballistic missile field? (See Instructions) Yes X 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. Kodriguez indsey 402-746-0498 Phone Number Print or Type Name of Grantee or Authorized Representative Signature of Grantee or Authorized Representative 1 Register of Deed's Use Only For Dept Use Only 28 Date Deed Recorded 29 Value of Stamp or Exempt Number 30 Recording Data 12 Day

atal

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

Entered on the numerical index and filed for record in the Clerk's office of said county this day of A.D., 20, at	NEBRASKA DOCUMENTARY STAMP TAX Date 12-5-25 \$Exempt ai by a
	Return to: Michele J. Romero 3720 Ave A, Suite C, PO Box 188 Kearney, NE 68848
QUIT	CLAIM DEED
Decree of Dissolution of Marriage en Nebraska, Case No. Cl 25-10 hereby of	rantor, in consideration of and pursuant to the tered in the District Court of Webster County, quitclaims to Lindsey Rodriguez, Grantee, all of ollowing described real estate in Webster County,
Legal: Lots Nineteen (19) and of Red Cloud, Webster County	Twenty (20), Block Fifteen (15), Original Town , Nebraska.
Executed this day of September;	2025.
(Test	s Educado Rodriguez S Eduardo Rodriguez, GRANTOR
STATE OF NEBRASKA) COUNTY OF Adans	·
The foregoing Quitclaim Deed w September, 2025, by Jesus Eduardo R	as acknowledged before me on this day of odriguez.

Notary Public

GENERAL NOTARY - State of Nebraska ROBERT J. PARKER, JR. My Comm. Sup. September 19, 2027

Residential & Commercial Sales Worksheet

Cnty No.	Во	ok	Page		Sal	e Date				S	chool]	trict Cod	Code							
91	20	25	2716		12/1	/2025	Base: 9	1-0	002	Aff	iliated:			Unified:						
Location	ID	Sale	Number	Us	eability	& Code#					Parc	el N	lumber							
0001655	500		254		4	05	GeoCde	Twn	Rng	S€	ct Q	rt	Subdiv	Are	Area Blk		Parcel			
	D	ate of S	ale Assessed	Valu	ıe		4491			0	0 ()	10105			005	00	000		
Land	l <u> </u>	Imp	orovements		T	otal		Date of Sale Property Classification C								ode				
554	,915		125,115	5		680,030	Status	Pı	operty '	Гуре	Zoni	ng	Location	ion City Size I			Parc	Parcel Size		
Assessor Lo	cation:	RED	CLOUD (F	(C)			A) 1	B)	01	01		L	D) 1	E	E) 6		F) 1			
	,				11/1	Residential			Commercial											
	Mul	tiple Im	provements:	Multi	ole. Impro	vements.:			Multiple. Improvements. :											
		Const	ruction Date:	Const	ruction D	ate: 19	29		Constra	iction l	Date:									
	-		Floor:	Floor	Sq. Ft. :	1,7	80		Floor S	q. Ft.										
		Buildi	ng Cost New:	Cost:	_	267,1	15		Cost:											
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(101) 🗷 On	e Story			(20)	□В	adly Wom			Commercial Construction Class:											
(102) 🗆 Tw	o Story			(30)	★ A	verage			(1)	□ F:	ireproof	Str	uctural Ste	el Fra	me					
(103) 🗆 Spl	it Level			(40)	₩ G	ood			(2) Reinforced Concrete Frame											
(104) 🗆 11.				(50) U Very Good						(3) Masonry Bearing Walls										
(111) 🗆 Bi-				(60) Excellent						(4) U Wood or Steel Framed Ext. Walls										
(106) □ Oth	ner									(5)										
Townhouse o		x Style:				Juality: 30		1 1	(6)	□ P	ole Fran	ne								
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(307) 🗆 11.				(30)		verage			├ `		verage			(20)		Badly		1		
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(304) □ On				(60) Excellent					(50) 🗆 Very Good											
(305) □ Tw	o Story	Duplex					<u> </u>							(60)		Excell	ent			
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			Reason for A																	
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		_														(Cont	inue o	n back)		

Upullo INTERPASION NEBRASION NO Good Life, Great Service

Nebraska Department of Revenue

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

Real Estate Transfer Statement

54

FORM **521**

 To be filed with the Register of Deeds.
 Read instructions on reverse side. · If additional space is needed, add an attachment and identify the applicable item number. DEPARTMENT OF REVENUE The deed will not be recorded unless this statement is signed and items 1-27 are accurately completed. 3 Date of Sale/Transfer 4 Date of Deed County Name County Number Day <u>01</u> _{Mo.} 12 Day 01 $Y_{\rm L} = 2025$ Webster - 91 5 Grantor's Name, Address, and Telephone (Please Print) 6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Grantor's Name (Seller) See attached. Chase A. Burgess and Lacie A. Schroer Street or Other Mailing Address 217 N. Cherry St. Street or Other Mailing Address 550 E. 2nd St. City State Zip Code City State Zip Code 68957 Red Cloud ΝE Lawrence ΝE Phone Number Phone Number is the grantee a 501(c)(3) organization? Yes NA NΑ If Yes, is the grantee a 509(a) foundation? ✓ No Email Address Email Address NA NΑ 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. (A) Status (B) Property Type (C) ✓ Improved Single Family Industrial State Assessed Mineral Interests-Nonproducing Mobile Home Unimproved Multi-Family ✓ Agricultural Mineral interests-Producing Exempt IOLL Recreational Commercial Distribution 8 Type of Deed Land Contract/Memo Partition Sheriff Other Bill of Sale Corrective Easement Lease Personal Rep. Trust/Trustee Cemetery Death Certificate - Transfer on Death Executor Mineral Quit Claim ✓ Warranty Was transfer part of IRS like-10 Type of Transfer Foreclosure Revocable Trust Distribution Irrevocable Trust Transfer on Death kind exchange (I.R.C. § 1031 Auction Easement Gift Life Estate Sale Trustee to Beneficiary Exchange) by buyer or seller? Buyer Seller V No Court Decree Exchange Grantor Trust Partition Satisfaction of Contract Other (Explain) Life Estat 11 Was ownership transferred in full? (If No, explain the division. 12 Was real estate purchased for same use? (If No, state the intended use.) No LE reserved for Deraid Todd Burgess & Kila R. Burgess Yes ✓ Yes No. 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) Self ✓ Yes Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC Other_ Brothers and Sisters Grandparents and Grandchild Spouse Ex-spouse Parents and Child Step-parent and Step-ohild 14 What is the current market value of the real property? 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) 680030 Yas ✓ No \$ 16 Does this conveyance divide a current parcel of land? Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) Yes Yes ✓ No ✓ No 18 Address of Property 19 Name and Address of Person to Whom the Tax Statement Should be Sent 217 N. Cherry St. Same as grantor. Red Cloud, NE 68970 18a Mo address assigned 18ib Vacant land 20 Legal Description (Attach additional pages, if needed.) See attached. 21 If agricultural, list total number of acres transferred in this transaction 364.5 22 Total purchase price, including any liabilities assumed...... 1,00 22 23 Was non-real property included in the purchase? No (If Yes, enter ciollar amount and attach itemized list.) (see instructions) 24 Adjusted purchase price paid for real estate (line 22 minus line 23) 1,00 **24**3\$ 25 If this transfer is exempt from the documentary stamp tax, list the exemption number 76-902(5)(a)(i) 26 Is an affidavit as described in Neb. Flex. Stat. § 76-2.141 required because the property is located within a county or other geographic area with an active air force ballistic missale field? (See Instructions) Yes V No 27 If yes, is the required affidavit attached to this filling? Yes No Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duty authorized to sign this statement. Matthew D. Baack (402) 834-3300 antes or Authorized Representative Print or Type Name of Ca Phone Number Attorney at Law 12/03/2025 Signature of Grantee or Authorized Representative Date Register of Deed's Use Only For Dept. Use Only 28 Date Deed Recorded 29 Value of Stamp or Exempt Number Ma 12 Day 2716

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

Item 5: Grantor's Name

Derald Todd Burgess a/k/a Derald T. Burgess and Todd D. Burgess and Kila Burgess a/k/a Kila R. Burgess

Item 20: Legal Description

The South Eight and One-Third (8 1/3) feet of Lot Seven (7), all of Lots Eight (8) and Nine (9), and the North Eight and One-Third (8 1/3) feet of Lot Ten (10), Block Five (5), Platt's First Addition to Red Cloud, Webster County, Nebraska; and

The Southeast Quarter (SE¼); and the South Half of the Northeast Quarter (S½ NE¼); and the Southeast Quarter of the Northwest Quarter (SE¼ NW¼); and the West Half of the Northwest Quarter (W½ NW¼); all in Section Fourteen (14), Township One (1) North, Range Twelve (12) West, of the 6th P.M., in Webster County, Nebraska, subject to easements and restrictions of record; and

A tract of land in the Northeast Quarter of the Southwest Quarter of Section Two (2), Township One (1) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska, more particularly described as follows: Beginning at a point 487.35 feet South of the North East corner of the Southwest Quarter of said Section 2-1-11, running thence West 20 rods, then South 16 rods, thence East 20 rods, thence North 16 rods, also known as Lot 26, Patmor's Sub-Division to the City of Red Cloud, and the N½ of the vacated County road on the South side thereof; and

A tract of land in the Northeast Quarter of the Southwest Quarter of Section Two (2), Township One (1) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska, more particularly described as follows: Beginning at a point 770.35 feet South and 10 rods West of the Northeast corner of the Southwest Quarter of 2-1-11, then South 16 rods, thence West 20 rods, thence North 16 rods, thence East 20 rods to beginning, also known as Lot 36, Patmor's Sub-Division to the City of Red Cloud, and the S½ of the vacated County road on the North side thereof; and

A tract of land in the Northeast Quarter of the Southwest Quarter of Section Two (2), Township One (1) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska, more particularly described as follows: Beginning at a point 770.35 feet South of the Northeast corner of the Southwest Quarter of 2-1-11, running thence West 12.54 rods thence South 16 rods, thence East 12.54 rods, thence North 16 rods to beginning, also known as Lot 37, less the East twenty (20) feet of said Lot 37, Patmor's Sub-Division to the City of Red Cloud, and the S½ of the vacated County road on the North side thereof.

Index	
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NEBRASKA DOCUMENTARY STAMP TAX

Date: 12/03/25

\$Ex005ai By AS Bk 2025, Pg 2716

State of Nebraska ss. County of Webster

Entered on the numerical index and filed for record in the Clerk's office of said county this 03 day of December A.D., 2025, at 10:56 o'clock AM. Recorded in Book 2025 on Pages 2716-2718

Justlysedth **County Clerk**

Fee: \$22.00 By: AS Deputy Electronically Recorded

Return to: Skalka, Baack & Fiala Law Firm, PO Box 907, Hastings, NE 68902-0907

WARRANTY DEED

Derald Todd Burgess a/k/a Derald T. Burgess and Todd D. Burgess and Kila Burgess a/k/a Kila R. Burgess, husband and wife, Grantor, whether one or more, in consideration of love and affection and other valuable consideration, receipt of which is hereby acknowledged, conveys to Chase A. Burgess, a married person, and Lacie A. Schroer, a married person, Grantee, whether one or more, subject to the Life Estate of Derald Todd Burgess and Kila R. Burgess, husband and wife, the following described real estate (as defined in NEB. REV. STAT. Section 76-201) in Webster County, Nebraska:

See Exhibit A

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

EXECUTED: December 1, 2025.

Derald Todd Burgess, Grantor

State of Nebraska)
) ss.
County of Adams)

The foregoing instrument was acknowledged before me on December 1, 2025, by **Derald Todd Burgess** and **Kila Burgess**, husband and wife, Grantor.

GENERAL NOTARY - State of Nebraska
MATTHEW D. BAACK
My Comm. Exp. Jan 9, 2029

Notary Public

EXHIBIT A

The South Eight and One-Third (8 1/3) feet of Lot Seven (7), all of Lots Eight (8) and Nine (9), and the North Eight and One-Third (8 1/3) feet of Lot Ten (10), Block Five (5), Platt's First Addition to Red Cloud, Webster County, Nebraska; and

The Southeast Quarter (SE¼); and the South Half of the Northeast Quarter (S½ NE¼); and the Southeast Quarter of the Northwest Quarter (SE¼ NW¼); and the West Half of the Northwest Quarter (W½ NW¼); all in Section Fourteen (14), Township One (1) North, Range Twelve (12) West, of the 6th P.M., in Webster County, Nebraska, subject to easements and restrictions of record; and

A tract of land in the Northeast Quarter of the Southwest Quarter of Section Two (2), Township One (1) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska, more particularly described as follows: Beginning at a point 487.35 feet South of the North East corner of the Southwest Quarter of said Section 2-1-11, running thence West 20 rods, then South 16 rods, thence East 20 rods, thence North 16 rods, also known as Lot 26, Patmor's Sub-Division to the City of Red Cloud, and the N½ of the vacated County road on the South side thereof; and

A tract of land in the Northeast Quarter of the Southwest Quarter of Section Two (2), Township One (1) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska, more particularly described as follows: Beginning at a point 770.35 feet South and 10 rods West of the Northeast corner of the Southwest Quarter of 2-1-11, then South 16 rods, thence West 20 rods, thence North 16 rods, thence East 20 rods to beginning, also known as Lot 36, Patmor's Sub-Division to the City of Red Cloud, and the S½ of the vacated County road on the North side thereof; and

A tract of land in the Northeast Quarter of the Southwest Quarter of Section Two (2), Township One (1) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska, more particularly described as follows: Beginning at a point 770.35 feet South of the Northeast corner of the Southwest Quarter of 2-1-11, running thence West 12.54 rods thence South 16 rods, thence East 12.54 rods, thence North 16 rods to beginning, also known as Lot 37, less the East twenty (20) feet of said Lot 37, Patmor's Sub-Division to the City of Red Cloud, and the S½ of the vacated County road on the North side thereof.

Agricultural Land Sales Worksheet

Cnty No.	Во	ok	Page	Sa	le Date				S	chool Di													
91	20	25	2712	10/	28/2025	Base: 9	1-00	74	Aff	iliated:			Unified:										
Location	ID	Sale	Number	Useabili	y & Code#	Parcel Number																	
0013162	316201 253			4	05	GeoCde	Twn	Rng	Se	ct Qrt	Subdiv	Area	Blk	Parcel									
	Date of Sale Assessed Value					4135	4	9	3	4 0		00000	1	000	0000								
Land		Imp	provements		Total	Date of Sale Property Classification Code									7 . 124								
257	,305				257,305	Status	Proj	perty Ty	рe	Zoning Loca		Zoning		Zoning		Zoning		Zoning		Zoning Location		y Size	Parcel Size
		Irriga	tion Type:			A) 2	B)	05		c) 5		D) 3	E)	0	F) 10								
LCG			ACRES:	v	ALUE:		LCG			AC	RE	s:		VAL	UE:								
IRRIGATE	ED IAI					GR	ASSLA	ND I	GI	1	18	.200		1	96,800								
	1 <i>A</i>							1	lG														
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	2A																						
	3A1						G1																
	3 <i>A</i>							:	3G														
	4A1							40	G1														
	4.A								4G														
DRYLANI	O 1D1						Shelterb	elt/Timt	er														
	1Ε)						Accreti	on														
	2D1							Was	ste														
	20)						Otl	ner														
	3D1	l .				AG L	AND '	ГОТА	\mathbf{T}	1	58	3.270		2	57,305								
	31							Roa	ds		2	2.010											
	4D1	ı					I	arm Si	tes														
	4 D						Н	ome Si	tes														
							ŀ	Recreati	on														
	Owellings	-						Otl	-														
Out	buildings	5				Noi	n-AG	ГОТА	\mathbb{T}		2	.010											
	_																						

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

FORM 521

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

1 County Name 2 County Number	nt is signed and items 1-27 are accurately completed.								
	3 Date of Sale/Transfer 4 Date of Deed								
Webster - 91 5 Grantor's Name, Address, and Telephone (Please Print)		y <u>28 yr. 2025</u>							
Grantor's Name (Seller)	6 Grantee's Name, Address, and Telephone (Please Print)								
Troy A. Thomas	Grantee's Name (Buyer)								
Street or Other Mailing Address 1740 W. Assumption Rd.	Troy A. Thomas, Trustee, Troy A. Thomas Revocable Trust Street or Other Mailing Address								
City	1740 W. Assumption Rd.								
Hastings NE 68901	City State Hastings NE	Zip Code							
Phone Number 402-759-1269	Phone Number Is the grantee a 501 (a)(2) arrange	68901 ration? Yes V No							
Email Address	402-759-1259 If Yes, is the grantee a 509(a) fou	ndation? Yes No							
thomasairinc@gmail.com	Email Address thomasairinc@gmail.com								
7 Property Classification Number. Check one box in categories A and B. Check C i	f property is also a mobile home.								
(A) Status) Property Type	(C)							
Improved Single Family Industrial	Mineral Interests-Nonproducing State Assessed								
✓ Unimproved Multi-Family Agricultural	Mineral Interests-Producing Exempt	- Income inthe							
		· ·							
	nd Contract/Memo Partition Sheriff	Other							
Bill of Sale Corrective Easement Le	ase Personal Rep. V Trust/Trustee	08161							
☐ Cemetery ☐ Death Certificate — Transfer on Death ☐ Executor ☐ Mi	neral Quit Claim Warranty								
9 Was transfer part of IRS like- kind exchange (IRC & tost	osure Irrevocable Trust Revocable Trust	ansfer on Death							
kind exchange (I.R.C. § 1031 Type of transfer Distribution Forect Exchange) by buyer or seller? Auction Easement Gift		ustee to Beneficiary							
Buyer Seller No. Court Decree Exchange Grant	Trust Drawn David a sa	her (Explain)							
11 Was ownership transferred in full? (If No, explain the division.)	12 Was real estate purchased for same use? (If N	lo state the intended use)							
	Yes No								
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives.	tives? (If Yes, check the appropriate box.)								
Aunt or Uncle to Niece or Nephew Family Corp., F	Partnership, or LLC 🗹 Self 📗 Othe	er							
	and Grandchild Spouse	· · · · · · · · · · · · · · · · · · ·							
Ex-spouse Parents and Cl	nild Step-parent and Step-child								
14 What is the current market value of the real property?	15 Was the mortgage assumed? (If Yes, state the amount and	nterest rate.)							
\$257,305.00	☐Yes ✓ No \$								
16 Does this conveyance divide a current parcel of land?	17 Was transfer through a real estate agent or a title company?	(If Yes, include the name							
L Yes ✓ No	of the agent or title company contact.) Yes	V No							
18 Address of Property	19 Name and Address of Person to Whom the Tax Statement Should be Sent								
	Troy A. Thomas								
=	1740 W. Assumption Rd.								
18a 🗹 No address assigned 18b 🗹 Vacant land	Hastings, NE 68901								
20 Legal Description (Attach additional pages, if needed.)									
The East Half of the Northeast Quarter (E1/2NE1/4) and the East Half Township Four (4) North Range Nine (9) West of the 6th R.M. West	of the Southeast Quarter (E1/2SE1/4), Section Thi	rty-four (34),							
Township Four (4) North, Range Nine (9) West of the 6th P.M., Webst	er County, Nebraska.	• • •							
21 If agricultural, list total number of acres transferred in this transaction 160.28	-								
22 Total purchase price, including any liabilities assumed.	1 1-								
23 Was non-real property included in the purchase?		0;00							
Yes No (If Yes, enter dollar amount and attach itemized list.) (see instru	ctions)	0,00							
24 Adjusted purchase price paid for real estate (line 22 minus line 23)		0,00							
25 If this transfer is exempt from the documentary stamp tax, list the exemption number 4									
26 is an affidavit as described in Neb. Rev. Stat. § 76-2.141 required because the property is located v	rithin a county or other geographic area with an active air force ballistic mi	ssile field? (See Instructions)							
27 If yes, is the required affidavit attached to this filing? Yes No	•								
		,							
Under penalties of law, I declare that I have examined this statement and the and that I am duly authorized to sign this statement.	at it is, to the best of my knowledge and belief, true, complete, ar	rd correct.							
▶ Daniel McMahon									
Print or Type Name of Grantee or Authorized Representative		402-252-5507							
Sign prom	Attornov for Cronto-	Phone Number							
	Attorney for Grantee	11/28/2025							
		Date							
Register of Deed's Use On 28 Date Deed Recorded 29 Value of Stamp or Evernat Number	•	For Dept. Use Only							
1)	30 Recording Data								
- LANN THE	DK2025 19 2712								
lebraska Department of Revenue form No. 96-269-2008 8-2025 Rev. Supersedes 96-269-2008 7-2024	Authorized by Neb. Re	v. Stat. §§ 76-214, 77-1327(2)							
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Index Computer	NEBRASKA D STA
Assessor Carded	Date

NEBRASKA DOCUMENTARY STAMP TAX Date: 12/02/25

\$ Ex004 By AS

Bk 2025, Pg 2712

State of Nebraska ss. County of Webster

Entered on the numerical index and filed for record in the Clerk's office of said county this 02 day of December A.D., 2025, at 12:51 o'clock PM. Recorded in Book 2025 on Page 2712

Jointlysett

County Clerk

Fee: \$10.00 By: AS Deputy Electronically Recorded

Return Address: Smith Pauley, LLP Attn: Daniel D. McMahon; 2727 W. 2nd St., Suite 225, Hastings, NE 68901

QUITCLAIM DEED

Troy A. Thomas, a single person, GRANTOR, in consideration of Love and Affection and Funding TROY A. THOMAS's Trust, quitclaims to GRANTEE, Troy A. Thomas, Trustee of the Troy A. Thomas Revocable Trust, the following described real estate (as defined in Neb. Rev. Stat. Sec. 76-201):

The East Half of the Northeast Quarter (E1/2NE1/4) and the East Half of the Southeast Quarter (E1/2SE1/4), Section Thirty-four (34), Township Four (4) North, Range Nine (9) West of the 6th P.M., Webster County, Nebraska.

Executed: October 28, 2025.

Troy A. Thomas

STATE OF NEBRASKA)

COUNTY OF ADAMS)

The foregoing instrument was acknowledged before me on the 28th day of October, 2025, by Troy A. Thomas, a single person, GRANTOR.

A GENERAL NOTARY-State of Nebraska
DANIEL D. McMAHON
My Comm. Exp. March 4, 2028

Notary Public

/ und

Residential & Commercial Sales Worksheet

Cnty No.	Во	ok	Page		Sale Date				School District Code									
91	202	25	2696		11/:	26/2025	Base:	91-0	0074	Affil	iated:			Unified:				
Location	m	Sale	Number	Useability & Code #					Parce	l N	lumber							
0003000	04	2	252	1			GeoCde	Twi	n Rng	Sec	t Qr	ŧ	Subdiv	Are	a	Blk	P	arcel
Date of Sale Assessed			l Valu	e		4133			00	0		20030		(009	0	000	
Land		Imp	rovements			Total			Date of Sale Property Classification Code									
6	,745		205,96	5		212,710	r	roperty Ty	pe	g	n I	i City Size Pa			cel Size			
Assessor Lo	cation:	BLUE	HILL (3H)			A) 1	B)	01		c) 1		D) 1	E) (6	F)	3
						Residential				•			Comme	rcial		. *		
	Mult	iple Imp	rovements:	Multip	1е. Ітрі	ovements.:			Multiple. Improvements. :									
		Constru	iction Date:	Constr	uction I	Date: 20	00		Construct	ion Da	ate:			,				
			Floor:	Floor S	§q. Ft. :	1,5	12		Floor Sq.	Ft. :								
		Building	g Cost New:	Cost:		254,8	05		Cost:									
Single Family	Style:	101		Resid	ential	Condition: 35	5		Comme	rcial	Occup:	anc	y Code:	1.1	٠, ٠			7
(100) □ Mo	bile Hom	ie		(10)	<u>п_</u>	Worn Out			Primary:			Oti	herl:		Oť	her2:		
(101) 🗷 One	Story			(20)		Badly Worn			Commercial Construction Class:									
(102) 🗆 Two	Story			(30)	(1) ☐ Fireproof Structural Steel Frame													
(103) 🗆 Spli	it Level			(40)	(2) 🗆	Rei	nforce	1 Co	oncrete Fi	ame			•					
(104) 🗆 1 1/	2 Story			(50)	<u> </u>	Very Good			(3) 🛘	Ma	sonry E	3ear	ring Walls	;				
(111) 🗆 Bi-I	Level		,,	(60)		Excellent			(4)	Wo	od or S	Stee	l Framed	Ext. V	Valls			
(106) □ Oth	er						(5) 🛘	Me	tal Fran	ne s	and Walls							
Townhouse or		Style:		Residential Quality; 20					(6) 🗆 Pole Frame									
(301) □ One	Story			(10)		Low		_	Cost Ra		Condition:							
(302) □ Two				(20)	⊞ I	air			(10)	Lov	V			(10)		Worn	Out	<u> </u>
(307) 🗆 1 1/				(30)		\verage			(20)	Ave	rage			(20)		Badly '	Won	1
(308) 🗆 Spli				(40)		Good	 -		(30) Above Average (30) Average								ge	
(309) 🗆 2 1/				· · · ·		Very Good			(40)	Hig	h			(40)		Good		
(304) □ One				(60)	□ I	Excellent			-					(50)	<u> </u>	Vегу С	Good	
(305) □ Two	Story D	uplex		*		en e					: :			(60)		Excelle	ent	
Assessor's						-):												
Assessor Co	mments	and Re	eason for A	djustr	nent:													
WD			<u></u>										_					
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Comments f	rom							۷ ₀ ,	nents:					-				
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			_													(Conti	nue or	n back)



NEBRASKA

Good Life. Great Service.

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

FORM 521

the seed in not be recorded direct this statellier										
1 County Name 2 County Number	nt is signed and items 1-27 are accurately completed. 3 Date of Sale/Transfer									
Webster - 91	Mo. 11 Day 26 Yr. 2025 Mo. 11 Day 18 Yr. 2025									
5 Grantor's Name, Address, and Telephone (Please Print)										
Grantor's Name (Seller)	6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer)									
Timothy M. Streff and Machelle M. Streff	Maverick G. Busboom and Javlin R. Busboom									
Street or Other Mailing Address 1056 W. Britt St.	Street or Other Mailing Address 702 S. Ash St.									
CityStateZip CodeLincolnNE68521	City State Zip Code Blue Hill NE 68930									
Phone Number (402) 746-0260	Phone Number Is the grantee a 501(c)(3) organization? Yes V No (402) 705-3849 If Yes, is the grantee a 509(a) foundation? Yes V No									
Email Address N.A.	Email Address N.A.									
7 Property Classification Number. Check one box in categories A and B. Check C if	property is also a mobile home.									
(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									
Ommercial Recreational	_									
8 Type of Deed Conservator Distribution Lar	nd Contract/Memo Partition Sheriff Other									
☐ Bill of Sale ☐ Corrective ☐ Easement ☐ Lea	ase Personal Rep. Trust/Trustee									
	neral Quit Claim Warranty									
9 Was transfer part of IRS like- 10 Type of Transfer Distribution Forect	osure Irrevocable Trust Revocable Trust Transfer on Death									
9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? 10 Type of Transfer Distribution Forecl Auction Easement Gift	Life Estate Sale Trustee to Beneficiary									
☐ Buyer ☐ Seller ☑ No ☐ Court Decree ☐ Exchange ☐ Granto	or Trust Partition Satisfaction of Contract Other (Explain)									
11 Was ownership transferred in full? (If No, explain the division.)	12 Was real estate purchased for same use? (If No, state the intended use.)									
✓ Yes No										
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary rela	tives? (If Yes, check the appropriate box)									
	Partnership, or LLC Self Other									
☐ Brothers and Sisters ☐ Grandparents a										
Ex-spouse Parents and Cr										
Grep-parent and otep-cind										
280,000.00	15 Was the mortgage assumed? (if Yes, state the amount and interest rate.) Yes V No \$ %									
16 Does this conveyance divide a current parcel of land? Yes 7 No	17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contest.)									
18 Address of Property	19 Name and Address of Person to Whom the Tax Statement Should be Sent									
702 S. Ash St.										
Blue Hill, NE 68930	See Grantee									
·	18a No address assigned 18b Vacant land									
20 Legal Description (Attach additional pages, if needed.)										
All of Block Eight (8) and Lots One (1) and Two (2), Block Nine (9), Sweezy's A	ddition to the City of Blue Hill, Webster County, Nebraska, according to the									
All of Block Eight (8) and Lots One (1) and Two (2), Block Nine (9), Sweezy's A recorded plat thereof.	ddition to the City of Blue Hill, Webster County, Nebraska, according to the									
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600K 2025 PAGE 2696

State of Nebraska
County of Webster

Entered on the
numerical index and filed for record in the
Clerk's office of said county this all day
of NOV A.D., 20 at 10:149
o'clock AM. Recorded in Book and a
on Page alglo

County Clerk
10.00 Deputy
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 1726-25
\$ 649.60 By ab

Return To: Adams Land Title Company, P.O. Box 1347, Hastings, NE 68902

Warranty Deed

The Grantors, TIMOTHY M. STREFF AND MACHELLE M. STREFF, HUSBAND AND WIFE, in consideration of One Dollar and other valuable consideration, the receipt of which is hereby acknowledged, conveys to MAVERICK G. BUSBOOM AND JAYLIN R. BUSBOOM, as joint tenants not as tenants in common, whether one or more, the following described real estate (as described in Neb. Stat. 76-201):

All of Block Eight (8) and Lots One (1) and Two (2), Block Nine (9), Sweezy's Addition to the City of Blue Hill, Webster County, Nebraska, according to the recorded plat thereof.

GRANTORS covenant with GRANTEES that GRANTORS:

- are lawfully seized of such real estate and that it is free from all encumbrances subject to easements, reservations, covenants and restrictions of record and subject to all regular taxes and special assessments;
- (2) have legal power and lawful authority to convey the same;
- (3) warrant and will defend title to the real estate against the lawful claims of all persons.

` '	1
Executed 11-18-2025	JimMM. That
* .	Timothy M. Streff
	Madielle M. Strepf
	Machelle M. Streff
STATE OF NEBRASKA	
COUNTY OF ADAMS	

On this 18th day of November, 2025, before me personally appeared Timothy M. Streff and Machelle M. Streff.

GENERAL NOTARY - State of Nebraska
DUSTY S. MCKENNA
My Comm. Exp. August 8, 2027

Notary Public - DUSTY S. MCKENNA

Agricultural Land Sales Worksheet

Cnty No.	Во	ok	Page	Sale	Date				S	chool D	str	ict Code					
91	20	25	2669	11/25/2025		Base: 9	1-00	74	Aff	iliated:			Unified:				
Location	TD	Sale Number Useability & Co			& Code#		Parcel Number										
0017171	100	1	251	1		GeoCde	Twn	Rng	Se	ect Qrt		Subdiv	Area	Blk	Parcel		
	D	ate of S	ale Assessed V	⁷ alue		4133	4133 4 10 30 0 00000								0000		
Land		Im	Improvements Total				Date of Sale Property Classific							cation Code			
302	,290			3	02,290	Status	Pro	perty Ty	рe	Zoning		Location	Cit	y Size	Parcel Size		
-		Irriga	tion Type:		-	A) 2	B)	05		c) 5		D) 3	E)	0	F) 9		
LCG			ACRES:	VAL	UE:	:	LCG			AC	RE	S:	1 4	VAL	JE:		
IRRIGATI	D 1A1					GR	GRASSLAND IGI 1.000								1,665		
	1A						1G 53.530							89,125			
	2A1				•••	2G1 7.340						11,080					
	2A			<u> </u>		2G											
	3A1						30	G1		18	3.300			26,535			
<u>.</u>	3A								3G								
<u></u>	4A1							40	G1		_						
	4A	•							4G								
DRYLANI	1D1		8.580		28,355	S	helterb	elt/Timb	DêT								
	1D	!						Accreti	on								
	2 D1							Was	ste		11	600			5,800		
·	2D	}	0.830		2,605		<u></u>	Oth									
	3D1	1	33.640		99,745	AG L	AND '	TOTA	\mathbf{L}	1		.600		3	02,290		
	3 D	 		·				Roa	-+		3	.010	<u> </u>	· · · ·	<u> </u>		
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	4D		12.780	Company of the Compan	37,380			ome Sit	_								
		0.00					F	Recreation	on								
	wellings					····		Oth									
Out	buildings					Noi	ı-AG	ГОТА	\mathbf{L}		3	.010					

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
BK 2025, PG 2669	
Comments from	Comments:
	(Continue on back)



NEBRASKA
Good Life, Great Service.

Real Estate Transfer Statement

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

251

FORM **521**

• If additional space is needed, add an attachment and identify the applicable item number. DEPARTMENT OF REVENU The deed will not be recorded unless this statement is signed and items 1-27 are accurately completed. 1 County Name 2 County Number 3 Date of Sale/Transfer 4 Date of Deed 25 yr. <u>2025</u> Yr. 2025 Mo. 11 Webster - 91 5 Grantor's Name, Address, and Telephone (Please Print) 6 Grantee's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Robert A. Piel and Brenda L. Piel Grantee's Name (Buyer) Shirley M. Schmidt, TR Shirley M. Schmidt Rev Tr Street or Other Mailing Address Street or Other Mailing Address 1017 Hastings Ave 8020 W 12th St City State Zip Code City State Zip Code Hastings ΝE NE 68901 Juniata 68955 Phone Number Phone Number ls the grantee a 501(c)(3) organization? Yes 402-469-4463 If Yes, is the grantee a 509(a) foundation? Yes ₽ No 1 Email Address Email Address 1/100 n/a 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. (A) Status (B) Property Type (C) Improved Single Family Industrial Mineral Interests-Nonproducing State Assessed Mobile Home Unimproved Multi-Family Agricultural Mineral Interests-Producing Exempt IOLL Commercial Recreational 8 Type of Deed Conservator Distribution Land Contract/Memo Partition Sheriff Other. Bill of Sale Corrective Easement Lease Personal Rep. Trust/Trustee Cemetery Death Certificate - Transfer on Death Executor Mineral Quit Claim ✓ Warranty Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? 10 Type of Transfer Distribution Foreclosure Irrevocable Trust Revocable Trust Transfer on Death Auction Easement ☐ Gift Life Estate ✓ Sale Trustee to Beneficiary Buyer Seller 🗹 No Court Decree Exchange Grantor Trust Partition Satisfaction of Contract Other (Explain) 11 Was ownership transferred in full? (If No, explain the division.) 12 Was real estate purchased for same use? (If No, state the intended use.) ✓ 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.) **✓** No Yes Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC Other Brothers and Sisters Grandparents and Grandchild Ex-spouse Parents and Child Step-parent and Step-child 14 What is the current market value of the real property? 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) ✓ No 542,196.00 16 Does this conveyance divide a current parcel of land? 17 Was transfer through a real estate agent or a title company? (If Yes, include the name Yes **₩** No of the agent or title company contact.) Yes Ruhter Auction & Rea No 18 Address of Property 19 Name and Address of Person to Whom the Tax Statement Should be Sent Ag Land Grantee 18a V No address assigned 18b Vacant land 20 Legal Description (Attach additional pages, if needed.) The southeast Qurater of Section Thirty (30), Township Four (4) North, Range Ten (10) West of the 6th P,M., Webster County, Nebraska, EXCEPT a tract of land Six Hundred Sixty (660) Feet by six Hundred Sixty (66) Feet in the Southeast Corner of the Southeast Quarter 21 If agricultural, list total number of acres transferred in this transaction 150.61+-22 Total purchase price, including any liabilities assumed...... 542,196,00 22 \$ 23 Was non-real property included in the purchase? 24 Adjusted purchase price paid for real estate (line 22 minus line 23) 542,196,00 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 country or other geographic area with an active air force ballistic missile field? (See Instructions) Yes 🗹 No 27 If yes, is the required affidavit attached to this filing? Yes No Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement. Shirley M. Schmidt, Trustee 402-469-4463 Print or Type Name of Grantee or Authorized Representative Phone Number Grantee /2025 11/ tee or Authorized Representative Title Date nere Register of Deed's Use Only For Dept, Use Only 28 Date Deed Recorded 29 Value of Stamp or Exempt Number 30 Recording Data Day <u>علو</u> ۲۲. Nebraska Department of Revenue Authorized by Neb. Rev. Stat. 88 78-214, 77-1327(2)

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

Index
Computer
Assessor
Carded

NEBRASKA DOCUMENTARY STAMP TAX

Date: 11/26/25 \$1259.76 By AS Bk 2025, Pg 2669

State of Nebraska State of Webster ss.

Entered on the numerical index and filed for record in the Clerk's office of said county this 26 day of November A.D., 2025, at 09:03 o'clock AM. Recorded in Book 2025 on Page 2669

County Clerk

Fee: \$10.00 By: AS Deputy

Electronically Recorded

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

WARRANTY DEED

Robert A. Piel and Brenda L. Piel, husband and wife, Grantors, 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, convey to Grantee, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

The Southeast Quarter of Section Thirty (30), Township Four (4) North, Range Ten (10) West of the 6th P.M., Webster County, Nebraska, EXCEPT 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 said Section Thirty (30).

Grantors covenant, jointly and severally, with Grantee that Grantors:

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

Executed November 25, 2025.

Robert A. Piel

Brenda L. Pie

STATE OF NEBRASKA

) ss.

COUNTY OF ADAMS

The foregoing instrument was acknowledged before me on November 25, 2025 by

Robert A. Piel and Brenda L. Piel, husband and wife.

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

Notary Public

Agricultural Land Sales Worksheet

Cnty No.	Во	ok	Page		Sale	Date				S	chool Dis	trict Code	en e						
91	202	25	2652	1	1/24	/2025	Base: 9	1-00	02	Aff	iliated:		Unified:						
Location I	D	Sale	Number	Usea	bility	& Code#				Number									
00191640)2	250 1					GeoCde	Twn	Rng	Se	ect Qrt	Subdiv	Агеа	Blk	Parcel				
	Date of Sale Assessed Value							2	11	3	6 2	00000	1	000	6912				
Land		Imp	provements		To	otal		D	ate of	Sale	ale Property Classification Code								
106,	835	106,835 Status Property Type						pe .	Zoning	Location	City Size		Parcel Size						
		Irriga	tion Type:				A) 2	B)	05		ෆ 5	D) 3	E)	0	F) 9				
LCG		5.5 5.8	ACRES:		VAL	UE;		LCG			ACI	RES:		VAL	UE:				
IRRIGATED	1A1						GR	ASSLA	ND 19	G1	4	11.420			68,960				
	1A									lG		0.800	400						
	2A1								20	G1	2	20.540	31,015						
	2A								. 2	2G		0.290	145						
	3A1								30	Gl									
	3A								3	3G		0.040	20						
	4A1								40	G1									
	4A								4	4G		12.590			6,295				
DRYLAND	1D1	_				_	5	Shelterbe	elt/Timl	ет									
	1D								Accreti	on									
	2D1								Was	ste									
	2D								Otl										
	3D1						AG L	AND '	ΓΟΤΑ	\mathbf{T}	•	75.680		1	06,835				
	3D					.,,			Roa	ıds			1. 11	<u> </u>					
	4D1							I	arm Si	tes									
Transport Bourgage of the	4D	Supplementary	Total March 1980	Section of the second	25ghthlaphean	CALLED Secretors (Secretors)		H	ome Si	tes									
								F	Recreati	оп									
	rellings			-					Otf	_		5.750							
Outbu	uldings						Noi	n-AG	ГОТА	\mathbf{L}		5.750							

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

P0300

NEBRASKA

Real Estate Transfer Statement



FORM **521**

Good Life. Great Service.

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

DEPARTMENT OF REVENUE	If additional space is nee	eded, add an attachi	ment and identify the app	licable item n	umber.	021
	The deed will not be recorded u	unless this statemen	it is signed and items 1-2	7 are accurate	ly completed.	
1 County Name	2 County Number	/////////////////////////////////////	3 Date of Sale/Transfer	4	Date of Deed	
	Webster - 91		Mo. 111 Day 24	Yr. <u>2025</u>	Mo. 11 Day 2	24 _{Yr.} 2025
5 Grantor's Name, Addre	ess, and Telephone (Please Print)		6 Grantee's Name, Address	s, and Telephone	(Please Print)	
Grantor's Name (Seller) Gerald Dean Slingsby			Grantee's Name (Buyer) Jerrod Keith Meyer			
Street or Other Mailing Ad 1234 Hwy 136	dress		Street or Other Mailing Address 1669 W Siesta Drive	ess		
City Red Cloud	State NE	Zip Code 68970	City Pueblo		State CO	Zip Code 81007
Phone Number 308-202-0157			Phone Number 402-202-3536		501(c)(3) organization Intee a 509(a) founda	
Email Address n/a			Email Address n/a			
7 Property Classification	n Number. Check one box in categori	ies A and B. Check C if	property is also a mobile ho	ome.		
(A) Status		(B)) Property Type			(C)
☐ Improved ☑ Unimproved ☐ IOLL		strial [cultural [Mineral Interests-Nonproducing	_	State Assessed Exempt	Mobile Home
Bill of Sale Cemetery C	Conservator [Corrective [Death Certificate – Transfer on Death [Easement Lea	neral Quit C	nal Rep. Tr	neriff C ust/Trustee /arranty	Other
	f IRS like- 0. § 1031 r seller? Iller No	Distribution Forecl Easement Gift Exchange Granto	Life Estate [Revocable Tru Sale Satisfaction of	Trust	sfer on Death tee to Beneficiary er (Explain) , state the intended use.
Yes No			Yes	No	or same use: (ii No,	, state the interided use.)
13 Was the transfer betwe ☐ Yes ✓ No	en relatives, or if to a trustee, are the tru Aunt or Uncle to Niece or Nephe Brothers and Sisters Ex-spouse	ew Family Corp., F	Partnership, or LLC Seand Grandchild Sp		Other	
14 What is the current mar	ket value of the real property?		15 Was the mortgage assur	ned? (If Yes. state	the amount and int	erest rate.)
124,000.			Yes No	\$		%
16 Does this conveyance of Yes No	divide a current parcel of land?		17 Was transfer through a re of the agent or title comp	eal estate agent of any contact.)	r a title company? (I Yes Southern	If Yes, include the name
18 Address of Property			19 Name and Address of Pe		- (-3::0:::1::1 1 1-1 -	
Ag land			Grantee			
18a 🔽 No address assig						
20 Legal Description (Attac See Attached	ch additional pages, if needed.)					
21 If agricultural, list total n	number of acres transferred in this transa	action 37+-	·			

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? (Set Yes Vestat.) No	e Instructions
27 If yes, is the required affidavit attached to this filing? Yes No	
Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement.	

22 Total purchase price, including any liabilities assumed.

Yes Vo (If Yes, enter dollar amount and attach itemized list.) (see instructions)

24 Adjusted purchase price paid for real estate (line 22 minus line 23)

and that I am duly authorized to sign this statement.

Teresa Theobald
Print or Type Name of Grantee or Authorized Representative

Closing Agent
Title

Closing Agent
Title

11/24/2025
Date

	For Dept. Use Only		
8 Date Deed Recorded Mo. 11 Day 25 Yr. 25	29 Value of Stamp or Exempt Number	BK20a5 R 2652	

Nebraska Department of Revenue

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

23 Was non-real property included in the purchase?

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

124,000,00

124,000,00

22 \$

23 \$

Exhibit "A"

Legal Description

A tract of land comprising of a part of the Northeast Quarter (NE1/4) of the Southwest Quarter (SW1/4) of Section 36, Township 2 North, Range 11 West of the 6th P.M., Webster County, Nebraska; said tract being more particularly described as follows:

Beginning at the West Quarter corner of Section 36, Township 2 North, Range 11 West; thence running on an assumed bearing of N88°37'13"E on the North line of said SW1/4 for a distance of 1319.64 feet to the Northwest corner of the Northeast Quarter of the Southwest Quarter of said Section 36 which is also the point of beginning; thence continuing N88°37'13"E a distance of 1319.64 along the North line of the Southwest Quarter of said Section 36 to the Northeast corner of the Southwest Quarter of said Section 36; thence S1°28'59"E along the East line of the Southwest Quarter of said Section 36 a distance of 1219.10 feet; thence S88°37'13"W a distance of 1324.48 feet to a point on the West line of the East Half of the Southwest Quarter of said Section 36; thence N1°15'21"W a distance of 1219.10 feet to the point of beginning

along with an easement, described as follows: A 20.00 foot wide access easement located in a part of the East Half (E1/2) of the Southwest Quarter (SW1/4) of Section 36, Township 2 North, Range 11 West of the 6th P.M., Webster County, Nebraska, said easement being more particularly described as follows: Beginning at the Southwest corner of Section 36, Township 2 North, Range 11 West; thence running on an assumed bearing of N88°56'38"E on the South line of said SW1/4 for a distance of 1922.91 feet to the point of beginning; thence N1°03'22"W a distance of 583.94 feet; thence continuing on a 60.00 foot radius curve to the right, a distance of 88.43 feet (Long chord bears N41°10'00"E, a distance of 80.64 feet); thence N83°23'22"E a distance of 319.16 feet; thence continuing on a 197.52 foot radius curve to the left, a distance of 159.70 feet (Long chord bears N57°06'48"E, a distance of 155.39 feet); thence N33°18'53"E a distance of 268.08 feet; thence continuing on a 140.00 foot radius curve to the left, a distance of 85.03 feet (Long chord bears N15°54'57"E, a distance of 83.73 feet); thence N1°28'59"W a distance of 389.20 feet to a point on the South line of Tract 1, thence N88°31'01"E a distance of 20.00 feet along the South line of Tract 1; thence S1°28'59"E a distance of 389.20 feet; thence continuing on a 160.00 foot radius curve to the right, a distance of 97.17 feet (Long chord bears S15°54'57"W, a distance of 95.69 feet); thence S33°18'53"W a distance of 268.19 feet; thence continuing on a 217.52 foot radius curve to the right, a distance of 176.55 feet (Long chord bears S57°10'18"W, a distance of 171.74 feet); thence S83°23'22"W a distance of 319.69 feet; thence continuing on a 40.00 foot radius curve to left, a distance of 58.95 feet (Long chord bears S41°10'00"W, a distance of 53.76 feet); thence S1°03'22"E a distance of 583.94 feet; thence S88°56'38"W a distance of 20.00 feet to the point of beginning

BOOK 2025 PAGE 24

Entered on the numerical index and filed for record in the Clerk's office of said county this 25 day NOU A.D., 2025, at 8:2 o'clock a.M. Recorded in Book 20 County Clerk Decure Como Assessor Carded

NEBRASKA DOCUMENTARY

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

WARRANTY DEED

Gerald Dean Slingsby, a single person, Grantor, in consideration of ONE DOLLAR (\$1.00) and other valuable consideration received from Grantee, Jerrod Keith Meyer, conveys to Grantee, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

See Exhibit "A"

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

- (1) is lawfully seised of such real estate and that it is free from encumbrances;
- (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 November 24, 2025.

STATE OF NEBRASKA

) ss.

COUNTY OF WEBSTER

The foregoing instrument was acknowledged before me on November 24 Gerald Dean Slingsby, a single person.

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

Notary Public

Exhibit "A"

Legal Description

A tract of land comprising of a part of the Northeast Quarter (NE1/4) of the Southwest Quarter (SW1/4) of Section 36, Township 2 North, Range 11 West of the 6th P.M., Webster County, Nebraska; said tract being more particularly described as follows:

Beginning at the West Quarter corner of Section 36, Township 2 North, Range 11 West; thence running on an assumed bearing of N88°37'13"E on the North line of said SW1/4 for a distance of 1319.64 feet to the Northwest corner of the Northeast Quarter of the Southwest Quarter of said Section 36 which is also the point of beginning; thence continuing N88°37'13"E a distance of 1319.64 along the North line of the Southwest Quarter of said Section 36 to the Northeast corner of the Southwest Quarter of said Section 36; thence S1°28'59"E along the East line of the Southwest Quarter of said Section 36 a distance of 1219.10 feet; thence S88°37'13"W a distance of 1324.48 feet to a point on the West line of the East Half of the Southwest Quarter of said Section 36; thence N1°15'21"W a distance of 1219.10 feet to the point of beginning

along with an easement, described as follows: A 20.00 foot wide access easement located in a part of the East Half (E1/2) of the Southwest Quarter (SW1/4) of Section 36, Township 2 North, Range 11 West of the 6th P.M., Webster County, Nebraska, said easement being more particularly described as follows: Beginning at the Southwest corner of Section 36, Township 2 North, Range 11 West; thence running on an assumed bearing of N88°56'38"E on the South line of said SW1/4 for a distance of 1922.91 feet to the point of beginning; thence N1°03'22"W a distance of 583.94 feet; thence continuing on a 60.00 foot radius curve to the right, a distance of 88.43 feet (Long chord bears N41°10'00"E, a distance of 80.64 feet): thence N83°23'22"E a distance of 319.16 feet; thence continuing on a 197.52 foot radius curve to the left, a distance of 159.70 feet (Long chord bears N57°06'48"E, a distance of 155.39 feet); thence N33°18'53"E a distance of 268.08 feet; thence continuing on a 140.00 foot radius curve to the left, a distance of 85.03 feet (Long chord bears N15°54'57"E, a distance of 83.73 feet); thence N1°28'59"W a distance of 389.20 feet to a point on the South line of Tract 1, thence N88°31'01"E a distance of 20.00 feet along the South line of Tract 1; thence S1°28'59"E a distance of 389.20 feet; thence continuing on a 160.00 foot radius curve to the right, a distance of 97.17 feet (Long chord bears S15°54'57"W, a distance of 95.69 feet); thence S33°18'53"W a distance of 268.19 feet; thence continuing on a 217.52 foot radius curve to the right, a distance of 176.55 feet (Long chord bears S57°10'18"W, a distance of 171.74 feet); thence S83°23'22"W a distance of 319.69 feet; thence continuing on a 40.00 foot radius curve to left, a distance of 58.95 feet (Long chord bears S41°10'00"W, a distance of 53.76 feet); thence S1°03'22"E a distance of 583.94 feet; thence S88°56'38"W a distance of 20.00 feet to the point of beginning

Residential & Commercial Sales Worksheet

Cnty No.	Во	ok	Page		Sa	de Date			School District Code									
91	20	25	2649		11/:	13/2025	Base: 9	1-0	0002	OO2 Affiliated: Unified:								
Location	ID	Sale	Number	Us	eabili	y & Code#			Parcel Numbe				ber					
0001110	000	2	249		4	04	GeoCde	Twi	n Rng	Sec	t	Qrt	Sul	bdiv	Area	Blk	P	arcel
	D	ate of S	ale Assessed	Valu	це		4491			00 0		0	10	005		020	0	000
Land		Imp	provements			Total			Date of S	Date of Sale Property Classificat					ition (Code		
1	,970		17,715	5	19,685 Statu			P	roperty Ty	ре	e Zoning		Location		Cit	y Size	Par	el Size
Assessor Lo	cation:	RED	CLOUD (R	(C)			A) 1	B)	01		C)	1	D)) 1	E)	6	F)	2
						Residential		•					Coi	mmer	cial			
	Mul	tiple Im	provements:	Multi	ple. Impi	ovements.:			Multiple.	Impro	ovem	ents.:						
Construction Date			uction Date:	Cons	truction I	Date: 19	74		Construct	tion D	ate :							
Floo			Floor:	Floor	Sq. Ft. :	1,2	15		Floor Sq.	Ft. :								
Building Cost Nev			ıg Cost New:	Cost	:	220,8	25		Cost:									
Single Family	Style:	101		Resi	dential	Condition: 1!	5		Comme	rcial	Occ	upan	ey Co	ode;				177.5
(100) 🗆 Mo	bile Hon	ne		(10)	*	Worn Out			Primary	:		0	ther1:	:		Other2:		
(101) 🗷 On	e Story			(20)	图]	Badly Worn			Comme	rcial	Cor	ıstruc	tion	Class:				
(102) 🗆 Tw	o Story			(30)		Average			(1)	I Fir	ерго	of Str	uctur	ral Steel	Frame	:		
(103) ☐ Split Level (40) ☐ Good							(2)	l Re	info	rced C	Concr	ete Fra	me					
(104) 🗆 1 1/2 Story				(50)		Very Good			(3) □	l Ma	son	гу Вег	aring	Walls				
(111) 🗆 Bi-	Level			(60)		Excellent			(4)	l W	bod	or Ste	el Fra	amed E	xt. Wal	lls		
(106) □ Otl	ner			٠		4.40			(5) 🗆	i Me	etal I	rame	and '	Walls				
Townhouse o	r Duples	Style:		Resi	dential	Quality: 30			(6) □	Po	le Fr	ame						
(301) 🗆 On	e Story			(10)		Low			Cost Ra	nk:				C	onditi	on:		
(302) 🗆 Tw	o Story			(20)		Fair			(10)	Lo	w			(10) 🗆	Worn	Out	
(307) 🗆 11.	/2 Story			(30)	*	Average			(20) □	l Av	erag	ţe.		(2	20) 🗆	Badly	Wor	n
(308) 🗆 Spl	lit Level			(40)		Good			(30) □	l Ab	ove	Avera	age	(.	30) 🗆	Avera	ge	
(309) 🗆 21.	/2 Story			(50)		Very Good			(40) □	l Hiş	għ			(-	40) 🗆	Good		
(304) □ On				(60)		Excellent			1000		1 14 1 14	1 1	** <u>*</u>	(;	50) 🗆	Very	Good	
(305) □ Tw	o Story I	Duplex										1, 11	٠	. (0	50) 🏻	Excel	lent	- خند الدارس
			t to Sale Pi		`	-):												·
			Reason for A															
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		-																
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Comments	пощ					<u></u>		COMI	ments:							•	_	
			, <u>, , , , , , , , , , , , , , , , , , ,</u>												•			
	•																	
																(Cont	inue c	n back)

3130

Real Estate Transfer Statement

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

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

Good Life, Great Service.

,			ded unless this statem				l					
1 County Name	THE GCCG	2 County Number		3 Date of Sale/Trans		<u>-</u>						
•	Webster -	_		7.0	1 12 25							
5 Grantor's Name, A			t)	6 Grantee's Name, Address, and Telephone (Please Print)								
Grantor's Name (Sell LEZA RENEE D				Grantee's Name (Bu	Grantee's Name (Buyer)							
Street or Other Mailir				LEZA RENEÈ DÉGENER, TRUSTEE Street or Other Mailing Address								
10408 NICOLET	WAY			10408 NICOLE	T WAY							
City AUSTIN		State TX	Zip Code 78717	City AUSTIN		State TX	Zip Code 78717					
Phone Number			10111	Phone Number	Is the grantee	a 501(c)(3) organiz	ration? Yes VNo.					
(404) 316-9368 Email Address				(404) 316-9368 Email Address	If Yes, is the gr	antee a 509(a) fou	ndation? Yes No					
Leza.Degener@g				Leza.Degener@	gmail.com							
	cation Number. C	heck one box in ca	tegories A and B. Check (obile home.							
(A) Status	- CO11- F	7		(B) Property Type			(C)					
✓ Improved Unimproved	Single F Multi-Fa		Industrial	Mineral Interests-N		State Assessed	Mobile Home					
□ iorr	Comme	- <u>-</u>	Agricultural Recreational	Mineral Interests-P	roducing [i Exempt	1					
8 Type of Deed	Conservator		Distribution	Land Contract/Memo	Partition S	heriff]]					
Bill of Sale	Corrective		Easement	Lease	= =====================================	rust/Trustee	Other					
Cemetery	 _	ate - Transfer on De	ath Executor	<u> </u>	= · =	Varranty						
9 Was transfer pa kind exchange (rt of IRS like-	10 Type of Transfe	er Distribution For	eclosure Irrevocable	e Trust Revocable Tr	ust Tr	ansfer on Death					
kind exchange (Exchange) by buy		Auction	Easement Giff	Life Estate	Sale	· 🔲 1	ustee to Beneficiary					
	Seller No	Court Decre		ntor Trust Partition	Satisfaction of		ther (Explain)					
11 Was ownership tra	No	No, explain the divis	sion.)		as real estate purchased	for same use? (If I	No, state the intended use.)					
13 Was the transfer be	13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.)											
	No Aunti	or Uncle to Niece or	—	, Partnership, or LLC	Self	☐ Oth	er					
	Broth	ers and Sisters		s and Grandchild	Spouse							
	Ex-sp		Parents and	Child	Step-parent and S	tep-child						
14 What is the current	market value of the	e real property?		15 Was the mortgag	je assumed? (If Yes, stat	e the amount and	interest rate.)					
\$17,715					No \$		%					
16 Does this conveyar	ice divide a currer No	t parcel of land?		17 Was transfer thro	ough a real estate agent (tle company contact.)	_	? (If Yes, include the name					
18 Address of Property					L	Yes	No					
333 N. SEWARD	,			I FZA RENEE D	ss of Person to Whom th EGENER, TRUST	le Tax Statement S ⊏⊏	should be Sent					
			•	10408 NICOLET								
18a No address a	ssigned 18b	Vacant land		AUSTIN, TX 787	717							
20 Legal Description (Attach additional p	ages, if needed.)										
Lois Three (3), F	our (4) and Fr	/e (5), Block IW	enty (20), Original To	wn of Red Cloud, V	Vebster County, Ne	ebraska.						
24 léantine Herrit Cott	a_1 t											
21 If agricultural, list to			transaction									
22 Total purchase price23 Was non-real prope	be, including any li	abîlities assumed				22 \$	0;00					
			ach itemized list.) (<u>see ins</u>	tructions)		23 \$	1					
24 Adjusted purchase	price paid for rea	estate (line 22 minu	ıs line 23)			24 \$	0,00					
			k, list the exemption number		.•	MAP-ING I						
Yes V	aidea in <u>Neb. Hev. S</u> No	<u>tat. § 76-2,141</u> required	f because the property is locate	d within a county or other ge	eographic area with an activ	e air force ballistic m	issile field? (See Instructions)					
27 If yes, is the red	quired affidavit attac	hed to this filing?	Yes No									
Under	nemalties of law I	dodge that I have										
and that	THE REPORT OF THE PROPERTY OF	zeo io sign unis state	examined this statement an ment.	I that it is, to the best of i	my knowledge and beliei	, true, complete, a	nd correct,					
LEZA Print sir	RENEE DEG	ENER, TRUSTE	<u>E</u>	. <u> </u>			<u>(404)</u> 316-9368					
sign	D -	arries of Authorized	nepresentative				Phone Number					
here Signatu	re of Grantee or A	uthorized Represen	tativa	GRANTEE Title								
							Date					
28 Date Deed Records	d		egister of Deed's Use				For Dept Use Only					
11	M 25	29 Value of Stamp	or exempt Number	30 Recording Data	N = 1.10							
Mo. 1 Day C	Yr. S	* FXOW	<u> </u>	1 PK 9183	~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~	Budde and						
Form No. 96-269-2008 8-20	25 Rev. Supersedes	96-269-2008 7-2024			J	Authorized by Neb. R	ev. Stat. §§ 76-214, 77-1327(2)					



Certificate of Exemption – Deeds to Trustees *Documentary Stamp Tax – Neb. Rev. Stat. § 76-902

SI	ECTION 1						
Grantor of Instrument and Trust							
LEZA RENEE DEGENER Grantee of Instrument (Trustee)							
LEZA RENEE DEGÉNER, TRUSTEE							
NAME OF BENEFICIARIES	RELATIONSHIP TO GRANTOR						
LEZA RENEE DEGENER	Self						
<u> </u>							
SI	ECTION 2						
Does a trust document exist which sets forth the grantor, the of the real property transfer?	YES NO						
	s made directly from the grantor to the beneficiaries of the trust.						
	te of Nebraska, or any of their agencies or subdivisions.						
Deeds which, without additional consideration, confin which do not extend or limit existing title or interest.	rm, correct, modify, or supplement a deed previously recorded, but						
Deeds without actual consideration between: husband a marriage); or parent and child.	and wife; ex-spouses (conveying property acquired or held during the						
corporation or interest in the partnership or LLC are of member of that family, related to one another within the spouses. No consideration is given other than the issuar the family members or the return of the stock to the corp in dissolution of the interest in the partnership or LLCs.	or limited liability company (LLC). All the shares of stock of the owned by members of a family, or a trust created for the benefit of a courth degree of kindred according to the rules of civil law, and their nace of stock of the corporation or interest in the partnership or LLC to poration in partial or complete liquidation of the corporation or deeds s. To qualify for the exemption for family corporations, partnerships, f the corporation or partnership and not in the name of the individual						
Deeds of partition.							
Deeds made pursuant to mergers, consolidation, sales merger or consolidation filed with the Secretary of State the documentary stamp tax exemption is granted.	, or transfers of the assets of a corporation pursuant to the plans of e. A copy of this plan must be presented to the register of deeds before						
Deeds made by a subsidiary corporation to its parent corporation to its parent corporation to its parent corporation.	rporation for no consideration other than the cancellation or surrender						
Cemetery deeds.							
Mineral deeds.							
Deeds executed pursuant to court decrees.							
Deeds which release a reversionary interest, a condition	subsequent or precedent, a restriction, or any other contingent interest.						
	tative conveying to devisees or heirs property passing by testate or						
Deeds transferring property located within the boundar American residing on an Indian Reservation in Nebrasl	Deeds transferring property located within the boundaries of an Indian Reservation where the grantor or grantee is a Native American residing on an Indian Reservation in Nebraska.						
	partnership or LLC, which is not a family partnership or LLC to any						
Easements.	-						



Certificate of Exemption – Deeds to Trustees

Page 2

SECTION 3

I hereby certify that I am familiar with all of the relevant details of the real estate transaction described above, and if the transaction were made directly from the grantor of the trust to the beneficiaries of the trust, it would be exempt from documentary stamp tax as indicated above.

I further certify that documentation of the trust that supports this exemption is available for inspection at any time by the Nebraska Department of Revenue.

sign Renée Pleaner Grantor

Title Date

File this Certificate of Exemption with the Real Estate Transfer Statement, Form 521, when exemption #19 is claimed in Item 25 on the Form 521.

www.revenue.ne.gov/PAD or 402-471-5984

State of Nebraska **County of Webster** Entered on the numerical index and filed for record in the Clerk's office of said county this 34 Hay of NOV A.D., 2025, at 12:15 o'clock P.M. Recorded in Book 005 on Page 2649-2650 County Clerk That Deputy Os. also Carded____ Comp_ Assessor_ When recorded, mail this deed to: LEZA RENEE DEGENER, TRUSTEE 10408 NICOLET WAY **AUSTIN, TX 78717**

Mail tax statements to: ADDRESS OF RECORD

EXEMPTION 76-902 (19)
TRANSFER TO CURRENT OWNER'S
REVOCABLE TRUST;
NO CONSIDERATION

QUITCLAIM DEED

GRANTOR, LEZA RENEE DEGENER, an unmarried woman, who took title as LEZA R. WEBER, a married person, the undersigned Grantor, whose address is 10408 Nicolet Way, Austin, TX 78717, does hereby remise, release and forever quitclaim to

GRANTEE, LEZA RENEE DEGENER, as TRUSTEE of THE LEZA RENEE DEGENER LIVING TRUST dated Movember 13, 2005

all her interest in the following described real estate in the County of **WEBSTER**, State of **NEBRASKA** (as defined in **Neb. Rev. Stat. 76-201**):

Lots Three (3), Four (4) and Five (5), Block Twenty (20), Original Town of Red Cloud, Webster County, Nebraska.

Being the same property as that deed recorded October 23, 2015, Book 2015, Page 1985, records of Webster County, and subject to all conditions, covenants, restrictions, reservations, easements, rights, and rights of way of record, if any, to current taxes, and to any other matters of record affecting said property.

Parcel 0000111000

Property Address: 333 N. Seward, Red Cloud, Nebraska

Executed this 13 day of November . 20 25

LEZA RENEE DEGENER

STATE OF TEXAS 11 A
COUNTY OF
BEFORE ME, BRENDER KINDER-NOTIFY PUBLIC (here insert the
ame and character of the officer), on this day LEZA RENEE DEGENER, known to me or proved to me
on the oath of or through
(identity card or other document) to be the
person(s) whose name(s) is/are subscribed to the foregoing instrument, personally appeared and
cknowledged to me that he/she/they executed the same for the purposes and consideration therein
expressed.
1.
Given under my hand and seal of office this day of NORMARL
n D
<u> </u>
BRENDA RIVERA Notary ID #132622526 My Commission Expires August 13, 2028
Branda Rosa
Personalized Seal) Notary Public's Signature

Residential & Commercial Sales Worksheet

Cnty No.	Во	ok	Page	が成った 適分 だ	Sale Date				School District Code							e de la companya de La companya de la co			
91	20:	25	2618		11/	14/2025	Base: 91-0			O74 Affiliated:					Ur	Unified:			
Location	$\mathbf{D}_{s_{s}}$	Sale	Number	Us	eabili	ty & Code # .					j	Parcel I	Vun	iber .	-8 M -2 J			野源	
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and State Co.	Di	ate of S	ale Assesse	d Valı	ıe		4133								1	016	66	70	
Land		Imj	orovements			Total			Date	Date of Sale Property Classifica					ation	tion Code			
5	,905		105,11	0		111,015	Status	P	roperty	y Type Zoning Location					City Size Parcel Siz			el Size	
Assessor Lo	cation:	BLUE	HILL (BH)			A) 1	B)) 0	1	() 1	Γ) 1	E)) (6	F)	1
				17 W/2		Residential	13/24/12		48000 28000	5/53 97	60 mg	grueta.	Co	mmer	cial			eberar (v	
	Mul	tiple Im	provements:	Multi	ple. Imp	provements.:			Multi	ple. 1	mprov	ements.:			, m. c. a.	24 THE 12		ar-single Progress	
			ruction Date:								on Dat								
Floor				Floor	Sq. Ft.	. 9:	52		Floor	Sq. I	Ft.:								
Building Cost New: Cost:						147,2	10		Cost.										
Single Family	y St y le:	101		Resi	dentia	l Condition: 3	5	Sabrida Barray	Com	mer	cial C	ссирап	су С	ode:		See 2	onejour Senta		
(100) 🗆 Mo	bile Hon	1e		(10)		Worn Out			Prim	ary:		0	ther:	1:		Ot	ther2:		
(101) 🗷 On	e Story			(20)		Badly Worn			Com	mer	cial (onstruc	tion	Class:					
(102) 🗆 Tw	o Story			(30)	X	Average			(1)		Fire	proof Sta	ructu	ıral Stee	l Frai	me			
(103) 🗆 Spl	lit Level			(40)	*	Good			(2)		Rein	forced (Conc	rete Fra	me				
(104) □ 1 1/2 Story (50) □ Very Good					Very Good			(3)		Mas	onry Be	aring	Walls						
(111) 🗆 Bi-l	Level			(60)		Excellent	••••		(4)		Woo	d or Ste	el Fr	ramed F	ext V	/alls			
(106) 🗆 Oth	ner								(5)		Met	il Frame	and	Walls				•	
Townhouse o	r Duplex	Style:		Resi	dentia	Quality: 30			(6)		Pole	Frame	•						
(301) 🛘 On	e Story			(10)		Low			Cost	Rai	ık:			- 10	Cond	ition	1:-	3.5	res
(302) 🗆 Tw	o Story			(20)		Fair			(10)		Low	•		((10)		Wom	Out	
(307) 🗆 1 17	/2 Story			(30)	*	Average			(20)	П	Ave	rage		((20)		Badly	Worn	
(308) 🗆 Spl	it Level			(40)		Good			(30)		Abo	ve Avera	age	((30)	Π.	Averag	ge	
(309) 🗆 21/	/2 Story			(50)		Very Good			(40)		Higl	1		((40)		Good		
(304) 🗆 On	e Story D	uplex		(60)		Excellent			700			(19.09) (19.09)	Ti s	Y ((50)		Very C	Good	
(305) 🗆 Tw	o Story I	Duplex			A 100							1. 18 m		苏蒙((60)		Excelle	ent	
Assessor's																			
Assessor Co	omment	s and F	leason for A	\djus1	tment														
WD																			
	_					<u></u>									_				
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Comments	fram								4									••	
Comments	** AM							COMI	ments										
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									-										
																	(Conti	nue on	back)



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NEBRASKA Good Life, Great Service. DEPARTMENT OF REVENUE

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

FORM 521

The d	eed will not be recorded u	nless this statement is	s signed and	items 1-27 are	accurately complete	ed.			
1 County Name Webster	2 County Number 91		3 Date of Sa Mo. 1	ale/Transfer 1 Day 14	Yr. 2025	4 Date of D	eed Day	10 Yr	2025
5 Grantor's Name, Address, and Teleph	one (Please Print)				ress, and Telepho				
Grantor's Name (Seller) Jeremy Yost				ame (Buyer) Wayne Alber	s	,			
Street or Other Mailing Address 3712 Fisherman Lane				her Mailing Add ghland Rd	ress				
City Hastings	State NE	Zip Code 68901	City Hastings			State NE			Zip Code 68901
Phone Number			Phone Num		Is the grantee a 50 If Yes, is the grant				⊠ No ⊠ No
Email Address NA			Email Addre	ess					
7 Property Classification Number. Check or	ne box in categories A a	nd B. Check C if pro	perty is also	a mobile hom	ie.				
(A) Status		4.50) Property						(C)
	y Agricu	ltural		nterests-Nonpro nterests-Produc		State Ass Exempt	essed	∐ Mo	bile Home
8 Type of Deed Conservator			Contract/Me	V-10000			Other		
☐ Bill of Sale ☐ Corrective ☐ Cemetery ☐ Death Certificate - T		sement Leas secutor Miner		Perso		Trustee anty			
9 Was transfer part of an IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller?	Auction	Easement Gift	closure	Irrevocable Tr Life Estate Partition	Sale	Trust	Trust	sfer on Detector tee to Ber	neficiary
11 Was ownership transferred in full? (If No, ex	xplain the division.)			12 Was real es	state purchased for	same use? (I	f No, state	the intend	ded use.)
13 Was the transfer between relatives, or if to a	a trustee, are the trustor a	nd beneficiary relative	es? (If Yes c	A TANASATA	1000				
	cle to Niece or Nephew	Family Corp., Pa				☐ Ot	her		
☐ Brothers and Sisters ☐ Grandparents and Grandchild ☐ Spouse ☐ Ex-spouse ☐ Parents and Child ☐ Step-parent and Step-child									
\$86,000.00	14 What is the current market value of the real property? 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)								
16 Does this conveyance divide a current parce Yes No	el of land?		17 Was tra	ansfer through a of the agent or ti es BHHS-Logan	real estate agent of itle company contact	r a title comp	any? (If Ye	s, include	e the
18 Address of Property 606 & 610 West Lancaster Street Blue Hill, NE 68930 18a No address assigned 18b Vacant Land 19 Name and Address of Person to Whom Tax Statement Should be Sent Nicholas Wayne Albers 606 & 610 West Lancaster Street Blue Hill, NE 68930 Blue Hill, NE 68930									
20 Legal Description Lots 10, 11 and 12, Block 16, Original Town	of Blue Hill, Webster Co	unty, Nebraska.							
21 If agricultural, list total number of acres trans	sferred in this transaction								
22 Total purchase price, including any lia						22 \$		86,0	00 00
23 Was non-real property included in the						23 \$			
24 Adjusted purchase price paid for real	estate (line 22 minus l	line 23)				24 \$		86,0	00 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 to thi	is 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. Nicholas Wayne Albers									
Print or Type Name of Grant	ee or Authorized Represe	ntative				Ph	one Numb	er	
here Signature of Grantee or Auth	Orized Representative		antee or Auth	norized Represe	entative		1/14/2025 ate		
		EGISTER OF DEE	D'S USE C	STREET, STREET			For De	pt. Use	Only
28 Date Deed Recorded Mo Nr. 25	\$ 199.	tamp or Exempt Number		30 Recording	Data 025 Pa 26	1B			
Nebraka Department of Revenue Form No. 96-269-	2008 8-2025 Rev. Supersedes 96	5-269-2008 7-2024			Authorized by Ne	.0	S 76-214 77	-1327/2\	

State of Hebraska 3ss.

Entered on the numerical index and filed for record in the Clerk's office of said county this 3 1 day NOU A.D., 20 25, at 1:53 o'clock D.M. Recorded in Book 3035 on Page 'attania County Clerk 1 Deputy Assessor Carded____

NEBRASKA DOCUMENTARY STAMP

AFTER RECORDING RETURN TO:

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

WARRANTY DEED

Jeremy Yost, a single person, GRANTOR, in consideration of Two Dollars (\$2.00) and other good and valuable consideration received from GRANTEE convey to GRANTEE

Nicholas Wayne Albers, a single person

the following described real estate (as defined in Neb. Stat. 76-201) in Webster County, Nebraska:

Lots 10, 11 and 12, Block 16, Original Town of Blue Hill, Webster County, Nebraska.

GRANTOR covenants with GRANTEE that GRANTOR:

(1) is lawfully seised of such real estate, that it is free from encumbrances, except easements, restrictions and reservations of records, and subject to all regular taxes and special assessments;

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

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

Executed this 10 day of November, 2025.

STATE OF Nebraska COUNTY OF ADAMS

The foregoing instrument was acknowledged before me this // day of October, 2025 by Jeremy Yost, a single person.

Notary Public Para A. Schutte

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

Agricultural Land Sales Worksheet

Cnty No.	Во	ok -	Page	Sale	Date	30-32-57# 85-37-55	376 P. 19		Š	cho	ol Dis	trict	Cod€	100 (100 (100 (100 (100 (100 (100 (100		na.	en e
91	20	25	2613	11/20	Base:	01-01	.23	Affiliated:					Unified:				
Location	D	Sale	Number	Useability	& Code#			est alest	erder) Erior e	Pa	rcel N	lumb	er				
002516	L 01		247	4	05	GeoCde	Twn	Rng	Se	ct.	Qri	Sub	div	Area	Blk	P	arcel
	D	ate of S	ale Assessed \	/alue		0000			0	0	0	000	00	1	000	0	000
Land		Imp	provements	T	otal		D	ate of	Sale	Pro	perty	Clas	sific	ation (Code	TO SE	
422	,120				122,120	Status	Pro	perty Ty	уре	z	oning	Lo	cation	Ci	y Size	Par	cel Size
		Irrigat	ion Type: NO	IRRIGAT	ION	A) 2	B)	05	- 25-45 S. P. P.	C)	5	D)	min Brandling	E)	0	F)	9
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IRRIGATI		_		<u> </u>	The second secon		RASSLA	ND 1		31.00.00.24		0.4		A Proposition of the	(2) (2.1 2.1 1	<u> </u>	685
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	3A							:	3G								
	4A1							4	G1								
	4A	 							4G								
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Ι	wellings	*12**						Otl	\dashv								
	nuildings					No	n-AG					0.6	20				
																	3

Assess	or's Adjust	ment to Sa	le Price (-	 0	r -):		Total Recapture Value:					
Assesso	r Comments a	nd Reason f	or Adjustm	ent	:							
WD;	TRANSFER	BETWEEN	PARENT	æ	CHILD,	WITH	LIFE	ESTATE	-			
	<u> </u>	<u></u>		_								
	<u> </u>					· · ·						
Comme	nts from						Co	mments:				
												
								<u> </u>				
	 .								(Continue on back)			

NEBRASKA-Good Life, Great Service.

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

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FORM

DEPARTMENT OF REVENUE	•lfa	dditional sp	ace is needed, add	an attachr	nent and identify	y the app	licable item	number.	1	
		will not be re	ecorded unless this						<u>'</u> ed.	
1 County Name		2 County N	umber	<u> </u>	3 Date of Sale/Tra			4 Date of Deed		***
E Panatania Mana Adv.	Webster -	1	B : B		Mo. 11 Da					Yr. <u>2025</u>
5 Grantor's Name, Addi Grantor's Name (Seller)	ess, and rele	onone (Please	: Print)		6 Grantee's Name (and Telepho	ne (Please Prin	it)	······································
Judith D. Rath					see attached a	addendur	n			
Street or Other Mailing A 1235 N. Laird, #110		-		. Y KAROMAKA MA	Street or Other Ma	aifing Addre	SS			A CONTRACTOR OF THE CONTRACTOR
City Hastings		State NE		ip Code 1901	City	•		State		Zip Code
Phone Number 402-705-6837					Phone Number		is the grantee If Yes, is the g	a 501(c)(3) orga rantee a 509(a)	anization? foundation	Yes / No
Email Address n/a					Email Address					
7 Property Classificati	on Number. C	heck one box	in categories A and B	. Check C if	property is also a	mobile ho	ne,			
(A) Status				(B)	Property Type					(C)
☐ Improved ☑ Unimproved	Single Fa	mily	Industrial Agricultural		Mineral interests Mineral interests	,	•	State Asses Exempt	seci	Mobile Home
8 Type of Deed	Conservator	cia!	Recreational	1-1.	10 1 171				<u> </u>	
Bill of Sale	Corrective Death Certifica	ate – Transfor r	☐ Distributi☐ Easemer	nt Lea	nd Contract/Memo ase neral	Partition Person Quit C	al Rep.	Sheriff Trust/Trustee	U Other	<u></u>
9 Was transfer part of	of IRS like-	10 Type of Tr					Revocable T	Warranty	Transfer o	C
Kind exchange (I.R. Exchange) by buyer of Buyer Si	.C. § 1031 or seller? eller 📝 No	Auction	Easement Decree Exchange	Gift	Life Esta	ate [Sale Satisfaction		_ Transfer o _ Trustee to _ Other (Ex	Beneficiary
11 Was ownership transfe	erred in full? (If	No, explain the	e division.)		. —					the Intended use
13 Was the transfer between	een relatives, o	r if to a trustee	, are the trustor and be	neficiary rela	tives? (If Yes, check	the approp	riate box.)			
✓ Yes No	-	or Uncle to Nied		mily Corp., P	artnership, or LLC	Sei	if		Other	Yahari
	=	ers and Sisters	<u> </u>		and Grandchild	= :	ouse			
(4 lither in the course to the	Ex-spo			rents and Ct			p-parent and			
14 What is the current ma 352.970	tiker value of th	ie real property	rr		15 Was the mortg	-		ite the amount a	and interest	rate.)
16 Does this conveyance	divide a curren	it parcel of land	1?		Yes 17 Was transfer th	. —	\$	or a title como	2011/2 /HV500	%
Yes V		,			of the agent or	title compa		Yes	ariy: (ii lea	, include the haife 7 No
18 Address of Property					19 Name and Add	iress of Per	son to Whom I	he Tax Stateme	nt Should b	
Rural Webster Cour	nty				Judith Rath					
18a 🧮 No address assig	oned 18b	□ Manage to			1235 N. Laird,					
20 Legal Description (Alta	-				Hastings, NE	68901 ———				
The West Half of the North, Range 12 W	e Northeast est of the 6t	t Quarter (W th P.M., We	/1/2NE1/4) and the bster County, Net	raska.	lf of the Northw	est Quar	ter (E1/2N\	W1/4) of Sec	tion 36,	Township 4
21 If agricultural, list total				.150	 •					
22 Total purchase price,23 Was non-real property			ed					. 22 \$		0,00
Yes 🕢 No (lf Yes, enter do	illar amount a	nd attach itemized list	.) (see instru	uctions)			. 23 \$		0,00
24 Adjusted purchase pri 25 If this transfer is exem	ice paid for real out from the do	estate (line 22	? minus line 23)		5a (i)	• • • • • • • • • •		. 24 \$		0,00
26 is an affidavit as describ							area with an ac	ive air force ballis	tic missile lis	id? (See Instructions
27 If yes, is the require		-		-						
Under pen and that I s	ialties of law, i am duly authoria	declare that I	have examined this state	tement and ti	hat it is, to the best	of my know	ledge and beli	ef, true, comple	te, and corr	ect,
Michelle	J. Oldham								AD.	2_462 <u>0</u> 300
sign Print or Tyr	ce Name of Gra	antee or Adthor	rized Representative					Wa	Pho	2-462-0300 ne Number
	of Grantes of A	uthorized Rep	resentative		Attorney Title		<u> </u>			1-20-23
			Register of Deed						For	Dept. Use Only
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ebraska Department of Flever orm No. 96-269-2008 8-2025	xue Rev. Supersedes	96-269-2008 7-2	1024			1	<u> </u>	Authorized by N	eb. Rev. Stat.	§§ 76-2 14, 77-132 7 (2

Addendum to Real Estate Transfer Statement

6. Grantees:

Jeffrey Klatt, subject to life estate of grantor 303 Court Street P.O. Box 697 Gibbon, NE 68840 Phone: 308-293-8497

Email: n/a

and

Douglas Klatt, subject to life estate of Grantor 402 N. 12th Street O'Neill, NE 68763 Phone: 402-340-5127

Email: n/a

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NEBRASKA DOCUMENTARY STAMP TAX

Date: 11/20/25 \$Ex005ai By AS Bk 2025, Pg 2613

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 November A.D., 2025, at 02:39 o'clock PM. Recorded in Book 2025 on Pages 2613-2614

County Clerk

Fee: \$16.00 By: AS Deputy Electropically Recorded

Electronically Recorded

Return to: Michelle J. Oldham, Sullivan Shoemaker P.C., L.L.O., P.O. Box 309, Hastings, NE 68902

WARRANTY DEED

Judith D. Rath, a single person, GRANTOR, in consideration of One Dollar and other valuable consideration, convey to GRANTEES, Jeffrey Klatt and Douglas Klatt, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

The West Half of the Northeast Quarter (W1/2NE1/4) and the East Half of the Northwest Quarter (E1/2NW1/4) of Section 36, Township 4 North, Range 12 West of the 6th P.M., Webster County, Nebraska.

GRANTORS HEREBY RESERVE A LIFE ESTATE IN AND TO THE ABOVE DESCRIBED REAL ESTATE.

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

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

Executed: 112025 , 2025	Executed:		30	125	, 2025.
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Judith D. Rath

STATE OF NEBRASKA)
)ss.
COUNTY OF ADAMS)
The foregoing instrument was 1995 by Judith I	s acknowledged before me on the day of D. Rath, a single person. Notary Public

GENERAL NOTARY - State of Nebraska MICHELLE J. OLDHAM My Comm. Exp. January 6, 2029

Agricultural Land Sales Worksheet

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Assessor's Adjustment to Sale Price (+ or	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
TRUSTEE'S DEED; TRANSFER TO SE	
Comments from	Comments:
	(Continue on back)

Good Life, Great Service.

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Real Estate Transfer Statement

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

521

	The deed w	III not be rec	orded unless t	his statemen	t is signed and	items 1-27 are acc	urately co	ompleted.				
1 County Name		2 County Nur	mber		3 Date of Sale/Transfer 4 Date of Deed							
Webste	<u>r</u>	91			Mo. 11 Day 20 Yr. 2025 Mo. 11 Day 20 Yr. 2025							
5 Grantor's Name, A			rint)		6 Grantee's Name, Address, and Telephone (Please Print)							
Grantor's Name (Selle		dik D D-4	Doves-Li- T	'm rest	Grantee's Name (Buyer)							
Judith D. Rath, T Street or Other Mailing		wim D. Rati	revocable i	IUSI	Judith D. Rath Street or Other Mailing Address							
1235 N. Laird, #1					1235 N. Laird, #110							
City Hastings		State NE		Zip Code 68901	City State Zip Code Hastings NE 68901							
Phone Number	-		·		Phone Number Is the grantee a 501(c)(3) organization? Yes							
402-705-6837 Email Address					402-705-6837 If Yes, is the grantee a 509(a) foundation? Yes							
n/a					n/a							
7 Property Classific	ation Number, Che	eck one box in	categories A an	d B. Check C if	property is also a	mobile home.						
(A) Status	<u> </u>			(B)	Property Type				(C)			
Improved	Single Fan	•	Industrial		Mineral Interest	s-Nonproducing	Sta	ite Assessed	Mcbile Home			
Unimproved	Multi-Fami	•	Agricultural	Ĺ	Mineral Interest	s-Producing	Exe	empt				
IOLL	Commercia	a! 	Recreational									
8 Type of Deed	Conservator		=		nd Contract/Memo	Partition	Sheriff		Other			
Bill of Sale	Corrective	. Transfer as	Ease			Personal Rep.	✓ Trust/T					
	Death Certificate		-		********	Quit Claim	Warrar	`				
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	er or seller? Seller 🗸 No	Auction Court De	Easems		Life Est			=	lee to Beneficiary			
11 Was ownership trai				geGrant	or Trust Partition		tion of Con		er (Explain) , state the intended use.)			
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13 Was the transfer be	tween relatives, or i	if to a trustee, a	re the trustor and	beneliciary rela	tives? (If Yes, chec	k the appropriate box.						
	_	Uncle to Niece	_		artnership, or LLC			Other				
	Brother	s and Sisters		Grandparents	and Grandchild	Spouse		_				
	Ex-spot	ISB		Parents and C	પૌર્વ	Step-parent a	and Step-cl	hild				
14 What is the current	market value of the	real property?			15 Was the mort	gage assumed? (If Yes	s, state the	amount and int	erest rate.)			
352,970					☐Yes	☑ No \$. %			
16 Does this conveyar		parcel of land?	-					itie company? (I	If Yes, include the name			
	No					or title company contac	- 🗀 🥫		Z No			
18 Address of Property					19 Name and Ad	ldress of Person to Wh	om the Tax	Statement Sho	buid be Sent			
Rural Webster Co	ounty				Judith Rath							
18a No address a	coloned 40h	☐ Vacant lan	4		1235 N. Laird							
20 Legal Description (-	_			Hastings, NE	00801						
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21 If agricultural, list to			•						5			
22 Total purchase price 23 Was non-real prope			d		**************	•••••	····· <u> 2</u>	22 \$	0,00			
∐Yes 📝 t	No (If Yes, enter doll	lar amount and	d attach itemized	list.) (see instr	uctions)		2	23 S	0,00			
24 Adjusted purchase	price paid for real of	estate (line 22 i	minus line 23)		au			24 \$	0,00			
25 If this transfer is ex	-					·	_					
26 is an attidavit as des	cribed in <u>Neb. Rev. Sta</u> No	<u>tt. § 76-2.141</u> req	uired because the p	roperty is localed	within a county or oth	er geographic area with a	ın active zir	force ballistic miss	sile field? (See Instructions)			
	nto quired effidavit attach:	ed to this filing?	Yes 7 No	2								
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	elle J. Oldham								402-462-0300			
Print or	Type Name of Gran	tee or Authoriz	zed Representativ	ê					402-462-0300 Phone Number			
sign 📉					Attorney				11-20-25			
here Signati	ure of Grantee or Au	thorized Repre	sentative		Title	*		100011	Date			
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NEBRASKA DOCUMENTARY STAMP TAX

Date: 11/20/25 \$ Ex020 By AS

State of Nebraska ss. County of Webster

Entered on the numerical index and filed for record in the Clerk's office of said county this 20 day of November A.D., 2025, at 02:38 o'clock PM. Recorded in Book 2025 on Page 2612

Bk 2025, Pg 2612

County Clerk

Fee: \$10.00 By: AS Deputy Electronically Recorded

Return to: Michelle J. Oldham, Sullivan Shoemaker P.C., L.L.O., P.O. Box 309, Hastings, NE 68902-0309

TRUSTEE'S DEED

Judith D. Rath, Trustee of the Judith D. Rath Revocable Trust under agreement dated July 9, 2009 ("Grantor"), coveys and releases to Judith D. Rath, a single person, ("Grantee"), the following described real estate (as defined in Nebraska Revised Statutes Section 76-201):

The West Half of the Northeast Quarter (W1/2NE1/4) and the East Half of the Northwest Quarter (E1/2NW1/4) of Section 36, Township 4 North. Range 12 West of the 6th P.M., Webster County, Nebraska,

subject to easements, reservations, covenants, restrictions and encumbrances of record.

Transaction is exempt from documentary stamp tax pursuant to Neb. Rev. Stat §76-902(20).

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

Judith D. Rath, Trustee of the Judith D. Rath Revocable Trust STATE OF NEBRASKA) ss: COUNTY OF ADAMS The foregoing instrument was acknowledged before me this 30 day of nother 2025 by Judith D. Rath, Trustee of the Judith D. Rath Revocable Trust.

GENERAL NOTARY - State of Nebraska MICHELLE J. OLDHAM My Comm. Exp. January 6, 2029

Notary Public

Residential & Commercial Sales Worksheet

Cnty No.	В	ok 💨	Pa	ge		· S	ale Date	9.556	School District Code										
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NEBRASKA

Real Estate Transfer Statement

FORM

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

Good Life, Great Service, • To be filed with the Register of Deeds. • Read instructions on reverse side. If additional space is needed, add an attachment and identify the applicable item number. DEPARTMENT OF REVENUE The deed will not be recorded unless this statement is signed and items 1-27 are accurately completed. 1 County Name 2 County Number 3 Date of Sale/Transfer 4 Date of Deed Mo. 11 Day 10 Yr. 2025 Mo. 11 Day 10 Yr. 2025 Webster - 91 5 Grantor's Name, Address, and Telephone (Please Print) 6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Grantor's Name (Seller) Cecil E. Brooks and Dorothy J. Brooks Jeffery Raymond Brooks Street or Other Mailing Address Street or Other Mailing Address 1037 N Cedar St 3980 W Lincoln Ave City State Zip Code City State Zip Code Red Cloud NE 68970 Ayr NE 68925 Phone Number Phone Number Is the grantee a 501(c)(3) organization? Yes 4027463615 If Yes, is the grantee a 509(a) foundation? 4024694840 W No Yes **Email Address Email Address** n/a n/a 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. (A) Status (B) Property Type (C) ✓ Improved ✓ Single Family Industrial Mineral Interests-Nonproducing State Assessed Mobile Home Unimproved Multi-Family Agricultural Mineral Interests-Producing Exempt ☐ 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 Death Certificate - Transfer on Death Cemetery Executor Mineral ✓ Quit Claim Warranty Was transfer part of IRS like-10 Type of Transfer Distribution Foreclosure Irrevocable Trust Revocable Trust Transfer on Death kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? Auction Easement ✓ Gift Life Estate Sale Trustee to Beneficiary Seller V No Court Decree Exchange **Grantor Trust** Partition Satisfaction of Contract Other (Explain) 11 Was ownership transferred in full? (If No, explain the division.)

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 Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC Self Other Brothers and Sisters Grandparents and Grandchild Spouse Ex-spouse Parents and Child Step-parent and Step-child 14 What is the current market value of the real property? 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) ✓ No 16 Does this conveyance divide a current parcel of land? Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) **✓** No Yes ✓ No 18 Address of Property 19 Name and Address of Person to Whom the Tax Statement Should be Sent 1037 N Cedar St Same as Grantor Red Cloud, NE 68970 18a No address assigned 18b Vacant land 20 Legal Description (Attach additional pages, if needed.) See attached 21 If agricultural, list total number of acres transferred in this transaction 22 Total purchase price, including any liabilities assumed..... 0,00 22 \$ 23 Was non-real property included in the purchase? Yes Vo (If Yes, enter dollar amount and attach itemized list.) (see instructions) 24 \$ 25 If this transfer is exempt from the documentary stamp tax, list the exemption number 5(a)(i)26 Is an affidavit as described in Neb. Rev. Stat. § 76-2,141 required because the property is located within a county or other geographic area with an active air force ballistic missile field? (See Instructions) Yes 🗸 No 27 If yes, is the required affidavit attached to this filing? Yes No Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement. Kory McCracken (402) 746-3613 Print of Type Name of Grantee or Authorized Representative Phone Number sign Attorney 11/13/2025 of Grantee or Authorized Representative Title Register of Deed's Use Only For Dept. Use Only 28 Date Deed Recorded 29 Value of Stamp or Exempt Number 30 Recording Data \$T

Day

Lots One (1), Two (2), Three (3), Four (4), Five (5), Six (6) and Seven (7), Block Nineteen (19), Smith & Moore's Addition to Red Cloud, Webster County, Nebraska.

State of Nebraska
County of Webster

Sentered on the
numerical index and filed for record in the
Clerk's office of said county this 1 day
of NAD A.D., 20 2 at 2 20
o'clock A.B. Recorded in Book 202
on Page 261

On

NEBRASKA DOCUMENTARY
STAMP TAX
Date 1 F 19 - 25
\$ Exempt Sai By 62

QUITCLAIM DEED

Cecil E. Brooks and Dorothy J. Brooks, husband and wife, 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 Jeffery Raymond Brooks, a married 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) and Seven (7), Block Nineteen (19), Smith & Moore's Addition to Red Cloud, Webster County, Nebraska.

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

Executed November 10, 2025.

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on November 10, 2025, by Cecil E. Brooks and Dorothy J. Brooks, husband and wife.

Comm. expires

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

Notary Public

Residential & Commercial Sales Worksheet

Cnty No.	В	ok	Page			Sale Date		· · ·		School District Code						
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(103) 🗆 Spi	lit Level			(40)		Good			(2)		Reinf	orced C	oncrete Fr	ame		
(104) 🗆 11				(50)		Very Good	<u>.</u> .		(3) Masonry Bearing Walls							
(111) 🗆 Bi-				(60)		Excellent			(4)		Wood	d or Stee	el Framed l	ext. W	alls	
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NEBRASKA

Real Estate Transfer Statement

Good Life. Great Service. • To be filed with the Register of Deeds. • Read instructions on reverse side.
• If additional space is needed, add an attachment and identify the applicable item number. DEPARTMENT OF REVENUE The deed will not be recorded unless this statement is signed and items 1-27 are accurately co

FORM
521

1 County Name	2 County Nu	mber	3 Date of Sale/Tra	nsfer	4 Date of Deed	· · · · · · · · · · · · · · · · · · ·					
	Webster - 91		Mo. 11 Day 18 Yr. 2025 Mo. 11 Day 18 Yr. 2025								
5 Grantor's Name, A	ddress, and Telephone (Please F	Print)	6 Grantee's Name, Address, and Telephone (Please Print)								
Grantor's Name (Sella Marcia Dornhoff	∋r)		Grantee's Name (Buyer)								
Street or Other Mailin	g Address		Aura Enamora Street or Other M	ado							
808 N. Colorado			120 West 10th	alling Address 1 St.							
City Minden	State NE	Zip Code 68959	City State Zip Code								
Phone Number	1115	00909	Cozad NE 69130 Phone Number Is the grantee a 501(c)(3) organization? Yes								
308-830-3406 Email Address			308-651-1543	If Yes, is the g	rantee a 509(a) for	zation? Yes V No Indation? Yes V No					
na			na Address								
7 Property Classific	ation Number. Check one box in	categories A and B. Check C i	property is also a	mobile home.							
(A) Status) Property Type			(C)					
Improved	✓ Single Family	Industrial [Mineral Interests	-Nonproducing	State Assessed						
Unimproved	Multi-Family	Agricultural [Mineral Interests	-Producing	Exempt	L moine i ion					
IOLL	Commercial	Recreational				•					
8 Type of Deed	Conservator	=	nd Contract/Memo	Partition	Sheriff [Other					
Bill of Sale Cemetery	Corrective Death Certificate – Transfer on	☐ Easement ☐ Le		_ : =	Trust/Trustee						
			neral	<u> </u>	Warranty						
 Was transfer par kind exchange (I. 	R.C. § 1031		losure Irrevocal	ble Trust 🔲 Revocable T	rust 🔲 Ti	ransfer on Death					
Exchange) by buye	er or seller?	Easement Gift	Life Esta	<u> </u>	_	rustee to Beneficiary					
11 Was ownership tran	Seller No Court De Selred in full? (If No, explain the d	cree Exchange Grante	or Trust Partition			ther (Explain)					
	No		12 V	Vas real estate purchased ✓ Yes No	for same use? (If	No, state the intended use.)					
13 Was the transfer be	tween relatives, or if to a trustee, a	ue the trustor and beneficiary rela									
☐ Yes ☑ i	No Aunt or Uncle to Niece		Partnership, or LLC	Self	Oth	Ner					
	Brothers and Sisters		and Grandchild	Spouse							
	Ex-spouse	Parents and Ci	nild	Step-parent and	Step-child						
14 What is the current r	market value of the real property?		15 Was the mortg	age assumed? (If Yes, sta	•	interest rate.)					
19,525.00			_	✓ No \$		%					
	ce divide a current parcel of land?		17 Was transfer th	rough a real estate agent	or a title company	? (If Vee include the name					
☐ Yes ☑			of the agent or	title company contact.)	✓ Yes Rhvnald	s A&R No					
18 Address of Property			19 Name and Add	ress of Person to Whom t	he Tax Statement S	Should be Sent					
405 N. McKelvey S Bladen, NE 68928			Same as #6 at	oove							
18a No address as						•					
	ttach additional pages, if needed.)										
	(Two (2), Original Town of		Nahrooka	•		_					
	· · · · · · (E); Original Town of	Diaden, Webster County,	Nebraska								
21 If agricultural, list total	al number of acres transferred in the	nis transaction									
· · · · · · · · · · · · · · · · · · ·	e, including any liabilities assumed		•								
23 Was non-real proper	e, including any nationless assumed ty included in the purchase?		•••••••	• • • • • • • • • • • • • • • • • • • •	. 22 \$	19,525,00					
🗌 Yes 🗸 No	o (If Yes, enter dollar amount and	attach itemized list.) (see instru	ctions)	••••••••	. 23 \$	0.00					
24 Adjusted purchase	price paid for real estate (line 22 mempt from the documentary stamp	inus line 23)			24 \$	19,525¦00					
	ribed in Neb. Rev. Stat. § 76-2.141 requi			_ ·							
Yes 🗸 N	ю	and any and proporty to recorded a	Mainta Conzaly of Office	Goodiah in sies wii i si i si i	ive air lorge dailistic m	issile field? (See Instructions)					
27 If yes, is the requ	uired affidavit attached to this filing?	Yes No									
Under pe	enalties of law, I declare that I have	re evamined this statement and the	at it is to the best o	f man femandadaa anat haift	£ 3						
and mai	i am duly authorized to sign this st	atement.	iai ii is, io ii e besi o	i my knowledge and belie	er, true, complete, a	ind correct,					
Kevin \	W. Davis When harge of Granice or Authorize		· · · · · · · · · · · · · · · · · · ·			308-832-0969					
sign	Authorize		_			Phone Number					
	e of Grantee or Authorized Repres	entative	Escrow Closer Fitte			11/18/2025					
here signatur		- CONTROLLER	i iu¢	,		Date					
00 0-1-0		Register of Deed's Use On				For Dept. Use Only					
28 Date Deed Recorded	29 Value of Star 8 vr 25 \$ 44	np or Exempt Number	30 Recording Data	-0	^	-					
Mo Day	11.	40	BKaa	80 pg 928	<u>. </u>						
N- or one page 2 and	Grade Control of the			1 6	Authorized by Neb. R	ev. Stat. §§ 76-214, 77-1327(2)					

Index	
Computer	
Assessor	
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NEBRASKA DOCUMENTARY STAMP TAX Date: 11/18/25

\$ 46,40 By AS Bk 2025, Pg 2580

State of Nebraska ss. County of Webster J

Entered on the numerical index and filed for record in the Clerk's office of said county this 18 day of November A.D., 2025, at 01:53 o'clock PM. Recorded in Book 2025 on Pages 2580-2581

Janolly well A County Clerk

Fee: \$16.00 By: AS Deputy

Electronically Recorded

Return To: Miller Abstract & Title Co. 401 E. 4th St., Ste 102, PO Box 107 Minden, NE 68959

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT

Marcia Dornhoff, a single person

herein called the grantor whether one or more, in consideration of One Dollar and other valuable consideration received from grantee, do hereby grant, bargain, sell, convey and confirm unto

Aura Enamorado

herein called the grantee whether one or more, the following described real property in Webster County, Nebraska, more particularly described as follows;

Lot Five (5), Block Two (2), Original Town of Bladen. Webster County, Nebraska

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

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

Executed this
Marcia Dornhoff Marcia Dornhoff
STATE OF NEBRASKA
COUNTY OF hearney
Signed and sworn to before me the of November, 2025, by Marcia Dornhoff, a single person.
Lughavo a Service Notary Public
Affix stamp/seal:
Stephanie D Harms
General Notary, State of Nebraska My Commission Expires 03/30/2027

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale	Date	77/13/20 12 (1)			S	cho	ol Dist	trict	Code		ali ya Sinta Walata		
91	2025	2576	11/17	7/2025	Base: 9	91-00	74	Aff	iliate	ed:			Unified:			
Location ID	Sa	le Number	Useability	& Code#	Parcel Number										niken y	
002106300		05	GeoCde	GeoCde Twn Rng Sects Ort Subdiv Area Blk							Blk	P	arcel			
	Date of	Sale Assessed V	Value:		4131	4	11	1		0	000	000		000	7	000
Land	Ъ	provements	T	otal	Garagas Sasa Garagas Artista Artista (Artista Artista)	$\dot{\mathbf{D}}$	ate of	Sale	Pro	perty	Clas	sifica	ition (Code	ion Nom	
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Assess	or's Adjusti	ment to Sal	le Price (-	l o	r -):			Total Recapture Value:	
Assesso	r Comments a	nd Reason fo	or Adjustm	ent:			Ţ,		
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Comme	nts from						ommo	ents:	
									
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Good Life. Great Service.

DEPARTMENT OF REVENUE

Nebraska Department of Revenue

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

FORM 521

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

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

	The deed will not be recorded	unless this statement	t is signed and items 1-27 are accura	tely completed.	
1 County Name	2 County Number Webster - 91		3 Date of Sale/Transfer Mo. 11 Day 17 Yr. 2025	4 Date of Deed Mo. 11 Day .	17 _{Yr.} 2025
5 Grantor's Name, Add	dress, and Telephone (Please Print)		6 Grantee's Name, Address, and Telepho		
Grantor's Name (Seller) Andrea S Petersor	<u> </u>		Grantee's Name (Buyer) Bob Allen Helton		
Street or Other Mailing A 2481 Road 1300	Address		Street or Other Mailing Address 911 N Hewitt Ave		
City Blue Hill	State N E	Zip Code 68930	City Hastings	State NE	Zip Code 68901
Phone Number 402-756-3292			402-462-5373 If Yes, is the g	a 501(c)(3) organizat rantee a 509(a) found	
Email Address n/a			Email Address n/a		
7 Property Classificat	tion Number. Check one box in category	ories A and B. Check C if	property is also a mobile home.		
(A) Status		(B)	Property Type		(C)
✓ Improved☐ Unimproved☐ IOLL	Multi-Family Ag	dustrial ricultural creational	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 Lan Easement Lea Executor Min	se Personal Rep. Quit Claim	Trust/Trustee Warranty	Other
11 Was ownership trans	of IRS like- a.C. § 1031 or seller?		posure	Trus	er (Explain)
			tives? (If Yes, check the appropriate box.)		
Yes N			artnership, or LLC Self and Grandchild Spouse	Other	
14 What is the current m	narket value of the real property?		15 Was the mortgage assumed? (If Yes, sta		terest rate.)
\$184,000.00			Yes No \$		%
16 Does this conveyance	e divide a current parcel of land?		17 Was transfer through a real estate agen of the agent or title company contact.)	t or a title company?	
18 Address of Property 2481 Road 1300 Blue Hill, NE 68930)		19 Name and Address of Person to Whom Same as Grantor.		
18a No address ass	signed 18b Vacant land				
(See description a	tach additional pages, if needed.) ttached) Il number of acres transferred in this tran	nsaction	-		
	, including any liabilities assumed			. 22 \$	0,00
	y included in the purchase? (If Yes, enter dollar amount and attacl	h itemized list.) (see instru	uctions)	. 23 \$	0,00
24 Adjusted purchase p	price paid for real estate (line 22 minus li mpt from the documentary stamp tax, lis	ine 23)		24 \$	0 <mark>1</mark> 00
Yes ✓ N	0	cause the property is located v	within a county or other geographic area with an ac	tive air force ballistic mis	ssile field? (See Instructions)
	uired affidavit attached to this filing?				
and that I	am duly authorized to sign this stateme	mined this statement and thent.	hat it is, to the best of my knowledge and bel	ief, true, complete, an	
	3. Garwood ype Name of Grantee or Authorized Rep	presentative			402.746.3613
sign	And A character of Authorized Re		Attornov		Phone Number
600	e of Grantee or Authorized Representati		Attorney Title		Date
00 D. I. D I D I D I D I D I D I D I D I D I D I D I D I D I D I D I D I D I D I D I D I D I D I D I D I D I D I D I D I D I D I D I D I D I D I D I D I D I D I D I D I D I D I D I D I D I D I D I D I D I D I D I D I D I D I D I D I D I D I D I D I D I D I D I D I D I D I D I D I D I D I D I D I D I D I D I D I D I D I D I D I D I D I D I D I D I D I D I D I D I D I D I D I D I D I D I D I D I D I D I D I D I D I D I D I D I D I D I D I D I D I D I D I D I D I D I D I D I D I D I D I D I D I D I D I D I D I D I D I D I D I D I D I D I D I D I D I D I D I D I D I D I D I D I D I D I D I D I D I D I D I D I D I D I D I D I D I D I D I D I D I D I D I D I D I D I D I D I D I D I D I D I D I D I D I D I D I D I D I D I D I D I D I D I D I D I D I D I D I D I D I D I D I D I D I D I D I D I D I D I D I D I D I D I D I D I D I D I D I D I D I D I D I D I D I D I D I D I D I D I D I D I D I D I D I D I D I D I D I D I D I D I D I D I D I D I D I D I D I D I D I D I D I D I D I D I D I D I D I D I D I D I D I D I D I D I D I D I D I D I D I D I D I D I D I D I D I D I D I D I D I D I D I D I D I D I D I D I D I D I D I D I D I D I D I D I D I D I D I D I D I D I		ister of Deed's Use On			For Dept. Use Only
28 Date Deed Recorded	1 - 7	Exempt Number	RECORDING Data		

A tract of land located in the Northeast Quarter (NE¼) of Section One (1), Township four (4) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska, further described as beginning at a point 1740.0 feet North of the Southeast corner of the Northeast Quarter (NE¼) of Section One (1), Township Four (4) North, Range Eleven (11); Thence West at a right angle with the East line of said Northeast Quarter (NE¼) a distance of 497.0 feet to a point; thence Northerly at a deflection angle of 89°38' Right with the last described line a distance of 303.0 feet to a point; thence Easterly at a deflection angle of 87°03' Right with the last described line a distance of 160.0 feet to a point; thence Southerly at a deflection angle of 92°52' Right with the last described line a distance of 94.0 feet to a point; thence Easterly at a deflection angle of 90°00' Left with the last described line a distance of 337.00 feet to a point on the east line of said Northeast Quarter (NE¼); thence South along the East line of said Northeast Quarter (NE¼) a distance of 225.0 feet to the point of beginning.

State of Nebraska
County of Webster
Ss.

Entered on the
numerical index and filed for record in the
Clerk's office of said county this day
of ND A.D., 20 S, at 4:0
o'clock DM. Recorded in Book 202
on Page A County Clerk.
10.00 Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date II-I7-25
SExendif Caby (1)

BOOK 2025 PAGE 2576

WARRANTY DEED

Andrea S. Peterson and Douglas R. Peterson, wife and husband, GRANTORS, in consideration of \$1.00 hereby convey to Bob Allen Helton, GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

A tract of land located in the Northeast Quarter (NE¼) of Section One (1), Township four (4) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska, further described as beginning at a point 1740.0 feet North of the Southeast corner of the Northeast Quarter (NE¾) of Section One (1), Township Four (4) North, Range Eleven (11); Thence West at a right angle with the East line of said Northeast Quarter (NE¼) a distance of 497.0 feet to a point; thence Northerly at a deflection angle of 89°38' Right with the last described line a distance of 303.0 feet to a point; thence Easterly at a deflection angle of 87°03' Right with the last described line a distance of 160.0 feet to a point; thence Southerly at a deflection angle of 92°52' Right with the last described line a distance of 94.0 feet to a point; thence Easterly at a deflection angle of 90°00' Left with the last described line a distance of 337.00 feet to a point on the east line of said Northeast Quarter (NE¼); thence South along the East line of said Northeast Quarter (NE¾) a distance of 225.0 feet to the point of beginning.

GRANTORS HEREBY RESERVE TO ANDREA S. PETERSON A LIFE ESTATE IN SAID REAL ESTATE. GRANTORS covenant with the GRANTEE that GRANTORS: (1) are lawfully seized of such real estate and that it is free from encumbrances, except roads and highways, easements and restrictions of record; (2) have legal power and lawful authority to convey the same; (3) warrant and will defend title to the real estate against the lawful claims of all persons.

Executed November, 2025	
	DOUGLAS R. PETERSON
Branes S. Leterson	By Cindrea S. Leterson
Andrea S. Peterson	Andrea S. Peterson

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknown	wledged before me on November // 🖰	٦_
2025, by Andrea S. Peterson, on her own bel	half and as attorney in fact for Douglas I	Ŕ.
Peterson, GENERAL NOTARY - State of Nebresks DAVID B. GARWOOD My Comm. Etc. December 2, 2026	Car. NOT	
Comm. expires 12-2-26	alluft forms	
	Notary Public	

Residential & Commercial Sales Worksheet

Cnty No.	Во	ok	Page		S	ale Date				School District Code												
91	20:	25	2568	11/13/2025			Base: 9	1-0	-0074 Affiliated: Unified:													
Location	ID	Sale Nu	mber	Us	eabili	ty & Code#			Parcel Number													
0008014	00	241			24		GeoCde	Tw	n Rng	Sec	ct (Qrt	Su	bdiv	Area	Blk	k Parcel					
	Da	ate of Sale	Assessed	Valu	16		4373			00	5	0	50	005		003	0000					
Land		Improv	ements			Total			Date of	Sale	Prop	erty	Cla	assifica	tion (Code						
4	,330	I and the second second	66,470								y Size	Parcel Size										
Assessor Lo						•	A) 1	В	ATTENDED	***************************************		1	D)) 1	E)	8	F) 3					
		E 725 487				Residentia							Co	mmerc	ial							
	Mul	tiple Improv	vements:	Multi	ple. Imp	rovements.:	STATULES CONTINUED COURT OF THE		Multiple	Impr	oveme	nts.:			managara ata							
		Constructi	on Date:	Const	ruction	Date: 19	20		Construc	tion I	Date :											
			Floor:	Floor	Sq. Ft.	: 1,5	54		Floor Sq	. Ft. :												
		Building C	ost New:	Cost :		204,6	75		Cost:													
Single Family	Style:	101		- Magazinia	WWW.	Condition: 2	0		Comme	ercial	Occu	ıpan	су С	ode:				Alexander				
(100) □ Mo	bile Hon	ne		(10)		Worn Out			Primary	The second second	HIS. LINKS SAFE		ther1		(Other2:						
(101) 🗷 One	Story			(20)	*	Badly Worn	Commercial Construction Class:															
(102) 🗆 Two	o Story			(30)		Average	(1) ☐ Fireproof Structural Steel Frame															
(103) 🗆 Spl) □ Split Level					(40) Good (2) Reinforced Concrete Frame							ne									
(104) 🗆 11/	2 Story			(50)		Very Good		(3) Masonry Bearing Walls														
(111) 🗆 Bi-l	Level			(60)		Excellent			(4) Wood or Steel Framed Ext. Walls													
(106) □ Oth	er			(5) Metal Frame and Walls								Walls										
Townhouse or	Townhouse or Duplex Style:				dentia	Quality: 30		(6) □ Pole Frame														
(301) 🗆 One	(301)					Low	Cost Rank: Condition:															
(302) 🗆 Two	o Story			(20)	(20) □ Fair (10) □					(10) Low (10) Wo					Worn	Out						
(307) 🗆 11/	2 Story			(30)	(30) ★ Average (20) □ Average						(2	(20) Badly Worn										
(308) 🗆 Spli	it Level			(40)		Good		(30) ☐ Above Average (30) ☐					Average									
(309) 🗆 21/				(50)		Very Good			(40) ☐ High (40) ☐ Go						Good	od						
(304) 🗆 One				(60)		Excellent		enuls-com						(5	60)	Very	Good					
(305) 🗆 Two	o Story I	Duplex												(6	50) 🗆	Excel	lent					
Assessor's	Adju	stment to	Sale P	rice	(+ or	· -):																
Assessor Co	mment	s and Reas	on for A	djust	ment				-									Martin Salara and				
PR JTW	D																					
C	·																					
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Good Life. Great Service

Real Estate Transfer Statement

FORM

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

 To be filed with the Register of Deeds.
 Read instructions on reverse side. · If additional space is needed, add an attachment and identify the applicable item number. DEPARTMENT OF REVENUE The deed will not be recorded unless this statement is signed and items 1-27 are accurately completed. 1 County Name 3 Date of Sale/Transfer 4 Date of Deed Mo. _11 Webster - 91 Day / Yr. 2025 Mo. 11 5 Grantor's Name, Address, and Telephone (Please Print) 6 Grantee's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Wayne W Gerlach Estate, Myron Gerlach, PR Grantee's Name (Buyer) Jeffrey and Terrí Rose Street or Other Mailing Address Street or Other Mailing Address 301 Merchant Street 11011 N 137th Street Zip Code 68462 State City Zip Code Waverly NE Blue Hill NE 68930 Phone Number 402-756-2440 Phone Number Is the grantee a 501(c)(3) organization? Yes 402-405-6512 If Yes, is the grantee a 509(a) foundation? Yes **Email Address Email Address** n/a 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. (A) Status (B) Property Type (C) ✓ Improved Single Family Industrial Mineral Interests-Nonproducing State Assessed Mobile Home Unimproved Multi-Family Agricultural Mineral Interests-Producing Exempt ☐ IOLL Commercial Recreational 8 Type of Deed Conservator Distribution Land Contract/Memo Partition Sheriff Other Bill of Sale Corrective Personal Rep. Easement Lease Trust/Trustee Cemetery Death Certificate - Transfer on Death Executor Mineral Quit Claim Warranty Was transfer part of IRS like-10 Type of Transfer Distribution Foreclosure Irrevocable Trust Revocable Trust Transfer on Death kind exchange (I.R.C. § 1031 Auction Exchange) by buyer or seller? Easement Gift Life Estate ✓ Sale Trustee to Beneficiary Seller V No Court Decree Exchange Grantor Trust Partition Satisfaction of Contract Other (Explain) 11 Was ownership transferred in full? (If No, explain the division.) 12 Was real estate purchased for same use? (If No, state the intended use. ✓ Yes ☐ No ✓ Yes No 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC Other Brothers and Sisters Grandparents and Grandchild Spouse Ex-spouse Parents and Child Step-parent and Step-child 14 What is the current market value of the real property? 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) \$10,000,00 ✓ No S 16 Does this conveyance divide a current parcel of land? 17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) Yes Yes ✓ No **✓** No 18 Address of Property 19 Name and Address of Person to Whom the Tax Statement Should be Sent 504 Forth Street (Same as Grantee) Blue Hill, NE 68930 18a No address assigned 18b Vacant land 20 Legal Description (Attach additional pages, if needed.)
Lots Three (3), Four (4), Five (5) Six (6) and Seven (7) in Block Three (3), AND All of Block Four (4), Original Town of Cowles, Webster County, Nebraska. 21 If agricultural, list total number of acres transferred in this transaction n/a 22 Total purchase price, including any liabilities assumed..... 22 \$ 1,00 23 Was non-real property included in the purchase? Yes 0,00 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) 1,00 |\$ 25 If this transfer is exempt from the documentary stamp tax, list the exemption number $\frac{n}{a}$ 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 V No 27 If yes, is the required affidavit attached to this filing? Yes No Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement. David B. Garwood 402-746-3613 Print or Type Name of Grantée or Authorized Representative Phone Number sign Attorney Signature of Grantee or Authorized Representative Register of Deed's Use Only For Dept. Use Only 28 Date Deed Recorded 29 Value of Stamp or Exempt Number 30 Recording Data 20 Day Nebraska Department of Revenue

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

State of Nebraska 3ss. County of Webster Entered on the
numerical index and filed for record in the Clerk's office of said county this 4 day of 100 A.D., 2025, at 10.44 o'clock A.M. Recorded in Book 2025 on Page 2558 Cubble y HTM 2 County Clerk 10.00 Assessor Carded Ind Comp Assessor Carded
AFTER RECORDING RETURN TO: Garwood & McCracken, Lawyers, 401 N Webster St., Red Cloud, NE 68970
PERSONAL REPRESENTATIVE'S JOINT TENANCY WARRANTY DEED
Myron D. Gerlach, Personal Representative of the Estate of Wayne W. Gerlach, Deceased, in consideration of ONE AND NO/100 DOLLARS (\$1.00) received from GRANTEES, Jeffrey Rose and Terri Rose, husband and wife as joint tenants, conveys to GRANTEES, the following described real estate (as defined in Neb. Rev. Stat. 76-201):
Lots Three (3), Four (4), Five (5) Six (6) and Seven (7) in Block Three (3), AND All of Block Four (4), Original Town of Cowles, 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 November 13, 2025.
Estate of Wayne W. Gerlach, Deceased
By: Mylan D. Gerlach, Personal Representative
STATE OF NEBRASKA)) ss. COUNTY OF WEBSTER)
The foregoing instrument was acknowledged before me on November

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

Comm. expires 1

Residential & Commercial Sales Worksheet

Cnty No.	Bo	ok	Page		· S	lale Date	War.	rii kang Kanga			Scho	ol Dis	trict Co	le				(1) k (2)/- (2) (4)
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(103) 🗆 Spl		· -		(40) ☐ Good (2) ☐ Reinforced Concrete Frame														
(104) 🗆 11/				(50) □ Very Good (3) □ Masonry Bearing Walls														
(111) 🗆 Bi-l				(60) ☐ Excellent (4) ☐ Wood or Steel Framed Ext. V						Walls								
(106) □ Off	a section and the No.	Fil spendill co	Antonomolitus etc. 2.5	(5) Metal Frame and Walls														
Townhouse or Duplex Style:				Residential Quality: (6) Pole Frame														
(301) ☐ One Story			(10) Low Cost Rank: Condition:															
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-	(307) □ 1 1/2 Story			(30)											0) 🗆 Badly Worn			
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Good Life. Great Service. DEPARTMENT OF REVENUE

Real Estate Transfer Statement

FORM 521

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

The deed will not be recorded unless this statement	is signed and items 1-27 are accurately completed.
1 County Name 2 County Number	3 Date of Sale/Transfer 4 Date of Deed
Webster - 91	Mo. 11 Day 5 Yr. 2025 Mo. 11 Day 5 Yr. 2025
5 Grantor's Name, Address, and Telephone (Please Print)	6 Grantee's Name, Address, and Telephone (Please Print)
Grantor's Name (Seller) See Attached	Grantee's Name (Buyer) Dakota Jameson
Street or Other Mailing Address	Street or Other Mailing Address 224 N Railroad St
City State Zip Code	City State Zip Code
Phone Number	Bladen NE 68928 Phone Number Is the grantee a 501(c)(3) organization? Yes Ne
Friorie Number	402-469-4505 If Yes, is the grantee a 509(a) foundation? Yes No.
Email Address n/a	Email Address
7 Property Classification Number. Check one box in categories A and B. Check C if	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
OLL Commercial Recreational	
8 Type of Deed Conservator Distribution Lan Bill of Sale Corrective Easement Lea	d Contract/Memo Partition Sheriff Otherse Personal Rep. Trust/Trustee
	eral Quit Claim Warranty
9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031	
kind exchange (I.R.C. § 1031	Life Estate Sale Trustee to Beneficiary
	r Trust Partition Satisfaction of Contract Other (Explain)
11 Was ownership transferred in full? (If No, explain the division.) Yes No	12 Was real estate purchased for same use? (If No, state the intended use ✓ Yes NoNo
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives.	
	artnership, or LLC Self Other
Brothers and Sisters Grandparents a	
Ex-spouse Parents and Ch	ild Step-parent and Step-child
14 What is the current market value of the real property?	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)
1000	☐ Yes
16 Does this conveyance divide a current parcel of land? ☐ Yes ✓ No	17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) Yes No
18 Address of Property	19 Name and Address of Person to Whom the Tax Statement Should be Sent
Lot	Granter
18a ✓ No address assigned 18b ✓ Vacant land	
20 Legal Description (Attach additional pages, if needed.)	
See Attached	
21 If agricultural, list total number of acres transferred in this transaction	
22 Total purchase price, including any liabilities assumed	
23 Was non-real property included in the purchase?	
Yes No (If Yes, enter dollar amount and attach itemized list.) (see instructed Adjusted purchase price paid for real estate (line 22 minus line 23)	ctions) 23 \$ I 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 v	rithin a county or other geographic area with an active air force ballistic missile field? (See Instructions
27 If yes, is the required affidavit attached to this filing? Yes No	
Under penalties of law, I declare that I have examined this statement and the	nat it is, to the best of my knowledge and belief, true, complete, and correct
and that I am duly authorized to sign this statement.	
Dakota Jameson Print or Type Name of Grantee or Authorized Representative	403-469-4505 Phone Number
sign Solate C	1/-17-25
here Signature of Grantee or Authorized Representative	Title Date
Register of Deed's Use On	hy
28 Date Deed Recorded 29 Value of Stamp or Exempt Number	ly For Dept. Use Only 30 Recording Data
Mo. 11 Day 17 yr. 25 \$ 2.32	BK2025 Pa 2569
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
om 110, 30-203-2000 0-2023 nev. Superseues 30-209-2008 /-2024	

Denise Kleinsasser 1001 E Park Street Hastings, NE 68901 402-705-6433

Joseph Kleinsasser 417 E 3rd Street Linwood, KS 66052 913-927-4149

Rachel and Jason Bell 2617 Butterfoot Lane Hastings, NE 68901 402-984-3598

Tina and Dennis Fike 209 E 6th Street Fairfield, NE 68938 402-469-6530 A tract of land in the Northeast Quarter (NW¼) of Section Eighteen (18), Township Four (4) North, Range Eleven (11), West of the 6th P.M., Webster County, Nebraska, Further described as Lots Two (2), Three (3), Four (4) and Five (5), Block Ten (10), Boyd's Addition to the Village of Bladen, Webster County, Nebraska,

BOOK <u>2020</u> PAGE 25	$\leq l$
State of Nebraska Ss. County of Webster	
numerical index and filed for record in the Clerk's office of said county this 1 day of YNOU A.D., 20 a sat 11:46 o'clock A.M. Recorded in Book 202 on Page 2562-2570	
Abhen traig County Clerk 16.00 OD Deputy NEBRASKA DOCUMENTARY	
Ind_Comp_Assessor_Carded	
Return to: Theobald Law Office P O Box 423 Red Cloud, NE 68970	
WARRANTY DEED	
Joseph D. Kleinsasser, a single person, Tina M. Fike, formerly known as Tina M. Skrdlant, and Dennis Fike, a married couple, Denise Kleinsasser, a single person and Rachel R. Bell and Jaso Bell, a married couple, Grantors, in consideration of one dollar (\$1.00) and other valuable consideration received from Grantee, Dakota Jameson, a single person, convey to Grantee, the following described real estate (as defined in Neb. Rev. Stat. 76-201):	l »n
A tract of land in the Northeast Quarter (NW½) of Section Eighteen (18), Township Four (4) North, Range Eleven (11), West of the 6 th P.M., Webster County, Nebraska, Further described as Lots Two (2), Three (3), Four (4) and Five (5), Block Ten (10), Boyd's Addition to the Village of Bladen, Webster County, Nebraska,	
Subject to easements and restrictions of record.	
Grantors covenant, jointly and severally, if more than one, with Grantee that Grantor:	
 is lawfully seised of such real estate and that it is free from encumbrances; has legal power and lawful authority to convey the same; warrants and will defend title to the real estate against the lawful claims of all persons. 	
Executed November, 2025.	
been D. Kleinsasser Denise Kleinsasser	
Jason Bell Rachel R. Bell	
Dennis Fike Dennis Fike	

STATE OF NEBRASKA, COUNTY OF ADAMS) ${\tt ss:}$

The foregoing instrument was acknowledged before me on November _//___, 2025 by Rachel R. Bell and Jason Bell, a married couple.

GENERAL NOTARY - State of Nebraska REBECCA SCHRECKENGOST My Corum, Exp. July 4, 2028

STATE OF NEBRASKA, COUNTY OF CLAY) ss.
The foregoing instrument was acknowledged before me on November, 2029 by Tina M. Fike, formerly known as Tina M. Skrdlant, and Dennis Fike a married couple.
SENERAL NOTARY STATE OF NEBRASKA CHERYL BROCKHAN ANY COMMISSION EMPRES JANUARY 10, 2029 Notary Publis Notary Publis
STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.
The foregoing instrument was acknowledged before me on November 2025 by Denise Kleinsasser, a single person. A General Notary - State of Nebraska DON E. THEOBALD
My Comm. Exp. Oct. 28, 2028 Notary Public
STATE OF KANSAS, COUNTY OF LEAVENWORTH) ss. The foregoing instrument was acknowledged before me on November 13 ¹¹ 2025 by Joseph D. Kleinsasser, a single person.
NOTARY PUBLIC - Schedikassas DANIELLE SMITH Hy Appl Eq. 3-3-27 Notary Public