

# Residential & Commercial Sales Worksheet

[illegible]

NEBRASKA

Good Life. Great Service.

DEPARTMENT OF REVENUE

## Real Estate Transfer Statement

FORM  
521

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

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

1 County Name <b>Webster - 91</b>		2 County Number <b>91</b>		3 Date of Sale/Transfer Mo. <b>09</b> Day <b>18</b> Yr. <b>2025</b>		4 Date of Deed Mo. <b>09</b> Day <b>18</b> Yr. <b>2025</b>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) <b>See Exhibit A</b> Street or Other Mailing Address  City _____ State _____ Zip Code _____ Phone Number _____ Email Address <b>N/A</b>				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) <b>The State of Nebraska Dept of Transportation</b> Street or Other Mailing Address <b>PO Box 94759</b> City <b>Lincoln</b> State <b>NE</b> Zip Code <b>68509</b> Phone Number <b>402-471-4567</b> Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address <b>N/A</b>			
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)	
<input checked="" type="checkbox"/> Improved <input checked="" type="checkbox"/> Unimproved <input type="checkbox"/> IOLL		<input type="checkbox"/> Single Family <input type="checkbox"/> Multi-Family <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Agricultural <input type="checkbox"/> Recreational <input type="checkbox"/> Mineral Interests-Nonproducing <input type="checkbox"/> Mineral Interests-Producing <input type="checkbox"/> State Assessed <input type="checkbox"/> Exempt				<input type="checkbox"/> Mobile Home	
8 Type of Deed <input type="checkbox"/> Bill of Sale <input type="checkbox"/> Cemetery <input type="checkbox"/> Conservator <input type="checkbox"/> Corrective <input type="checkbox"/> Death Certificate -- Transfer on Death <input type="checkbox"/> Distribution <input type="checkbox"/> Easement <input type="checkbox"/> Executor <input type="checkbox"/> Land Contract/Memo <input type="checkbox"/> Lease <input type="checkbox"/> Mineral <input type="checkbox"/> Partition <input type="checkbox"/> Personal Rep. <input type="checkbox"/> Quit Claim <input type="checkbox"/> Sheriff <input type="checkbox"/> Trust/Trustee <input checked="" type="checkbox"/> Warranty <input type="checkbox"/> Other _____							
9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? <input type="checkbox"/> Buyer <input type="checkbox"/> Seller <input checked="" type="checkbox"/> No							
10 Type of Transfer <input type="checkbox"/> Auction <input type="checkbox"/> Court Decree <input type="checkbox"/> Distribution <input type="checkbox"/> Easement <input type="checkbox"/> Exchange <input type="checkbox"/> Foreclosure <input type="checkbox"/> Gift <input type="checkbox"/> Grantor Trust <input type="checkbox"/> Irrevocable Trust <input type="checkbox"/> Life Estate <input type="checkbox"/> Partition <input checked="" type="checkbox"/> Revocable Trust <input checked="" type="checkbox"/> Sale <input type="checkbox"/> Satisfaction of Contract <input type="checkbox"/> Transfer on Death <input type="checkbox"/> Trustee to Beneficiary <input type="checkbox"/> Other (Explain) _____							
11 Was ownership transferred in full? (If No, explain the division.) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No				12 Was real estate purchased for same use? (If No, state the intended use.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <b>Build Roads</b>			
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Aunt or Uncle to Niece or Nephew <input type="checkbox"/> Brothers and Sisters <input type="checkbox"/> Ex-spouse <input type="checkbox"/> Family Corp., Partnership, or LLC <input type="checkbox"/> Grandparents and Grandchild <input type="checkbox"/> Parents and Child <input type="checkbox"/> Self <input type="checkbox"/> Spouse <input type="checkbox"/> Step-parent and Step-child <input type="checkbox"/> Other _____							
14 What is the current market value of the real property? <b>100.00</b>				15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No \$ _____ %			
16 Does this conveyance divide a current parcel of land? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> 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.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
18 Address of Property <b>N/A</b>				19 Name and Address of Person to Whom the Tax Statement Should be Sent <b>Nebraska Dept of Transportation PO Box 94759 Lincoln, NE 68509-4759</b>			
18a <input type="checkbox"/> No address assigned 18b <input type="checkbox"/> Vacant land							
20 Legal Description (Attach additional pages, if needed.) <b>See Attached Exhibit A</b>							

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

22 Total purchase price, including any liabilities assumed. ....	22	\$	<b>100.00</b>
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions) .....	23	\$	<b>1</b>
24 Adjusted purchase price paid for real estate (line 22 minus line 23) .....	24	\$	<b>100.00</b>
25 If this transfer is exempt from the documentary stamp tax, list the exemption number <b>2</b> .....			
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) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
27 If yes, is the required affidavit attached to this filing? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			

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

sign  
here

**Sarah Talbert**  
Print or Type Name of Grantor or Authorized Representative  
*Sarah Talbert*  
Signature of Grantee or Authorized Representative

**ROW Project Manager**  
Title

**402-479-4461**  
Phone Number  
**11/13/2025**  
Date

Register of Deed's Use Only			For Dept. Use Only
28 Date Deed Recorded Mo. <b>11</b> Day <b>13</b> Yr. <b>25</b>	29 Value of Stamp or Exempt Number <b>\$ Exempt #2</b>	30 Recording Data <b>BK2025 Pg 2557</b>	

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

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

Grantee—Retain a copy of this document for your records

2025 Nov 13 09:01 AM Ex002 Book 2025 Page 2557

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

*Attest*

County Clerk

Fee: \$28.00 By: AS Deputy  
Electronically Recorded

FOR REGISTER OF DEEDS USE ONLY

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

**WARRANTY DEED**

**PROJECT NO.: 281-1(117)**

**C.N.: 42619**

**TRACT: 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 September, A.D. 2025.

Petsch Electric, LLC,  
a Nebraska limited liability company

by

Justin Petsch

Justin Petsch, Owner

Print name and Title of Authorized Agent

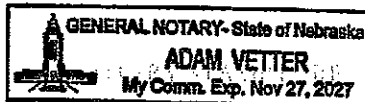
STATE OF Nebraska )  
COUNTY OF Webster ) ss.

The foregoing instrument was acknowledged before me this 18 day of September,  
A.D., 2025, by Justin Petsch, Owner,  
(Print Name of Individual who appeared before Notary) (Title of officer or agent)

on behalf of Petsch Electric, LLC, a Nebraska limited liability company,

Adam Vetter

Notary Public



**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, Justin Petsch, the undersigned, swear or affirm the following is true and accurate to  
 (Print name of individual signing on behalf of Organization)

the best of my knowledge (complete both items 1 and 2):

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

**AND ...**

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

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

**OR ...**

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

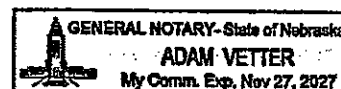
Dated this 18 day of September, 20 25

Justin Petsch  
 Signature of  
Justin Petsch  
 Print Name

State of Nebraska )  
 County of Webster ) ss

Subscribed and sworn before me this 18 day of September, 20 25

Adam Vetter  
 Signature of Notary Public



# Residential & Commercial Sales Worksheet

<b>Cnty No.</b>	<b>Book</b>	<b>Page</b>	<b>Sale Date</b>	<b>School District Code</b>									
91	2025	2561	10/3/2025	Base: 91-0002		Affiliated:		Unified:					
<b>Location ID</b>		<b>Sale Number</b>	<b>Useability &amp; Code #</b>		<b>Parcel Number</b>								
000117400		239	4	11	<b>GeoCde</b>	<b>Twn</b>	<b>Rng</b>	<b>Sect</b>	<b>Qrt</b>	<b>Subdly</b>	<b>Area</b>	<b>Blk</b>	<b>Parcel</b>
<b>Date of Sale Assessed Value</b>					4491			00	0	10005		028	0000
<b>Land</b>		<b>Improvements</b>	<b>Total</b>		<b>Date of Sale Property Classification Code</b>								
2,080		5,100	7,180		<b>Status</b>	<b>Property Type</b>		<b>Zoning</b>	<b>Location</b>	<b>City Size</b>	<b>Parcel Size</b>		
<b>Assessor Location: RED CLOUD (RC)</b>					A) 1	B) 03		C) 3	D) 1	E) 6	F) 2		
					<b>Residential</b>				<b>Commercial</b>				
<b>Multiple Improvements:</b>					Multiple. Improvements. :				Multiple. Improvements. : 4				
<b>Construction Date:</b>					Construction Date :				Construction Date : 1930				
<b>Floor:</b>					Floor Sq. Ft. :				Floor Sq. Ft. : 528				
<b>Building Cost New:</b>					Cost :				Cost : 18,185				
<b>Single Family Style:</b>					<b>Residential Condition:</b>				<b>Commercial Occupancy Code:</b>				
(100) <input type="checkbox"/> Mobile Home					(10) <input type="checkbox"/> Worn Out				Primary: 391 Other1: Other2:				
(101) <input type="checkbox"/> One Story					(20) <input type="checkbox"/> Badly Worn				<b>Commercial Construction Class: 4</b>				
(102) <input type="checkbox"/> Two Story					(30) <input type="checkbox"/> Average				(1) <input type="checkbox"/> Fireproof Structural Steel Frame				
(103) <input type="checkbox"/> Split Level					(40) <input type="checkbox"/> Good				(2) <input type="checkbox"/> Reinforced Concrete Frame				
(104) <input type="checkbox"/> 1 1/2 Story					(50) <input type="checkbox"/> Very Good				(3) <input type="checkbox"/> Masonry Bearing Walls				
(111) <input type="checkbox"/> Bi-Level					(60) <input type="checkbox"/> Excellent				(4) <input checked="" type="checkbox"/> Wood or Steel Framed Ext. Walls				
(106) <input type="checkbox"/> Other									(5) <input type="checkbox"/> Metal Frame and Walls				
<b>Townhouse or Duplex Style:</b>					<b>Residential Quality:</b>				(6) <input type="checkbox"/> Pole Frame				
(301) <input type="checkbox"/> One Story					(10) <input type="checkbox"/> Low				<b>Cost Rank: 20</b>			<b>Condition: 10</b>	
(302) <input type="checkbox"/> Two Story					(20) <input type="checkbox"/> Fair				(10) <input type="checkbox"/> Low			(10) <input checked="" type="checkbox"/> Worn Out	
(307) <input type="checkbox"/> 1 1/2 Story					(30) <input type="checkbox"/> Average				(20) <input checked="" type="checkbox"/> Average			(20) <input type="checkbox"/> Badly Worn	
(308) <input type="checkbox"/> Split Level					(40) <input type="checkbox"/> Good				(30) <input type="checkbox"/> Above Average			(30) <input type="checkbox"/> Average	
(309) <input type="checkbox"/> 2 1/2 Story					(50) <input type="checkbox"/> Very Good				(40) <input type="checkbox"/> High			(40) <input type="checkbox"/> Good	
(304) <input type="checkbox"/> One Story Duplex					(60) <input type="checkbox"/> Excellent							(50) <input type="checkbox"/> Very Good	
(305) <input type="checkbox"/> Two Story Duplex												(60) <input type="checkbox"/> Excellent	
<b>Assessor's Adjustment to Sale Price (+ or -):</b>													
<b>Assessor Comments and Reason for Adjustment:</b>													
WD ; BUILD ROAD													
<b>Comments from</b>							<b>Comments:</b>						

(Continue on back)

# Real Estate Transfer Statement

FORM  
521

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

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

1 County Name <b>Webster - 91</b>		2 County Number <b>91</b>		3 Date of Sale/Transfer Mo. <b>10</b> Day <b>03</b> Yr. <b>2025</b>		4 Date of Deed Mo. <b>10</b> Day <b>03</b> Yr. <b>2025</b>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) <b>See Exhibit A</b> Street or Other Mailing Address  City _____ State _____ Zip Code _____ Phone Number _____ Email Address <b>N/A</b>				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) <b>The State of Nebraska Dept of Transportation</b> Street or Other Mailing Address <b>PO Box 94759</b> City <b>Lincoln</b> State <b>NE</b> Zip Code <b>68509</b> Phone Number <b>402-471-4567</b> Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address <b>N/A</b>			

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)
<input checked="" type="checkbox"/> Improved <input checked="" type="checkbox"/> Unimproved <input type="checkbox"/> IOLL	<input type="checkbox"/> Single Family <input type="checkbox"/> Multi-Family <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Agricultural <input type="checkbox"/> Recreational	<input type="checkbox"/> Mineral Interests-Nonproducing <input type="checkbox"/> Mineral Interests-Producing <input type="checkbox"/> State Assessed <input type="checkbox"/> Exempt <input type="checkbox"/> Mobile Home

8 Type of Deed	<input type="checkbox"/> Conservator <input type="checkbox"/> Bill of Sale <input type="checkbox"/> Cemetery <input type="checkbox"/> Corrective <input type="checkbox"/> Death Certificate - Transfer on Death <input type="checkbox"/> Distribution <input type="checkbox"/> Easement <input type="checkbox"/> Executor <input type="checkbox"/> Land Contract/Memo <input type="checkbox"/> Lease <input type="checkbox"/> Mineral <input type="checkbox"/> Partition <input type="checkbox"/> Personal Rep. <input type="checkbox"/> Quit Claim <input checked="" type="checkbox"/> Sheriff <input type="checkbox"/> Trust/Trustee <input checked="" type="checkbox"/> Warranty <input type="checkbox"/> Other _____
----------------	---

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

11 Was ownership transferred in full? (If No, explain the division.) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	12 Was real estate purchased for same use? (If No, state the intended use.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <b>Build Roads</b>
---	---

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

14 What is the current market value of the real property? <b>420.00</b>	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No \$ _____ %
--	--

16 Does this conveyance divide a current parcel of land? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> 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.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
---	---

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

20 Legal Description (Attach additional pages, if needed.) <b>See Attached Exhibit A</b>
---

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

22 Total purchase price, including any liabilities assumed. ....	22 \$ <b>420.00</b>
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions) .....	23 \$ <b>1</b>
24 Adjusted purchase price paid for real estate (line 22 minus line 23) .....	24 \$ <b>420.00</b>
25 If this transfer is exempt from the documentary stamp tax, list the exemption number <b>2</b>	
26 Is an affidavit as described in Neb. Rev. Stat. § 78-2, 141 required because the property is located within a county or other geographic area with an active air force ballistic missile field? (See Instructions) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
27 If yes, is the required affidavit attached to this filing? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

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

**sign here** Sarah Talbert  
Print or Type Name of Grantee or Authorized Representative  
Signature of Grantee or Authorized Representative  
ROW Project Manager  
Title  
402-479-4461  
Phone Number  
11/13/2025  
Date

Register of Deed's Use Only			For Dept. Use Only
28 Date Deed Recorded Mo. <b>11</b> Day <b>13</b> Yr. <b>25</b>	29 Value of Stamp or Exempt Number \$ <b>Exempt #2</b>	30 Recording Data <b>BK 2025 Pg 2561</b>	

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

*Ameyling*

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: 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 3<sup>rd</sup> day of October, A.D. 2025

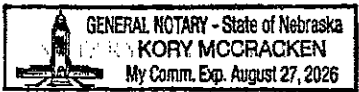
Glasspring Studio, LLC,  
a Nebraska limited liability company

by Amy Springer  
AMY SPRINGER, member  
Print name and Title of Authorized Agent

STATE OF Nebraska )  
COUNTY OF Webster ) ss.

The foregoing instrument was acknowledged before me this 3 day of October,  
A.D., 2025, by Amy Springer, Member,  
(Print Name of Individual who appeared before Notary) (Title of officer or agent)  
on behalf of Glasspring Studio, LLC, a Nebraska limited liability company.

Kory McCracken  
Notary Public



**AFFIDAVIT of Authority****NEBRASKA**

DEPARTMENT OF TRANSPORTATION

Project Name: In Red Cloud	Project #: 281-1(117)	Control #: 42619
Contract Name: Glasspring Studio, LLC, a Nebraska limited liability company	Type: Tract Owner	Tract #: 59

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

- ① I am the member for Glasspring Studio, LLC  
 (Title of office holder) (Name of Organization)  
 organized in accordance with the laws of the State of Nebraska and lawfully operating in Nebraska;

**AND ...**

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

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

**OR ...**

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

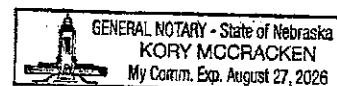
Dated this 3<sup>rd</sup> day of October, 2025

Amy Springer  
 Signature of  
AMY SPRINGER  
 Print Name

State of Nebraska )  
 County of Webster ) ss

Subscribed and sworn before me this 3 day of October, 2025

[Signature]  
 Signature of Notary Public



# Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code								
91	2025	2567	11/13/2025	Base: 01-0123		Affiliated:		Unified:				
Location ID		Sale Number	Useability & Code #	Parcel Number								
000514100		240	14	GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4131			00	0	30030		001	0000
Land	Improvements	Total		Date of Sale Property Classification Code								
1,350	4,195	5,545		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: BLADEN (BLA)				A) 1	B) 01	C) 1	D) 1	E) 7	F) 2			
				Residential				Commercial				
<b>Multiple Improvements:</b>				Multiple. Improvements. :				Multiple. Improvements. :				
<b>Construction Date:</b>				Construction Date : 1978				Construction Date :				
<b>Floor:</b>				Floor Sq. Ft. : 784				Floor Sq. Ft. :				
<b>Building Cost New:</b>				Cost : 54,315				Cost :				
<b>Single Family Style: 100</b>				<b>Residential Condition: 10</b>				<b>Commercial Occupancy Code:</b>				
(100) <input checked="" type="checkbox"/> Mobile Home				(10) <input checked="" type="checkbox"/> Worn Out				Primary: Other1: Other2:				
(101) <input type="checkbox"/> One Story				(20) <input type="checkbox"/> Badly Worn				<b>Commercial Construction Class:</b>				
(102) <input type="checkbox"/> Two Story				(30) <input type="checkbox"/> Average				(1) <input type="checkbox"/> Fireproof Structural Steel Frame				
(103) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(2) <input type="checkbox"/> Reinforced Concrete Frame				
(104) <input type="checkbox"/> 1 1/2 Story				(50) <input type="checkbox"/> Very Good				(3) <input type="checkbox"/> Masonry Bearing Walls				
(111) <input type="checkbox"/> Bi-Level				(60) <input type="checkbox"/> Excellent				(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls				
(106) <input type="checkbox"/> Other								(5) <input type="checkbox"/> Metal Frame and Walls				
<b>Townhouse or Duplex Style:</b>				<b>Residential Quality: 20</b>				(6) <input type="checkbox"/> Pole Frame				
(301) <input type="checkbox"/> One Story				(10) <input type="checkbox"/> Low				<b>Cost Rank:</b>		<b>Condition:</b>		
(302) <input type="checkbox"/> Two Story				(20) <input checked="" type="checkbox"/> Fair				(10) <input type="checkbox"/> Low		(10) <input type="checkbox"/> Worn Out		
(307) <input type="checkbox"/> 1 1/2 Story				(30) <input type="checkbox"/> Average				(20) <input type="checkbox"/> Average		(20) <input type="checkbox"/> Badly Worn		
(308) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good				(30) <input type="checkbox"/> Above Average		(30) <input type="checkbox"/> Average		
(309) <input type="checkbox"/> 2 1/2 Story				(50) <input type="checkbox"/> Very Good				(40) <input type="checkbox"/> High		(40) <input type="checkbox"/> Good		
(304) <input type="checkbox"/> One Story Duplex				(60) <input type="checkbox"/> Excellent						(50) <input type="checkbox"/> Very Good		
(305) <input type="checkbox"/> Two Story Duplex										(60) <input type="checkbox"/> Excellent		
<b>Assessor's Adjustment to Sale Price (+ or -):</b>												
<b>Assessor Comments and Reason for Adjustment:</b>												
PR DEED												
<b>Comments from</b>						<b>Comments:</b>						
Not Liveable												
												(Continue on back)

## Real Estate Transfer Statement

FORM

521

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

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

1 County Name Webster - 91	2 County Number 91	3 Date of Sale/Transfer Mo. 11 Day 13 Yr. 2025	4 Date of Deed Mo. 11 Day 7 Yr. 2025
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Summer J. Irmmer, PR of Est. Bruno A. Irmmer Street or Other Mailing Address 142 East 4th City Hastings State NE Zip Code 68901 Phone Number 308 466 9419 Email Address NA		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Lisa R. Thayer Street or Other Mailing Address 611 Main Street City Bladen State NE Zip Code 68928 Phone Number 4024607242 Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address NA	

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

(A) Status <input checked="" type="checkbox"/> Improved <input checked="" type="checkbox"/> Unimproved <input type="checkbox"/> IOLL	(B) Property Type <input checked="" type="checkbox"/> Single Family <input type="checkbox"/> Multi-Family <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Agricultural <input type="checkbox"/> Recreational <input type="checkbox"/> Mineral Interests-Nonproducing <input type="checkbox"/> Mineral Interests-Producing <input type="checkbox"/> State Assessed <input type="checkbox"/> Exempt	(C) <input type="checkbox"/> Mobile Home
---	--	---

8 Type of Deed <input type="checkbox"/> Conservator <input type="checkbox"/> Bill of Sale <input type="checkbox"/> Cemetery <input type="checkbox"/> Corrective <input type="checkbox"/> Death Certificate - Transfer on Death	<input type="checkbox"/> Distribution <input type="checkbox"/> Easement <input type="checkbox"/> Executor <input type="checkbox"/> Land Contract/Memo <input type="checkbox"/> Lease <input type="checkbox"/> Mineral <input type="checkbox"/> Partition <input checked="" type="checkbox"/> Personal Rep. <input type="checkbox"/> Quit Claim <input type="checkbox"/> Sheriff <input type="checkbox"/> Trust/Trustee <input type="checkbox"/> Warranty <input type="checkbox"/> Other
---	---

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

11 Was ownership transferred in full? (If No, explain the division.) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	12 Was real estate purchased for same use? (If No, state the intended use.) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
---	--

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

14 What is the current market value of the real property? \$5,595	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No \$ _____ %
--	--

16 Does this conveyance divide a current parcel of land? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
---	---

18 Address of Property 646 North Webster Street, Bladen, NE 68928	19 Name and Address of Person to Whom the Tax Statement Should be Sent Grantee
--	---

18a <input type="checkbox"/> No address assigned	18b <input type="checkbox"/> 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 \_\_\_\_\_.

22 Total purchase price, including any liabilities assumed	22 \$ 1,500.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	23 \$
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24 \$ 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 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) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
27 If yes, is the required affidavit attached to this filing? <input type="checkbox"/> Yes <input type="checkbox"/> No	

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

Lisa R. Thornton  
Print or Type Name of Grantee or Authorized Representative

402460-7242  
Phone Number

sign  
here

*Lisa R. Thayer*  
Signature of Grantee or Authorized Representative

Grantee  
Title

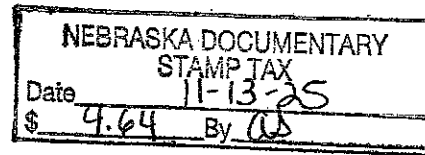
11-7-25  
Date

## Register of Deed's Use Only

For Dept. Use Only

28 Date Deed Recorded Mo. 11 Day 13 Yr. 25	29 Value of Stamp or Exempt Number \$ 4.64	30 Recording Data BK2025 Pg 2567
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Grantee—Retain a copy of this document for your records.

State of Nebraska } ss.  
County of Webster }Entered on the  
numerical index and filed for record in the  
Clerk's office of said county this 13 day  
of NOV A.D., 2025 at 2:11  
o'clock P M. Recorded in Book 225  
on Page 2567  
Abhay Singh County Clerk  
10.00 Deputy  
Ind Comp Assessor Carded

Prepared by: Theobald Law Office, P O 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.

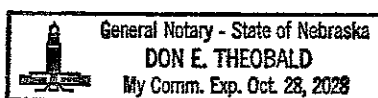
Executed November 7, 2025.

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 7, 2025 by Summer J. Irmer, formerly known as Summer J. Hoard, Personal Representative of the Estate of Bruno A. Irmer, Deceased.

  
Notary Public

# Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2025	2764	10/21/2025	Base: 91-0002		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
001403700		262		1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4489	1	10	7	0	00000	1	000	0000		
Land		Improvements		Total		Date of Sale Property Classification Code								
429,865				429,865		Status	Property Type		Zoning	Location	City Size	Parcel Size		
Irrigation Type:				A) 2	B) 05		C) 5		D) 3	E) 0	F) 9			
LCG		ACRES:		VALUE:		LCG		ACRES:		VALUE:				
IRRIGATED 1A1		2.750		15,855		GRASSLAND 1G1								
1A						1G								
2A1		26.540		153,005		2G1								
2A		22.430		124,375		2G		4.370		2,185				
3A1		16.840		89,085		3G1								
3A						3G								
4A1						4G1		17.370		8,685				
4A		15.340		7,670		4G								
DRYLAND 1D1						Shelterbelt/Timber								
1D						Accretion		8.240						
2D1		0.110		345		Waste		6.590		3,295				
2D						Other								
3D1		1.570		4,655		AG LAND TOTAL		129.230		429,865				
3D						Roads		2.270						
4D1						Farm Sites								
4D		7.080		20,710		Home Sites								
						Recreation								
Dwellings						Other								
Outbuildings						Non-AG TOTAL		2.270						

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

## Real Estate Transfer Statement

FORM  
521

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

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

1 County Name Webster - 91	2 County Number 91	3 Date of Sale/Transfer Mo. 10 Day 21 Yr. 2025	4 Date of Deed Mo. 12 Day 12 Yr. 2025
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Gary L & Darynn S Shipman Street or Other Mailing Address 1149 Road F City Red Cloud State NE Zip Code 68970 Phone Number 402-746-4031 Email Address n/a		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Nancy A. Norwood, Trustee Street or Other Mailing Address 6104 Ave K City Kearney State NE Zip Code 68847 Phone Number 308-236-3311 Is the grantee a 501(c)(3) organization? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If Yes, is the grantee a 509(a) foundation? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> 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)
<input type="checkbox"/> Improved <input checked="" type="checkbox"/> Unimproved <input type="checkbox"/> IOLL	<input type="checkbox"/> Single Family <input type="checkbox"/> Multi-Family <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Agricultural <input type="checkbox"/> Recreational <input type="checkbox"/> Mineral Interests-Nonproducing <input type="checkbox"/> Mineral Interests-Producing <input type="checkbox"/> State Assessed <input type="checkbox"/> Exempt	<input type="checkbox"/> Mobile Home

8 Type of Deed	<input type="checkbox"/> Conservator <input type="checkbox"/> Bill of Sale <input type="checkbox"/> Cemetery	<input type="checkbox"/> Distribution <input type="checkbox"/> Easement <input type="checkbox"/> Executor	<input type="checkbox"/> Land Contract/Memo <input type="checkbox"/> Lease <input type="checkbox"/> Mineral	<input type="checkbox"/> Partition <input type="checkbox"/> Personal Rep. <input type="checkbox"/> Quit Claim	<input type="checkbox"/> Sheriff <input type="checkbox"/> Trust/Trustee <input checked="" type="checkbox"/> Warranty	<input type="checkbox"/> Other
----------------	--	---	---	---	--	--------------------------------

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

11 Was ownership transferred in full? (If No, explain the division.) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	12 Was real estate purchased for same use? (If No, state the intended use.) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
---	--

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

14 What is the current market value of the real property?	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No \$ _____ %
---	--

16 Does this conveyance divide a current parcel of land? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
---	---

18 Address of Property Rural Webster County Nebraska	19 Name and Address of Person to Whom the Tax Statement Should be Sent (Same as Grantee)
---	---

18a <input checked="" type="checkbox"/> No address assigned	18b <input type="checkbox"/> 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., Webster County, Nebraska.

21 If agricultural, list total number of acres transferred in this transaction 131+-

22 Total purchase price, including any liabilities assumed.	22 \$ 1,200,000.00
23 Was non-real property included in the purchase? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	23 \$ 50,000.00
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24 \$ 1,150,000.00
25 If this transfer is exempt from the documentary stamp tax, list the exemption number	
26 Is an affidavit as described in Neb. Rev. Stat. § 76-2,141 required because the property is located within a county or other geographic area with an active air force ballistic missile field? (See Instructions) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
27 If yes, is the required affidavit attached to this filing? <input type="checkbox"/> Yes <input type="checkbox"/> No	

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

David B. Garwood

Print or Type Name of Grantee or Authorized Representative

Signature of Grantee or Authorized Representative

Attorney

Title

402.746.3613

Phone Number

12-12-2025

Date

## Register of Deed's Use Only

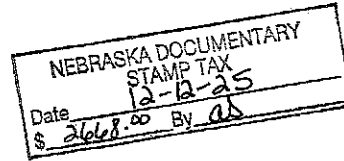
## For Dept. Use Only

28 Date Deed Recorded Mo. 12 Day 12 Yr. 25	29 Value of Stamp or Exempt Number \$ 2668.00	30 Recording Data BK2025, Pg 2764
---	--	--------------------------------------

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., 2025 at 11:39  
o'clock A M. Recorded in Book 2025  
on Page 2764  
Abey Harg County Clerk  
10-00 Deputy  
Ind Comp Assessor Carded

AFTER RECORDING RETURN TO: Garwood &amp; 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.

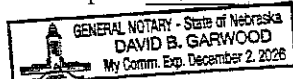
Executed December 12, 2025.

Gary L. Shipman  
Gary L. Shipman

Darylnn S. Shipman  
Darylnn S. Shipman

STATE OF NEBRASKA, COUNTY OF WEBSTER ) ss.

The foregoing instrument was acknowledged before me on December 12, 2025, by Gary L. Shipman and Darylnn S. Shipman, husband and wife.

Comm. expires 12-2-2026

David B. Garwood  
Notary Public

# Residential & Commercial Sales Worksheet

[illegible]

## Real Estate Transfer Statement

FORM  
521

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

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

1 County Name Webster - 91		2 County Number 91		3 Date of Sale/Transfer Mo. 12 Day 11 Yr. 2025		4 Date of Deed Mo. 12 Day 11 Yr. 2025	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Trent Joseph and Claire Kohmetscher Street or Other Mailing Address 1972 Road 19900 City Blue Hill State NE Zip Code 68930 Phone Number 402-984-8934 Email Address n/a				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Jacob Edward Bonifas Street or Other Mailing Address 2073 Martin Road City Blue Hill State NE Zip Code 68930 Phone Number n/a Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address n/a			

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

8 Type of Deed		9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller?		10 Type of Transfer		11 Was ownership transferred in full? (If No, explain the division.)		12 Was real estate purchased for same use? (If No, state the intended use.)									
<input type="checkbox"/> Conservator	<input type="checkbox"/> Distribution	<input checked="" type="checkbox"/> Land Contract/Memo	<input type="checkbox"/> Partition	<input type="checkbox"/> Sheriff	<input type="checkbox"/> Other	<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Corrective	<input type="checkbox"/> Easement	<input type="checkbox"/> Lease	<input type="checkbox"/> Personal Rep.	<input type="checkbox"/> Trust/Trustee	<input type="checkbox"/> Cemetery	<input type="checkbox"/> Death Certificate - Transfer on Death	<input type="checkbox"/> Executor	<input type="checkbox"/> Mineral	<input type="checkbox"/> Quit Claim	<input type="checkbox"/> Warranty

9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller?		10 Type of Transfer		11 Was ownership transferred in full? (If No, explain the division.)		12 Was real estate purchased for same use? (If No, state the intended use.)	
<input type="checkbox"/> Buyer	<input type="checkbox"/> Seller	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Distribution	<input type="checkbox"/> Foreclosure	<input type="checkbox"/> Irrevocable Trust	<input type="checkbox"/> Revocable Trust	<input type="checkbox"/> Transfer on Death
<input type="checkbox"/> Auction	<input type="checkbox"/> Easement	<input type="checkbox"/> Gift	<input type="checkbox"/> Life Estate	<input type="checkbox"/> Sale	<input type="checkbox"/> Trustee to Beneficiary	<input type="checkbox"/> Satisfaction of Contract	<input checked="" type="checkbox"/> Other (Explain) contract

11 Was ownership transferred in full? (If No, explain the division.)		12 Was real estate purchased for same use? (If No, state the intended use.)	
<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No land contract	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No

13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.)			
<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Aunt or Uncle to Niece or Nephew	<input type="checkbox"/> Family Corp., Partnership, or LLC
<input type="checkbox"/> Brothers and Sisters	<input type="checkbox"/> Grandparents and Grandchild	<input type="checkbox"/> Spouse	<input type="checkbox"/> Other
<input type="checkbox"/> Ex-spouse	<input type="checkbox"/> Parents and Child	<input type="checkbox"/> 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.)	
90,000.00		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No \$ _____ %	

16 Does this conveyance divide a current parcel of land?		17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.)	
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		<input checked="" type="checkbox"/> Yes Southern Title, LLC <input type="checkbox"/> No	

18 Address of Property 2073 Martin Road Blue Hill, NE 68930		19 Name and Address of Person to Whom the Tax Statement Should be Sent Grantee	
18a <input type="checkbox"/> No address assigned 18b <input type="checkbox"/> Vacant land			

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

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

22 Total purchase price, including any liabilities assumed.		22 \$ 0.00	
23 Was non-real property included in the purchase?		23 \$	
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions)		24 \$ 0.00	
24 Adjusted purchase price paid for real estate (line 22 minus line 23)		24 \$	

25 If this transfer is exempt from the documentary stamp tax, list the exemption number 13	
--	--

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)	
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

27 If yes, is the required affidavit attached to this filing? <input type="checkbox"/> Yes <input type="checkbox"/> 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.

TeresaTheobald

Print or Type Name of Grantee or Authorized Representative

402-746-2246

Phone Number

sign  
here

Signature of Grantee or Authorized Representative

Closing Agent

Title

12/11/2025

Date

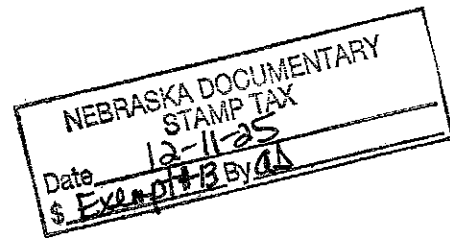
## Register of Deed's Use Only

## For Dept. Use Only

28 Date Deed Recorded Mo. 12 Day 11 Yr. 25		29 Value of Stamp or Exempt Number \$ Exempt # 13		30 Recording Data BK 2025, Pg 2794	
---	--	--	--	---------------------------------------	--

State of Nebraska } ss.  
 County of Webster }

Entered on the  
 numerical index and filed for record in the  
 Clerk's office of said county this 11 day  
 of Dec A.D., 2025, at 11:43  
 o'clock A.M. Recorded in Book 2025  
 on Page 2754-2755  
Theresa Hain County Clerk  
16.00 Deputy  
 Ind Comp Assessor Carded



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

### NOTICE OF AGREEMENT FOR THE SALE AND PURCHASE OF REAL ESTATE

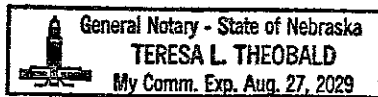

NOTICE IS HEREBY GIVEN that Trent Joseph Kohmetscher and Claire Kohmetscher, a married couple, Seller, and Jacob Edward Bonifas, a single person, , Buyer, have entered into a Contract for Sale of Real Estate:

1. The Written Contract between the parties is dated December 11, 2025.
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: 12-11-2025
  
 Seller
DATED: 12-11-2025
  
 Seller
DATED: 12-11-2025
  
 Buyer

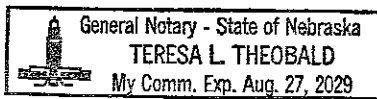
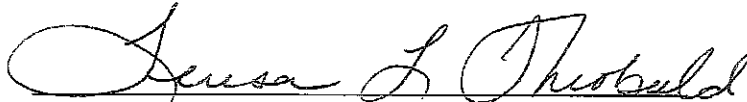
STATE OF NEBRASKA, COUNTY OF WEBSTER )ss.

The foregoing instrument was acknowledged by Trent Joseph Kohmetscher, a married person, before me, the undersigned, a Notary Public in and for said State and County, on the 11 day of December 11, 2025, as a free and voluntary act and deed.


  
 Notary Public

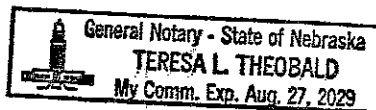
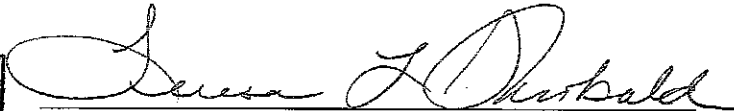
STATE OF NEBRASKA, COUNTY OF WEBSTER )ss.

The foregoing instrument was acknowledged by Claire Kohmetscher, a married person, before me, the undersigned, a Notary Public in and for said State and County, on the 11 day of December 11, 2025, as a free and voluntary act and deed.


  
 Notary Public

STATE OF NEBRASKA, COUNTY OF WEBSTER )ss.

The foregoing instrument was acknowledged by Jacob Edward Bonifas, a single person, before me, the undersigned, a Notary Public in and for said State and County, on the 11<sup>th</sup> day of December, 2025, as a free and voluntary act and deed.


  
 Notary Public

# Residential & Commercial Sales Worksheet

[illegible]



25010  
NEBRASKA

Good Life. Great Service.

DEPARTMENT OF REVENUE

260  
Real Estate Transfer Statement

FORM

521

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

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

1 County Name Webster - 91	2 County Number 91	3 Date of Sale/Transfer Mo. 11 Day 28 Yr. 2025	4 Date of Deed Mo. 11 Day 28 Yr. 2025
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Trevor John Kohmetscher and Torey Kohmetscher Street or Other Mailing Address 1969 Road 1900 City Blue Hill State NE Zip Code 68930 Phone Number 402-984-5031 Email Address n/a		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Trent Joseph Kohmetscher Street or Other Mailing Address 1972 Road 1900 City Blue Hill State NE Zip Code 68930 Phone Number 402-984-8934 Is the grantee a 501(c)(3) organization? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> If Yes, is the grantee a 509(a) foundation? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> 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 <input checked="" type="checkbox"/> Improved <input type="checkbox"/> Unimproved <input type="checkbox"/> IOLL	(B) Property Type <input checked="" type="checkbox"/> Single Family <input type="checkbox"/> Multi-Family <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Agricultural <input type="checkbox"/> Recreational <input type="checkbox"/> Mineral Interests-Nonproducing <input type="checkbox"/> Mineral Interests-Producing	(C) <input type="checkbox"/> Mobile Home <input type="checkbox"/> State Assessed <input type="checkbox"/> Exempt

8 Type of Deed <input type="checkbox"/> Conservator <input type="checkbox"/> Bill of Sale <input type="checkbox"/> Cemetery <input type="checkbox"/> Distribution <input type="checkbox"/> Corrective <input type="checkbox"/> Death Certificate - Transfer on Death <input type="checkbox"/> Easement <input type="checkbox"/> Executor <input type="checkbox"/> Land Contract/Memo <input type="checkbox"/> Lease <input type="checkbox"/> Mineral <input type="checkbox"/> Partition <input type="checkbox"/> Personal Rep. <input type="checkbox"/> Quit Claim <input type="checkbox"/> Sheriff <input type="checkbox"/> Trust/Trustee <input checked="" type="checkbox"/> Warranty <input type="checkbox"/> Other _____
--

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

11 Was ownership transferred in full? (If No, explain the division.) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	12 Was real estate purchased for same use? (If No, state the intended use.) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
---	--

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

14 What is the current market value of the real property? 27,500.00	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No \$ _____ %
--	--

16 Does this conveyance divide a current parcel of land? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
---	--

18 Address of Property 2073 Martin Road Blue Hill, NE 68930 18a <input type="checkbox"/> No address assigned 18b <input type="checkbox"/> Vacant land	19 Name and Address of Person to Whom the Tax Statement Should be Sent Grantee
--	---

20 Legal Description (Attach additional pages, if needed.) Lots One (1), Two (2) and Three (3), Block Two (2), Village of Rosemont, Webster County Nebraska, along with the East half of vacatdd alley lying west of said Lots and vacted Elm Road starting a the center of daid alley to the West lin of Martin Road 1/2 int.
--

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

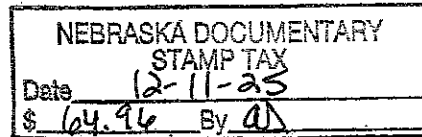
22 Total purchase price, including any liabilities assumed. ....	22 \$ 27,500.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions) .....	23 \$
24 Adjusted purchase price paid for real estate (line 22 minus line 23) .....	24 \$ 27,500.00

25 If this transfer is exempt from the documentary stamp tax, list the exemption number .....
26 Is an affidavit as described in Neb. Rev. Stat. § 76-2,141 required because the property is located within a county or other geographic area with an active air force ballistic missile field? (See Instructions) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

27 If yes, is the required affidavit attached to this filing? <input type="checkbox"/> Yes <input type="checkbox"/> No
--

Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement.	
sign here Trent Joseph Kohmetscher Print or Type Name of Grantee or Authorized Representative Signature of Grantee or Authorized Representative	402-984-8934 Phone Number Grantee Title Date

Register of Deed's Use Only		For Dept. Use Only
28 Date Deed Recorded Mo. 12 Day 11 Yr. 25	29 Value of Stamp or Exempt Number \$ 64.96	30 Recording Data BK2025, Pg 2752

State of Nebraska } ss.  
County of Webster }Entered on the  
numerical index and filed for record in the  
Clerk's office of said county this 11 day  
of Dec A.D., 2025, at 8:36  
o'clock 9 A.M. Recorded in Book 2025  
on Page 2752-2753  
Abbey Harig County Clerk  
16.00 Deputy  
Ind      Comp      Assessor      Carded     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.

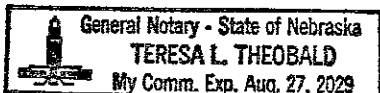
Executed November 28, 2025.

Trevor John Kohmetscher  
Trevor John Kohmetscher

Torey Kohmetscher  
Torey Kohmetscher

STATE OF NEBRASKA )  
 ) ss.  
COUNTY OF Webster )

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



Teresa L. Theobald  
Notary Public

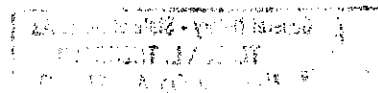


STATE OF NEBRASKA )  
 ) ss.  
COUNTY OF )

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



Lori D Meents  
Notary Public



# Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2025	2749	12/10/2025	Base: 91-0074		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
001612000		259		1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4243	3	10	30	1	00000	1	000	0000		
Land		Improvements		Total		Date of Sale Property Classification Code								
505,350				505,350		Status	Property Type		Zoning	Location	City Size	Parcel Size		
Irrigation Type:				A) 2	B) 05	C) 5	D) 3	E) 0	F) 9					
LCG		ACRES:		VALUE:		LCG		ACRES:		VALUE:				
IRRIGATED	1A1					GRASSLAND	1G1	11.730		19,535				
	1A						1G	25.820		47,260				
	2A1						2G1	44.570		67,300				
	2A						2G	6.530		12,245				
	3A1						3G1							
	3A						3G	27.050		48,825				
	4A1						4G1	7.260		11,965				
	4A						4G	15.690		27,535				
DRYLAND	1D1					Shelterbelt/Timber								
	1D	59.490		196,615		Accretion								
	2D1					Waste		12.370		6,185				
	2D	11.120		34,860		Other								
	3D1					AG LAND TOTAL		232.920		505,350				
	3D					Roads		3.840						
	4D1	5.970		17,460		Farm Sites								
	4D	5.320		15,565		Home Sites								
						Recreation								
	Dwellings					Other								
	Outbuildings					Non-AG TOTAL		3.840						

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.

DEPARTMENT OF REVENUE

## Real Estate Transfer Statement

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

FORM

521

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

1 County Name <b>Webster - 91</b>	2 County Number <b>91</b>	3 Date of Sale/Transfer Mo. <b>12</b> Day <b>10</b> Yr. <b>2025</b>	4 Date of Deed Mo. <b>12</b> Day <b>4</b> Yr. <b>2025</b>
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) <b>see Attached</b> Street or Other Mailing Address  City State Zip Code Phone Number Email Address <b>n/a</b>		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) <b>Max J. Vavricka and Eddie Joe Vavricka</b> Street or Other Mailing Address <b>1215 Road Q</b> City State Zip Code <b>Red Cloud NE 68970</b> Phone Number Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address <b>n/a</b>	

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)
<input type="checkbox"/> Improved <input checked="" type="checkbox"/> Unimproved <input type="checkbox"/> IOLL	<input type="checkbox"/> Single Family <input type="checkbox"/> Multi-Family <input type="checkbox"/> Commercial	<input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Agricultural <input type="checkbox"/> Recreational	<input type="checkbox"/> Mineral Interests-Nonproducing <input type="checkbox"/> Mineral Interests-Producing	<input type="checkbox"/> State Assessed <input type="checkbox"/> Exempt	<input type="checkbox"/> Mobile Home

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

11 Was ownership transferred in full? (If No, explain the division.) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	12 Was real estate purchased for same use? (If No, state the intended use.) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
---	--

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

14 What is the current market value of the real property? <b>710,280.00</b>	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No \$ _____ %
--	--

16 Does this conveyance divide a current parcel of land? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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.) <input checked="" type="checkbox"/> Yes <b>Ruhter Auction</b> <input type="checkbox"/> No
---	---

18 Address of Property <b>Ag Land</b>	19 Name and Address of Person to Whom the Tax Statement Should be Sent <b>Grantee</b>
18a <input checked="" type="checkbox"/> No address assigned	18b <input checked="" type="checkbox"/> Vacant land

20 Legal Description (Attach additional pages, if needed.) <b>See Attached</b>
---

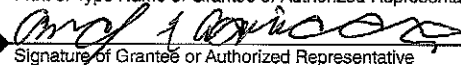
21 If agricultural, list total number of acres transferred in this transaction **236.76+-**

22 Total purchase price, including any liabilities assumed.	22 \$ <b>710,280.00</b>
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	23 \$ <b>0</b>
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24 \$ <b>710,280.00</b>
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) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
27 If yes, is the required affidavit attached to this filing? <input type="checkbox"/> Yes <input type="checkbox"/> 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.

Max J. Vavricka

Print or Type Name of Grantee or Authorized Representative



Signature of Grantee or Authorized Representative

Grantee  
Title

Phone Number

12/10/2025

Date

sign  
here

## Register of Deed's Use Only

28 Date Deed Recorded Mo. <b>12</b> Day <b>11</b> Yr. <b>25</b>	29 Value of Stamp or Exempt Number <b>\$ 1649.52</b>	30 Recording Data <b>BK2025, Pg 2749</b>
--	---	---

## For Dept. Use Only

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

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

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

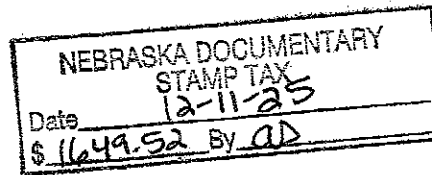
Steven G. Dressman and Teresa Dressman  
1156 N Commercial Ave  
Superior, NE 68978

The West Half of the Northeast Quarter of Section 30, Township 3 North, Range 10 West of the 6<sup>th</sup> P.M., Webster County, Nebraska, AND The Northwest Quarter of Section 30, Township 3 North, Range 10 West of the 6<sup>th</sup> 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 6<sup>th</sup> P.M., Webster County, Nebraska

State of Nebraska } ss.  
County of Webster }

Entered on the  
numerical index and filed for record in the  
Clerk's office of said county this 11 day  
of Dec A.D., 2025, at 8:32  
o'clock 2 M. Recorded in Book 2025  
on Page 2749-2751  
Abbey Harris County Clerk  
22.00 AD Deputy  
Ind    Comp    Assessor    Carded   



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 6<sup>th</sup> P.M. Webster County, Nebraska, and

The Northwest Quarter of Section 30, Township 3 North, Range 10 West of the 6<sup>th</sup> 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 4, 2025.

Lora F. Ballard  
Lora F. Ballard

STATE OF NEBRASKA )  
 ) ss.  
COUNTY OF Douglas )

The foregoing instrument was acknowledged before me on December 5th, 2025 by Lora F. Ballard, a single person



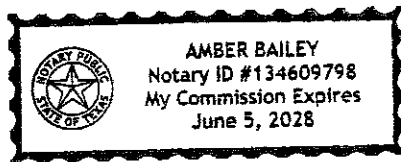
[Signature]  
Notary Public

Diane M. Bauer  
Diane M. Bauer

Jason Bauer  
Jason Bauer

STATE OF Texas )  
 ) ss.  
COUNTY OF Williamson )

The foregoing instrument was acknowledged before me on December 4, 2025 by  
Diane M. Bauer and Jason Bauer, wife and husband.



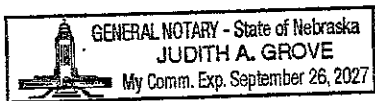
Amber Bailey  
Notary Public

Steven G. Dressman  
Steven G. Dressman

Teresa Dressman  
Teresa Dressman

STATE OF NEBRASKA Nebraska,  
COUNTY OF Nuckolls ) ss.

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



Judith A. Grove  
Notary Public

# Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2025	2740	10/29/2025	Base: 91-0002		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
000107500		258		4 11		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4371			00	0	10005		014	0000		
Land		Improvements		Total		Date of Sale Property Classification Code								
2,055		54,530		56,585		Status	Property Type		Zoning	Location	City Size	Parcel Size		
Irrigation Type:				A) 1	B) 03	C) 3	D) 1	E) 6	F) 2					
LCG		ACRES:		VALUE:		LCG		ACRES:		VALUE:				
IRRIGATED	1A1					GRASSLAND	1G1							
	1A						1G							
	2A1						2G1							
	2A						2G							
	3A1						3G1							
	3A						3G							
	4A1						4G1							
	4A						4G							
DRYLAND	1D1					Shelterbelt/Timber								
	1D					Accretion								
	2D1					Waste								
	2D					Other								
	3D1					AG LAND TOTAL								
	3D					Roads								
	4D1					Farm Sites								
	4D					Home Sites								
						Recreation								
	Dwellings			37,370		Other								
	Outbuildings			17,160		Non-AG TOTAL								

**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)



# 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 <b>Webster - 91</b>	2 County Number	3 Date of Sale/Transfer Mo. <u>10</u> Day <u>29</u> Yr. <u>2025</u>	4 Date of Deed Mo. <u>10</u> Day <u>29</u> Yr. <u>2025</u>
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) <b>See Exhibit A</b> Street or Other Mailing Address City State Zip Code Phone Number Email Address <b>N/A</b>		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) <b>State of Nebraska Department of Transportation</b> Street or Other Mailing Address <b>PO Box 94759</b> City Lincoln State NE Zip Code 68509 Phone Number 402-471-4567 Is the grantee a 501(c)(3) organization? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> If Yes, is the grantee a 509(a) foundation? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> 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 <input checked="" type="checkbox"/> Improved <input checked="" type="checkbox"/> Unimproved <input type="checkbox"/> IOLL	(B) Property Type <input type="checkbox"/> Single Family <input type="checkbox"/> Multi-Family <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Agricultural <input type="checkbox"/> Recreational	(C) <input type="checkbox"/> Mobile Home

8 Type of Deed <input type="checkbox"/> Bill of Sale <input type="checkbox"/> Cemetery <input type="checkbox"/> Conservator <input type="checkbox"/> Corrective <input type="checkbox"/> Death Certificate - Transfer on Death <input type="checkbox"/> Distribution <input type="checkbox"/> Easement <input type="checkbox"/> Executor <input type="checkbox"/> Land Contract/Memo <input type="checkbox"/> Lease <input type="checkbox"/> Mineral <input type="checkbox"/> Partition <input type="checkbox"/> Personal Rep. <input type="checkbox"/> Quit Claim <input checked="" type="checkbox"/> Sheriff <input type="checkbox"/> Trust/Trustee <input checked="" type="checkbox"/> Warranty <input type="checkbox"/> Other
---

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

11 Was ownership transferred in full? (If No, explain the division.) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	12 Was real estate purchased for same use? (If No, state the intended use.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <b>Build Roads</b>
---	---

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

14 What is the current market value of the real property? <b>120.00</b>	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No \$ %
--	--

16 Does this conveyance divide a current parcel of land? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> 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.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
---	--

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

20 Legal Description (Attach additional pages, if needed.) <b>See Attached Exhibit A</b>
---

21 If agricultural, list total number of acres transferred in this transaction	22 Total purchase price, including any liabilities assumed. \$ <b>120.00</b>
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	23 \$
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24 \$ <b>120.00</b>
25 If this transfer is exempt from the documentary stamp tax, list the exemption number <b>2</b>	
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) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
27 If yes, is the required affidavit attached to this filing? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

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

sign here	Karla Smith	402-479-3985
	Print or Type Name of Grantee or Authorized Representative	Phone Number
	<i>Karla Smith</i>	12/8/2025
	Signature of Grantee or Authorized Representative	Date
	ROW Project Manager	
	Title	

Register of Deed's Use Only		For Dept. Use Only
28 Date Deed Recorded Mo. <u>12</u> Day <u>8</u> Yr. <u>25</u>	29 Value of Stamp or Exempt Number \$ <b>Exempt #2</b>	30 Recording Date <b>BK2025 Pg 2740</b>

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

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

\$ Ex002 By AS

**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

*Anthony King*

County Clerk

Fee: \$28.00 By: AS Deputy  
Electronically Recorded

FOR REGISTER OF DEEDS USE ONLY

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

**WARRANTY DEED**

**PROJECT NO.: 281-1(117)**

**C.N.: 42619**

**TRACT: 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

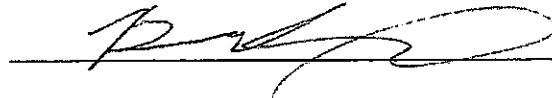
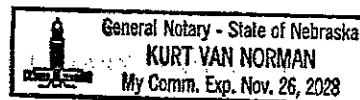
Said Grantor does hereby covenant with THE STATE OF NEBRASKA, DEPARTMENT OF TRANSPORTATION, and with its successors and assigns; that said Grantor is lawfully seized of said real property; that said real property is free from encumbrance; that said Grantor is duly authorized to sell said real property;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

TRACT: 75

Duly executed this 29 day of Oct, A.D. 20 25.Republican Valley Rentals, LLC, a Nebraska Limited Liability Company  
ByBRAD FREY, Owner  
Print name and Title of Authorized AgentSTATE OF Nebraska )  
COUNTY OF Webster ) ss.The foregoing instrument was acknowledged before me this 29<sup>th</sup> day of October.A.D., 20 25, by Brad Frey, Owner  
(Print Name of Individual who appeared before Notary) (Title of officer or agent)on behalf of Republican Valley Rentals, LLC, a Nebraska Limited Liability Company,  
Notary Public

**AFFIDAVIT of Authority**NEBRASKA  
DEPARTMENT OF TRANSPORTATION

Project Name: In Red Cloud	Project #: 281-1(117)	Control #: 42619
Contract Name: Republican Valley Rentals, LLC, a Nebraska Limited Liability Company	Type: Tract Owner	Tract #: 75

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

- ① I am the Owner for Rep Valley Rentals LLC  
(Title of office holder) (Name of Organization)  
organized in accordance with the laws of the State of Nebraska and lawfully operating in Nebraska;

**AND ...**

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

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

**OR ...**

☐ The Resolution of the \_\_\_\_\_ dated \_\_\_\_\_  
(Corporate Board or Corporate Membership)

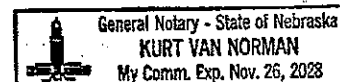
Dated this 29 day of Oct, 20 25

[Signature]  
Signature of  
BRAD FREY  
Print Name

State of Nebraska )  
County of Webster ) ss

Subscribed and sworn before me this 29<sup>th</sup> day of October, 20 25

[Signature]  
Signature of Notary Public



# Residential & Commercial Sales Worksheet

[illegible]

NEBRASKA

Good Life. Great Service.

DEPARTMENT OF REVENUE

## Real Estate Transfer Statement

FORM

521

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

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

1 County Name <b>Select County</b>	2 County Number	3 Date of Sale/Transfer Mo. <u>9</u> Day <u>15</u> Yr. <u>25</u>	4 Date of Deed Mo. <u>9</u> Day <u>15</u> Yr. <u>25</u>
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) <b>Sandee Heller</b> Street or Other Mailing Address <b>320 E State St.</b> City <b>Guide Rock</b> State <b>NE</b> Zip Code <b>68942</b> Phone Number <b>(402) 257-2275</b> Email Address <b>n/a</b>		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) <b>Juan Chavez</b> Street or Other Mailing Address <b>542 Republican St</b> City <b>Guide Rock</b> State <b>NE</b> Zip Code <b>68942</b> Phone Number Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address <b>n/a</b>	

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)
<input checked="" type="checkbox"/> Improved <input checked="" type="checkbox"/> Unimproved <input type="checkbox"/> IOLL	<input checked="" type="checkbox"/> Single Family <input type="checkbox"/> Multi-Family <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Agricultural <input type="checkbox"/> Recreational	<input type="checkbox"/> Mineral Interests-Nonproducing <input type="checkbox"/> Mineral Interests-Producing <input type="checkbox"/> State Assessed <input type="checkbox"/> Exempt <input type="checkbox"/> Mobile Home

8 Type of Deed	<input type="checkbox"/> Conservator <input type="checkbox"/> Bill of Sale <input type="checkbox"/> Cemetery	<input type="checkbox"/> Corrective <input type="checkbox"/> Death Certificate - Transfer on Death	<input type="checkbox"/> Distribution <input type="checkbox"/> Easement <input type="checkbox"/> Executor	<input type="checkbox"/> Land Contract/Memo <input type="checkbox"/> Lease <input type="checkbox"/> Mineral	<input type="checkbox"/> Partition <input type="checkbox"/> Personal Rep. <input type="checkbox"/> Quit Claim	<input type="checkbox"/> Sheriff <input type="checkbox"/> Trust/Trustee <input checked="" type="checkbox"/> Warranty	<input type="checkbox"/> Other _____
----------------	--	---	---	---	---	--	--------------------------------------

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

11 Was ownership transferred in full? (If No, explain the division.) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	12 Was real estate purchased for same use? (If No, state the intended use.) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
---	--

13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.)		
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Aunt or Uncle to Niece or Nephew <input type="checkbox"/> Brothers and Sisters <input type="checkbox"/> Ex-spouse	<input type="checkbox"/> Family Corp., Partnership, or LLC <input type="checkbox"/> Grandparents and Grandchild <input type="checkbox"/> Parents and Child
<input type="checkbox"/> Self <input type="checkbox"/> Spouse <input type="checkbox"/> 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.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No \$ _____ %
---	--

16 Does this conveyance divide a current parcel of land? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
---	---

18 Address of Property <b>542 Republican St</b> <b>Guide Rock, NE 68942</b>	19 Name and Address of Person to Whom the Tax Statement Should be Sent (Same as Grantee)
---	---

18a <input type="checkbox"/> No address assigned	18b <input type="checkbox"/> Vacant land
--	--

20 Legal Description (Attach additional pages, if needed.) <b>Lot Four (4), New Territory Addition to Guide Rock, in the Southwest Quarter (SW¼) of Section Three (3), Township One (1) North, Range Nine (9) West of the 6th P.M., Webster County Nebraska.</b>
---

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

22 Total purchase price, including any liabilities assumed. ....	22 \$ <b>700'00</b>
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions) .....	23 \$ <b>0'00</b>
24 Adjusted purchase price paid for real estate (line 22 minus line 23) .....	24 \$ <b>700'00</b>

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) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

27 If yes, is the required affidavit attached to this filing? <input type="checkbox"/> Yes <input type="checkbox"/> No
--

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

sign  
here

Print or Type Name of Grantee or Authorized Representative

*Juan Chavez*

Signature of Grantee or Authorized Representative

Title

Phone Number

**12 5 25**

Date

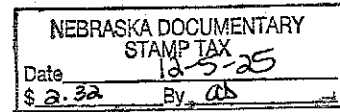
## Register of Deed's Use Only

For Dept. Use Only

28 Date Deed Recorded Mo. <u>12</u> Day <u>5</u> Yr. <u>25</u>	29 Value of Stamp or Exempt Number <b>\$ 2.32</b>	30 Recording Data <b>BK2025, Pg 2727</b>
---	--	---

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



State of Nebraska } ss.  
County of Webster.Entered on the  
numerical index and filed for record in the  
Clerk's office of said county this 5 day  
of Dec A.D., 2025, at 11:50  
o'clock AM. Recorded in Book 2025  
on Page 2727  
Abhey Haring County Clerk  
10.00 Deputy  
Ind      Comp      Assessor      Carded     

## 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 (SW<sup>1</sup>/<sub>4</sub>) 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;

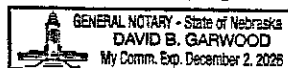
(3) warrants and will defend title to the real estate against the lawful claims of all persons.

Executed September 15, 2025.

Sandee Heller  
Sandee Heller

STATE OF NEBRASKA, COUNTY OF WEBSTER ) ss.

The foregoing instrument was acknowledged before me on September 15, 2025, by Sandee Heller, a single person.



Comm. expires 12-2-26

David B. Garwood  
Notary Public

# Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code								
91	2025	2725	11/25/2025	Base: 91-0002			Affiliated:		Unified:			
Location ID	Sale Number	Useability & Code #		Parcel Number								
001809000	256	4	05	GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4491	1	11	30	3	00000	1	000	8135
Land	Improvements	Total		Date of Sale Property Classification Code								
2,016,780	17,685	2,034,465		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type:				A) 2	B) 05	C) 5	D) 3	E) 0	F) 9			
LCG	ACRES:	VALUE:		LCG	ACRES:	VALUE:						
IRRIGATED 1A1				GRASSLAND 1G1	267.190	444,865						
1A				1G	138.980	231,395						
2A1				2G1	173.070	261,330						
2A				2G	158.310	239,045						
3A1				3G1	172.080	249,520						
3A				3G								
4A1				4G1	2.460	3,200						
4A				4G	5.340	6,940						
DRYLAND 1D1				Shelterbelt/Timber								
1D	24.930	82,395		Accretion								
2D1	75.900	237,945		Waste								
2D	67.080	210,295		Other								
3D1				AG LAND TOTAL	1,097.650	2,002,940						
3D				Roads	15.860							
4D1				Farm Sites	1.000	13,840						
4D	12.310	36,010		Home Sites								
				Recreation								
Dwellings				Other								
Outbuildings		17,685		Non-AG TOTAL	16.860	13,840						

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
WD; TRANSFER ALL INTEREST TO TRUST	
Comments from	Comments:
001809000 001905300 001905400 002210200 002210300 002210400 002210500	

(Continue on back)

# Real Estate Transfer Statement

FORM  
521

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

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

1 County Name <b>Webster - 91</b>	2 County Number	3 Date of Sale/Transfer Mo. <u>11</u> Day <u>25</u> Yr. <u>2025</u>	4 Date of Deed Mo. <u>11</u> Day <u>25</u> Yr. <u>2025</u>
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) <b>Cindy Barnason</b> Street or Other Mailing Address <b>998 Deer Meadow Way</b> City <b>Livermore</b> State <b>CO</b> Zip Code <b>80536</b> Phone Number <b>n/a</b> Email Address <b>n/a</b>		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) <b>Cindy D. Barnason Trustee of the Cindy Barnason Trust</b> Street or Other Mailing Address <b>998 Deer Meadow Way</b> City <b>Livermore</b> State <b>CO</b> Zip Code <b>80536</b> Phone Number <b>n/a</b> Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address <b>n/a</b>	

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)
<input type="checkbox"/> Improved <input checked="" type="checkbox"/> Unimproved <input type="checkbox"/> IOLL	<input type="checkbox"/> Single Family <input type="checkbox"/> Multi-Family <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Agricultural <input type="checkbox"/> Recreational <input type="checkbox"/> Mineral Interests-Nonproducing <input type="checkbox"/> Mineral Interests-Producing <input type="checkbox"/> State Assessed <input type="checkbox"/> Exempt	<input type="checkbox"/> Mobile Home

8 Type of Deed	<input type="checkbox"/> Conservator <input type="checkbox"/> Bill of Sale <input type="checkbox"/> Cemetery	<input type="checkbox"/> Distribution <input type="checkbox"/> Corrective <input type="checkbox"/> Death Certificate - Transfer on Death <input type="checkbox"/> Executor	<input type="checkbox"/> Land Contract/Memo <input type="checkbox"/> Lease <input type="checkbox"/> Mineral	<input type="checkbox"/> Partition <input type="checkbox"/> Personal Rep. <input type="checkbox"/> Quit Claim	<input type="checkbox"/> Sheriff <input type="checkbox"/> Trust/Trustee <input checked="" type="checkbox"/> Warranty	<input type="checkbox"/> Other _____
----------------	--	---	---	---	--	--------------------------------------

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

11 Was ownership transferred in full? (If No, explain the division.) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	12 Was real estate purchased for same use? (If No, state the intended use.) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
---	--

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

14 What is the current market value of the real property? <b>2,326,025.00</b>	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No \$ _____ %
--	--

16 Does this conveyance divide a current parcel of land? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
---	---

18 Address of Property <b>rural Webster County</b>	19 Name and Address of Person to Whom the Tax Statement Should be Sent <b>Cindy D Barnason, Trustee 998 Deer Meadow Way Livermore, CO 80536</b>
18a <input checked="" type="checkbox"/> No address assigned 18b <input type="checkbox"/> Vacant land	

20 Legal Description (Attach additional pages, if needed.) <b>see attached</b>
---

21 If agricultural, list total number of acres transferred in this transaction <b>1120</b>
--

22 Total purchase price, including any liabilities assumed.	22 \$ <b>0.00</b>
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	23 \$ <b>0.00</b>
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24 \$ <b>0.00</b>
25 If this transfer is exempt from the documentary stamp tax, list the exemption number <b>4</b>	
26 Is an affidavit as described in Neb. Rev. Stat. § 76-2.14.1 required because the property is located within a county or other geographic area with an active air force ballistic missile field? (See Instructions) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
27 If yes, is the required affidavit attached to this filing? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

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

sign here	Jennifer Fleischer	40276235241
	Print or Type Name of Grantee or Authorized Representative	Phone Number
	Signature of Grantee or Authorized Representative	11/26/25
	Attorney	Date
	Title	

Register of Deed's Use Only		For Dept. Use Only
28 Date Deed Recorded Mo. <u>12</u> Day <u>5</u> Yr. <u>25</u>	29 Value of Stamp or Exempt Number \$ <b>Exempt #4</b>	30 Recording Data <b>BK2025, Pg 2725</b>

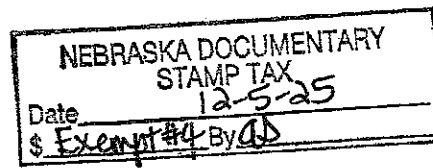
Grantee—Retain a copy of this document for your records.

**CONFIRMING ANY AND ALL INTEREST IN AND TO:**

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

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

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 5 day  
of Dec A.D., 2025 at 11:39  
o'clock 2 M. Recorded in Book 2025  
on Page 2725-2726  
Abbey Harris County Clerk  
16.00 Deputy  
Ind    Comp    Assessor    Carded   **WARRANTY DEED**

Return to: Baird &amp; 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 6<sup>TH</sup> P.M., WEBSTER COUNTY, NEBRASKA AND;

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

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

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

Executed: November 25, 2025

Cindy Barnason  
CINDY BARNASON, Grantor

STATE OF NEBRASKA )  
COUNTY OF Clay ) ss.

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 November 25, 2025

Crystal M. Shestak  
Notary Public



# Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2025	2724	10/7/2025	Base: 91-0002		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
000108600		255		4 05		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4371					00	0	10005		015	0000
Land		Improvements		Total		Date of Sale Property Classification Code								
1,315		57,045		58,360		Status	Property Type		Zoning		Location	City Size	Parcel Size	
Assessor Location: RED CLOUD (RC)				A) 1		B) 01		C) 1		D) 1		E) 6		F) 1

		Residential	Commercial		
Multiple Improvements:		Multiple Improvements :		Multiple Improvements :	
Construction Date:		Construction Date : 1890		Construction Date :	
Floor:		Floor Sq. Ft. : 1,181		Floor Sq. Ft. :	
Building Cost New:		Cost : 176,925		Cost :	
Single Family Style: 101		Residential Condition: 25		Commercial Occupancy Code:	
(100) <input type="checkbox"/> Mobile Home		(10) <input type="checkbox"/> Worn Out		Primary: Other1: Other2:	
(101) <input checked="" type="checkbox"/> One Story		(20) <input checked="" type="checkbox"/> Badly Worn		Commercial Construction Class:	
(102) <input type="checkbox"/> Two Story		(30) <input checked="" type="checkbox"/> Average		(1) <input type="checkbox"/> Fireproof Structural Steel Frame	
(103) <input type="checkbox"/> Split Level		(40) <input type="checkbox"/> Good		(2) <input type="checkbox"/> Reinforced Concrete Frame	
(104) <input type="checkbox"/> 1 1/2 Story		(50) <input type="checkbox"/> Very Good		(3) <input type="checkbox"/> Masonry Bearing Walls	
(111) <input type="checkbox"/> Bi-Level		(60) <input type="checkbox"/> Excellent		(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls	
(106) <input type="checkbox"/> Other				(5) <input type="checkbox"/> Metal Frame and Walls	
Townhouse or Duplex Style:		Residential Quality: 30		(6) <input type="checkbox"/> Pole Frame	
(301) <input type="checkbox"/> One Story		(10) <input type="checkbox"/> Low		Cost Rank: Condition:	
(302) <input type="checkbox"/> Two Story		(20) <input type="checkbox"/> Fair		(10) <input type="checkbox"/> Low (10) <input type="checkbox"/> Worn Out	
(307) <input type="checkbox"/> 1 1/2 Story		(30) <input checked="" type="checkbox"/> Average		(20) <input type="checkbox"/> Average (20) <input type="checkbox"/> Badly Worn	
(308) <input type="checkbox"/> Split Level		(40) <input type="checkbox"/> Good		(30) <input type="checkbox"/> Above Average (30) <input type="checkbox"/> Average	
(309) <input type="checkbox"/> 2 1/2 Story		(50) <input type="checkbox"/> Very Good		(40) <input type="checkbox"/> High (40) <input type="checkbox"/> Good	
(304) <input type="checkbox"/> One Story Duplex		(60) <input type="checkbox"/> Excellent		(50) <input type="checkbox"/> Very Good	
(305) <input type="checkbox"/> Two Story Duplex				(60) <input type="checkbox"/> Excellent	

Assessor's Adjustment to Sale Price (+ or -):	
Assessor Comments and Reason for Adjustment:	
QCD; DISSOLUTION	
Comments from	Comments:

(Continue on back)



• 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.

<b>1 County Name</b> Select County		<b>2 County Number</b>		<b>3 Date of Sale/Transfer</b> Mo. <u>10</u> Day <u>7</u> Yr. <u>2025</u>		<b>4 Date of Deed</b> Mo. <u>10</u> Day <u>7</u> Yr. <u>2025</u>	
<b>5 Grantor's Name, Address, and Telephone (Please Print)</b> Grantor's Name (Seller) <u>Jesus Eduardo &amp; Lindsey Rodriguez</u> Street or Other Mailing Address <u>430 N Walnut St</u> City <u>Red Cloud</u> State <u>NE</u> Zip Code <u>68970</u> Phone Number <u>402-746-0498</u> Email Address <u>lindsey-h-2007@hotmail.com</u>				<b>6 Grantee's Name, Address, and Telephone (Please Print)</b> Grantee's Name (Buyer) <u>Lindsey Rodriguez</u> Street or Other Mailing Address <u>430 N Walnut St</u> City <u>Red Cloud</u> State <u>NE</u> Zip Code <u>68970</u> Phone Number <u>402-746-0498</u> Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address			
<b>7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home.</b>							
<b>(A) Status</b> <input checked="" type="checkbox"/> Improved <input type="checkbox"/> Unimproved <input type="checkbox"/> IOLL		<b>(B) Property Type</b> <input checked="" type="checkbox"/> Single Family <input type="checkbox"/> Multi-Family <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Agricultural <input type="checkbox"/> Recreational		<b>(C)</b> <input type="checkbox"/> Mineral Interests-Nonproducing <input type="checkbox"/> Mineral Interests-Producing <input type="checkbox"/> State Assessed <input type="checkbox"/> Exempt <input type="checkbox"/> Mobile Home			
<b>8 Type of Deed</b> <input type="checkbox"/> Bill of Sale <input type="checkbox"/> Cemetery <input type="checkbox"/> Conservator <input type="checkbox"/> Corrective <input type="checkbox"/> Death Certificate - Transfer on Death <input type="checkbox"/> Distribution <input type="checkbox"/> Easement <input type="checkbox"/> Executor <input type="checkbox"/> Land Contract/Memo <input type="checkbox"/> Lease <input type="checkbox"/> Mineral <input type="checkbox"/> Partition <input type="checkbox"/> Personal Rep. <input checked="" type="checkbox"/> Quit Claim <input type="checkbox"/> Sheriff <input type="checkbox"/> Trust/Trustee <input type="checkbox"/> Warranty <input type="checkbox"/> Other							
<b>9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller?</b> <input type="checkbox"/> Buyer <input type="checkbox"/> Seller <input checked="" type="checkbox"/> No		<b>10 Type of Transfer</b> <input type="checkbox"/> Auction <input checked="" type="checkbox"/> Court Decree <input type="checkbox"/> Distribution <input type="checkbox"/> Easement <input type="checkbox"/> Exchange <input type="checkbox"/> Foreclosure <input type="checkbox"/> Gift <input type="checkbox"/> Grantor Trust <input type="checkbox"/> Irrevocable Trust <input type="checkbox"/> Life Estate <input type="checkbox"/> Partition <input type="checkbox"/> Revocable Trust <input type="checkbox"/> Sale <input type="checkbox"/> Satisfaction of Contract <input type="checkbox"/> Transfer on Death <input type="checkbox"/> Trustee to Beneficiary <input type="checkbox"/> Other (Explain)					
<b>11 Was ownership transferred in full? (If No, explain the division.)</b> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No				<b>12 Was real estate purchased for same use? (If No, state the intended use.)</b> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			
<b>13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.)</b> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Aunt or Uncle to Niece or Nephew <input type="checkbox"/> Brothers and Sisters <input checked="" type="checkbox"/> Ex-spouse <input type="checkbox"/> Family Corp., Partnership, or LLC <input type="checkbox"/> Grandparents and Grandchild <input type="checkbox"/> Parents and Child <input type="checkbox"/> Self <input type="checkbox"/> Spouse <input type="checkbox"/> Step-parent and Step-child <input type="checkbox"/> Other							
<b>14 What is the current market value of the real property?</b> <u>58,360</u>				<b>15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No \$ _____ %			
<b>16 Does this conveyance divide a current parcel of land?</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No				<b>17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.)</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
<b>18 Address of Property</b> <u>430 N Walnut St</u>				<b>19 Name and Address of Person to Whom the Tax Statement Should be Sent</b> <u>Lindsey Rodriguez</u> <u>430 N Walnut St</u> <u>Red Cloud, NE 68970</u>			
<b>18a</b> <input type="checkbox"/> No address assigned <b>18b</b> <input type="checkbox"/> Vacant land							
<b>20 Legal Description (Attach additional pages, if needed.)</b> <u>Lots 19 &amp; 20 Block 15 Original town Red Cloud</u>							
<b>21 If agricultural, list total number of acres transferred in this transaction</b> _____							
<b>22 Total purchase price, including any liabilities assumed.</b> _____							
<b>23 Was non-real property included in the purchase?</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions) _____							
<b>24 Adjusted purchase price paid for real estate (line 22 minus line 23)</b> _____							
<b>25 If this transfer is exempt from the documentary stamp tax, list the exemption number</b> <u>5a1</u>							
<b>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)</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No							
<b>27 If yes, is the required affidavit attached to this filing?</b> <input type="checkbox"/> Yes <input type="checkbox"/> 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.

and that I am duly authorized to sign this  
Lindsey Rodriguez

Print or Type Name of Grantee or Authorized Representative

402-746-0498  
Phone Number

Signature of Grantee or Authorized Representative Hendrey Rodriquez

Title

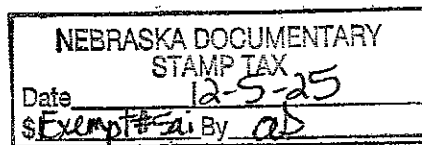
12-05-25  
Date

Register of Deed's Use Only			For Dept. Use Only
<b>28 Date Deed Recorded</b> Mo. <u>12</u> Day <u>5</u> Yr. <u>25</u>	<b>29 Value of Stamp or Exempt Number</b> \$ <u>Exempt # Sai</u>	<b>30 Recording Data</b> <u>BK 2025, Pg. 2724</u>	

Nebraska Department of Revenue  
 Form No. 28-220-2025 & 2025 Rev. Supersedes 28-220-2022 & 2022 Rev.

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 5 day  
of Dec A.D., 2025, at 9:47  
o'clock A.M. Recorded in Book 2025  
on Page 2724  
Ashley Harig County Clerk  
10.20 AS Deputy  
Ind. Comp Assessor CardedReturn to:  
Michele J. Romero  
3720 Ave A, Suite C, PO Box 188  
Kearney, NE 68848**QUITCLAIM DEED**

Jesus Eduardo Rodriguez, Grantor, in consideration of and pursuant to the Decree of Dissolution of Marriage entered in the District Court of Webster County, Nebraska, Case No. CI 25-10 hereby quitclaims to Lindsey Rodriguez, Grantee, all of his right, title and interest in and to the following described real estate in Webster County, Red Cloud, Nebraska:

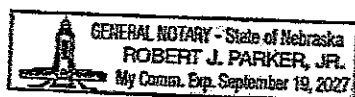
**Legal: Lots Nineteen (19) and Twenty (20), Block Fifteen (15), Original Town of Red Cloud, Webster County, Nebraska.**

Executed this 7 October day of September, 2025.

Jesus Eduardo Rodriguez  
Jesus Eduardo Rodriguez, GRANTOR

STATE OF NEBRASKA )  
COUNTY OF Adams ) ss

The foregoing Quitclaim Deed was acknowledged before me on this 7 day of September, 2025, by Jesus Eduardo Rodriguez.

October

[Signature]  
Notary Public

# Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2025	2716	12/1/2025	Base: 91-0002		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
000165500		254		4 05		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4491					00	0	10105		005	0000
Land		Improvements		Total		Date of Sale Property Classification Code								
554,915		125,115		680,030		Status	Property Type		Zoning	Location	City Size	Parcel Size		
Assessor Location: RED CLOUD (RC)				A) 1		B) 01		C) 1		D) 1		E) 6		F) 1

	Residential	Commercial
<b>Multiple Improvements:</b>	Multiple Improvements. :	Multiple Improvements. :
<b>Construction Date:</b>	Construction Date : 1929	Construction Date :
<b>Floor:</b>	Floor Sq. Ft. : 1,708	Floor Sq. Ft. :
<b>Building Cost New:</b>	Cost : 267,115	Cost :
<b>Single Family Style: 101</b>	<b>Residential Condition: 35</b>	<b>Commercial Occupancy Code:</b>
(100) <input type="checkbox"/> Mobile Home	(10) <input type="checkbox"/> Worn Out	Primary: Other1: Other2:
(101) <input checked="" type="checkbox"/> One Story	(20) <input type="checkbox"/> Badly Worn	<b>Commercial Construction Class:</b>
(102) <input type="checkbox"/> Two Story	(30) <input checked="" type="checkbox"/> Average	(1) <input type="checkbox"/> Fireproof Structural Steel Frame
(103) <input type="checkbox"/> Split Level	(40) <input checked="" type="checkbox"/> Good	(2) <input type="checkbox"/> Reinforced Concrete Frame
(104) <input type="checkbox"/> 1 1/2 Story	(50) <input type="checkbox"/> Very Good	(3) <input type="checkbox"/> Masonry Bearing Walls
(111) <input type="checkbox"/> Bi-Level	(60) <input type="checkbox"/> Excellent	(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls
(106) <input type="checkbox"/> Other		(5) <input type="checkbox"/> Metal Frame and Walls
<b>Townhouse or Duplex Style:</b>	<b>Residential Quality: 30</b>	(6) <input type="checkbox"/> Pole Frame
(301) <input type="checkbox"/> One Story	(10) <input type="checkbox"/> Low	<b>Cost Rank:</b> <b>Condition:</b>
(302) <input type="checkbox"/> Two Story	(20) <input type="checkbox"/> Fair	(10) <input type="checkbox"/> Low (10) <input type="checkbox"/> Worn Out
(307) <input type="checkbox"/> 1 1/2 Story	(30) <input checked="" type="checkbox"/> Average	(20) <input type="checkbox"/> Average (20) <input type="checkbox"/> Badly Worn
(308) <input type="checkbox"/> Split Level	(40) <input type="checkbox"/> Good	(30) <input type="checkbox"/> Above Average (30) <input type="checkbox"/> Average
(309) <input type="checkbox"/> 2 1/2 Story	(50) <input type="checkbox"/> Very Good	(40) <input type="checkbox"/> High (40) <input type="checkbox"/> Good
(304) <input type="checkbox"/> One Story Duplex	(60) <input type="checkbox"/> Excellent	(50) <input type="checkbox"/> Very Good
(305) <input type="checkbox"/> Two Story Duplex		(60) <input type="checkbox"/> Excellent

<b>Assessor's Adjustment to Sale Price (+ or -):</b>	
<b>Assessor Comments and Reason for Adjustment:</b>	
WD; TRANSFER BETWEEN PARENT & CHILD WITH LIFE ESTATE	
<b>Comments from</b>	<b>Comments:</b>
000165500 001801902 002208100	

(Continue on back)

44010  
6-7400  
71220

NEBRASKA

Good Life. Great Service.

DEPARTMENT OF REVENUE

# Real Estate Transfer Statement

254

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 <b>Webster - 91</b>	2 County Number <b>91</b>	3 Date of Sale/Transfer Mo. <b>12</b> Day <b>01</b> Yr. <b>2025</b>	4 Date of Deed Mo. <b>12</b> Day <b>01</b> Yr. <b>2025</b>
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) <b>See attached.</b> Street or Other Mailing Address <b>217 N. Cherry St.</b> City <b>Red Cloud</b> State <b>NE</b> Zip Code <b>68970</b> Phone Number <b>NA</b> Email Address <b>NA</b>		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) <b>Chase A. Burgess and Lacie A. Schroer</b> Street or Other Mailing Address <b>550 E. 2nd St.</b> City <b>Lawrence</b> State <b>NE</b> Zip Code <b>68957</b> Phone Number <b>NA</b> Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Email Address <b>NA</b>	

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

8 Type of Deed <input type="checkbox"/> Bill of Sale <input type="checkbox"/> Cemetery <input type="checkbox"/> Conservator <input type="checkbox"/> Corrective <input type="checkbox"/> Death Certificate - Transfer on Death <input type="checkbox"/> Distribution <input type="checkbox"/> Easement <input type="checkbox"/> Executor <input type="checkbox"/> Land Contract/Memo <input type="checkbox"/> Lease <input type="checkbox"/> Mineral <input type="checkbox"/> Partition <input type="checkbox"/> Personal Rep. <input type="checkbox"/> Quit Claim <input type="checkbox"/> Sheriff <input type="checkbox"/> Trust/Trustee <input checked="" type="checkbox"/> Warranty <input type="checkbox"/> Other
--

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

11 Was ownership transferred in full? (If No, explain the division.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <b>LE reserved for Derald Todd Burgess &amp; Kila R. Burgess</b>	12 Was real estate purchased for same use? (If No, state the intended use.) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
---	---

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

14 What is the current market value of the real property? <b>680030</b>	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No \$ _____ %
--	---

16 Does this conveyance divide a current parcel of land? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
--	---

18 Address of Property <b>217 N. Cherry St.</b> <b>Red Cloud, NE 68970</b>	19 Name and Address of Person to Whom the Tax Statement Should be Sent <b>Same as grantor.</b>
--	---

18a <input checked="" type="checkbox"/> No address assigned	18b <input type="checkbox"/> Vacant land
---	--

20 Legal Description (Attach additional pages, if needed.) <b>See attached.</b>
--

21 If agricultural, list total number of acres transferred in this transaction <b>364.5</b>
---

22 Total purchase price, including any liabilities assumed.	22 \$ <b>1,00</b>
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	23 \$ <b>1</b>
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24 \$ <b>1,00</b>

25 If this transfer is exempt from the documentary stamp tax, list the exemption number <b>76-902(5)(a)(i)</b>
--

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) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
--

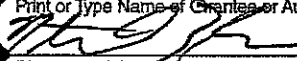
27 If yes, is the required affidavit attached to this filing? <input type="checkbox"/> Yes <input type="checkbox"/> No
--

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.

Matthew D. Baack  
Print or Type Name of Grantee or Authorized Representative

(402) 834-3300  
Phone Number

sign  
here

  
Signature of Grantee or Authorized Representative

Attorney at Law  
Title

12/03/2025  
Date

## Register of Deed's Use Only

28 Date Deed Recorded Mo. <b>12</b> Day <b>3</b> Yr. <b>25</b>	29 Value of Stamp or Exempt Number \$ <b>Exempt #5ai</b>	30 Recording Data <b>BK2025 Pg 2716</b>
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## 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, 77-1927(2)

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

2025 Dec 03 10:56 AM Ex005ai Book 2025 Page 2711

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

The Southeast Quarter ( $SE\frac{1}{4}$ ); and the South Half of the Northeast Quarter ( $S\frac{1}{2} NE\frac{1}{4}$ ); and the Southeast Quarter of the Northwest Quarter ( $SE\frac{1}{4} NW\frac{1}{4}$ ); and the West Half of the Northwest Quarter ( $W\frac{1}{2} NW\frac{1}{4}$ ); 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  $N\frac{1}{2}$  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  $S\frac{1}{2}$  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  $S\frac{1}{2}$  of the vacated County road on the North side thereof.

Index \_\_\_\_\_  
Computer \_\_\_\_\_  
Assessor \_\_\_\_\_  
Carded \_\_\_\_\_

NEBRASKA DOCUMENTARY  
STAMP TAX  
Date: 12/03/25  
\$Ex005ai By AS

Bk 2025, Pg 2716

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 03 day  
of December A.D., 2025, at 10:56  
o'clock AM. Recorded in Book 2025  
on Pages 2716-2718

*Abbey Haigner*

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.

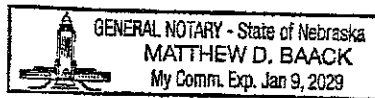
EXECUTED: December 1, 2025.


*Derald Todd Burgess*  
Derald Todd Burgess, Grantor

*Kila Burgess*  
Kila 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.



  
\_\_\_\_\_  
Notary Public

---

EXHIBIT A

---

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

The Southeast Quarter ( $SE\frac{1}{4}$ ); and the South Half of the Northeast Quarter ( $S\frac{1}{2} NE\frac{1}{4}$ ); and the Southeast Quarter of the Northwest Quarter ( $SE\frac{1}{4} NW\frac{1}{4}$ ); and the West Half of the Northwest Quarter ( $W\frac{1}{2} NW\frac{1}{4}$ ); 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  $N\frac{1}{2}$  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  $S\frac{1}{2}$  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  $S\frac{1}{2}$  of the vacated County road on the North side thereof.

# Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2025	2712	10/28/2025	Base: 91-0074		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
001316201		253		4 05		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value						4135	4	9	34	0	00000	1	000	0000
Land		Improvements		Total		Date of Sale Property Classification Code								
257,305				257,305		Status	Property Type		Zoning	Location	City Size	Parcel Size		
Irrigation Type:						A) 2	B) 05		C) 5	D) 3	E) 0	F) 10		
LCG		ACRES:		VALUE:		LCG		ACRES:		VALUE:				
IRRIGATED 1A1						GRASSLAND 1G1		118.200		196,800				
1A						1G								
2A1						2G1		40.070		60,505				
2A						2G								
3A1						3G1								
3A						3G								
4A1						4G1								
4A						4G								
DRYLAND 1D1						Shelterbelt/Timber								
1D						Accretion								
2D1						Waste								
2D						Other								
3D1						AG LAND TOTAL		158.270		257,305				
3D						Roads		2.010						
4D1						Farm Sites								
4D						Home Sites								
						Recreation								
Dwellings						Other								
Outbuildings						Non-AG TOTAL		2.010						

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



62531e  
NEBRASKA

Good Life. Great Service.

DEPARTMENT OF REVENUE

## Real Estate Transfer Statement

253

FORM  
521

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

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

1 County Name Webster - 91		2 County Number 91		3 Date of Sale/Transfer Mo. 10 Day 28 Yr. 2025		4 Date of Deed Mo. 10 Day 28 Yr. 2025	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Troy A. Thomas Street or Other Mailing Address 1740 W. Assumption Rd. City Hastings State NE Zip Code 68901 Phone Number 402-759-1269 Email Address thomasairinc@gmail.com				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Troy A. Thomas, Trustee, Troy A. Thomas Revocable Trust Street or Other Mailing Address 1740 W. Assumption Rd. City Hastings State NE Zip Code 68901 Phone Number 402-759-1269 Is the grantee a 501(c)(3) organization? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If Yes, is the grantee a 509(a) foundation? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Email Address thomasairinc@gmail.com			
7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home.							
(A) Status		(B) Property Type				(C)	
<input type="checkbox"/> Improved <input checked="" type="checkbox"/> Unimproved <input type="checkbox"/> IOLL		<input type="checkbox"/> Single Family <input type="checkbox"/> Multi-Family <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Agricultural <input type="checkbox"/> Recreational <input type="checkbox"/> Mineral Interests-Nonproducing <input type="checkbox"/> Mineral Interests-Producing <input type="checkbox"/> State Assessed <input type="checkbox"/> Exempt				<input type="checkbox"/> Mobile Home	
8 Type of Deed <input type="checkbox"/> Conservator <input type="checkbox"/> Distribution <input type="checkbox"/> Land Contract/Memo <input type="checkbox"/> Partition <input type="checkbox"/> Sheriff <input type="checkbox"/> Other <input type="checkbox"/> Bill of Sale <input type="checkbox"/> Corrective <input type="checkbox"/> Easement <input type="checkbox"/> Lease <input type="checkbox"/> Personal Rep. <input checked="" type="checkbox"/> Trust/Trustee <input type="checkbox"/> Cemetery <input type="checkbox"/> Death Certificate - Transfer on Death <input type="checkbox"/> Executor <input type="checkbox"/> Mineral <input checked="" type="checkbox"/> Quit Claim <input type="checkbox"/> Warranty							
9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? <input type="checkbox"/> Buyer <input type="checkbox"/> Seller <input checked="" type="checkbox"/> No		10 Type of Transfer <input type="checkbox"/> Distribution <input type="checkbox"/> Foreclosure <input type="checkbox"/> Irrevocable Trust <input checked="" type="checkbox"/> Revocable Trust <input type="checkbox"/> Transfer on Death <input type="checkbox"/> Auction <input type="checkbox"/> Easement <input type="checkbox"/> Gift <input type="checkbox"/> Life Estate <input type="checkbox"/> Sale <input type="checkbox"/> Trustee to Beneficiary <input type="checkbox"/> Court Decree <input type="checkbox"/> Exchange <input type="checkbox"/> Grantor Trust <input type="checkbox"/> Partition <input type="checkbox"/> Satisfaction of Contract <input type="checkbox"/> Other (Explain)					
11 Was ownership transferred in full? (If No, explain the division.) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No				12 Was real estate purchased for same use? (If No, state the intended use.) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) <input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Aunt or Uncle to Niece or Nephew <input type="checkbox"/> Family Corp., Partnership, or LLC <input checked="" type="checkbox"/> Self <input type="checkbox"/> Other <input type="checkbox"/> Brothers and Sisters <input type="checkbox"/> Grandparents and Grandchild <input type="checkbox"/> Spouse <input type="checkbox"/> Ex-spouse <input type="checkbox"/> Parents and Child <input type="checkbox"/> Step-parent and Step-child							
14 What is the current market value of the real property? \$257,305.00				15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No \$ _____ %			
16 Does this conveyance divide a current parcel of land? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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. Hastings, NE 68901			
18a <input checked="" type="checkbox"/> No address assigned 18b <input checked="" type="checkbox"/> Vacant land							
20 Legal Description (Attach additional pages, if needed.) 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.							
21 If agricultural, list total number of acres transferred in this transaction 160.28							
22 Total purchase price, including any liabilities assumed						22	\$ 0.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions)						23	\$ 0.00
24 Adjusted purchase price paid for real estate (line 22 minus line 23)						24	\$ 0.00
25 If this transfer is exempt from the documentary stamp tax, list the exemption number 4							
26 Is an affidavit as described in Neb. Rev. Stat. § 76-2.141 required because the property is located within a county or other geographic area with an active air force ballistic missile field? (See Instructions) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No							
27 If yes, is the required affidavit attached to this filing? <input type="checkbox"/> Yes <input type="checkbox"/> 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.

Daniel McMahon

Print or Type Name of Grantee or Authorized Representative

402-252-5507

Phone Number

Signature of Grantee or Authorized Representative

Attorney for Grantee

11/28/2025

Date

sign  
here

## Register of Deed's Use Only

28 Date Deed Recorded Mo. 12 Day 2 Yr. 25		29 Value of Stamp or Exempt Number \$ Exempt #4		30 Recording Data BK2025, Pg 2712		For Dept. Use Only	
--	--	--	--	--------------------------------------	--	--------------------	--

Nebraska Department of Revenue

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

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

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

Index \_\_\_\_\_  
Computer \_\_\_\_\_  
Assessor \_\_\_\_\_  
Carded \_\_\_\_\_

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

*Attest*

County Clerk

Fee: \$10.00 By: AS Deputy  
Electronically Recorded

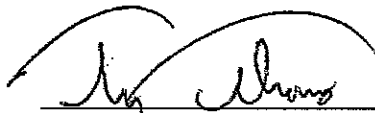
Return Address: Smith Pauley, LLP Attn: Daniel D. McMahon; 2727 W. 2<sup>nd</sup> St., Suite 225, Hastings, NE 68901

### 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):

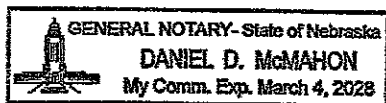
The East Half of the Northeast Quarter (E1/2NE1/4) and the East Half of the Southeast Quarter (E1/2SE1/4), Section Thirty-four (34), Township Four (4) North, Range Nine (9) West of the 6<sup>th</sup> P.M., Webster County, Nebraska.

Executed: October 28, 2025.

  
\_\_\_\_\_  
Troy A. Thomas

STATE OF NEBRASKA     )  
                                      ) ss:  
COUNTY OF ADAMS     )

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



  
\_\_\_\_\_  
Notary Public

# Residential & Commercial Sales Worksheet

[illegible]

# Real Estate Transfer Statement

FORM  
**521**

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

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

1 County Name <b>Webster - 91</b>		2 County Number		3 Date of Sale/Transfer Mo. <b>11</b> Day <b>26</b> Yr. <b>2025</b>		4 Date of Deed Mo. <b>11</b> Day <b>18</b> Yr. <b>2025</b>									
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) <b>Timothy M. Streff and Machelie M. Streff</b> Street or Other Mailing Address <b>1056 W. Britt St.</b> City <b>Lincoln</b> State <b>NE</b> Zip Code <b>68521</b> Phone Number <b>(402) 746-0260</b> Email Address <b>N.A.</b>				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) <b>Maverick G. Busboom and Jaylin R. Busboom</b> Street or Other Mailing Address <b>702 S. Ash St.</b> City <b>Blue Hill</b> State <b>NE</b> Zip Code <b>68930</b> Phone Number <b>(402) 705-3849</b> Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation? <table border="0"><tr><td>Yes</td><td><input type="checkbox"/></td><td>No</td><td><input checked="" type="checkbox"/></td></tr><tr><td>Yes</td><td><input type="checkbox"/></td><td>No</td><td><input checked="" type="checkbox"/></td></tr></table> Email Address <b>N.A.</b>				Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>												
Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>												
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)									
<input checked="" type="checkbox"/> Improved <input type="checkbox"/> Unimproved <input type="checkbox"/> IOLL		<input checked="" type="checkbox"/> Single Family <input type="checkbox"/> Multi-Family <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Agricultural <input type="checkbox"/> Recreational <input type="checkbox"/> Mineral Interests-Nonproducing <input type="checkbox"/> Mineral Interests-Producing <input type="checkbox"/> State Assessed <input type="checkbox"/> Exempt				<input type="checkbox"/> Mobile Home									
8 Type of Deed <input type="checkbox"/> Conservator <input type="checkbox"/> Distribution <input type="checkbox"/> Land Contract/Memo <input type="checkbox"/> Partition <input type="checkbox"/> Sheriff <input type="checkbox"/> Other <input type="checkbox"/> Bill of Sale <input type="checkbox"/> Corrective <input type="checkbox"/> Easement <input type="checkbox"/> Lease <input type="checkbox"/> Personal Rep. <input type="checkbox"/> Trust/Trustee <input type="checkbox"/> Cemetery <input type="checkbox"/> Death Certificate - Transfer on Death <input type="checkbox"/> Executor <input type="checkbox"/> Mineral <input type="checkbox"/> Quit Claim <input checked="" type="checkbox"/> Warranty															
9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? <input type="checkbox"/> Buyer <input type="checkbox"/> Seller <input checked="" type="checkbox"/> No		10 Type of Transfer <input type="checkbox"/> Distribution <input type="checkbox"/> Foreclosure <input type="checkbox"/> Irrevocable Trust <input type="checkbox"/> Revocable Trust <input type="checkbox"/> Transfer on Death <input type="checkbox"/> Auction <input type="checkbox"/> Easement <input type="checkbox"/> Gift <input type="checkbox"/> Life Estate <input checked="" type="checkbox"/> Sale <input type="checkbox"/> Trustee to Beneficiary <input type="checkbox"/> Court Decree <input type="checkbox"/> Exchange <input type="checkbox"/> Grantor Trust <input type="checkbox"/> Partition <input type="checkbox"/> Satisfaction of Contract <input type="checkbox"/> Other (Explain)													
11 Was ownership transferred in full? (If No, explain the division.) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No				12 Was real estate purchased for same use? (If No, state the intended use.) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No											
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Aunt or Uncle to Niece or Nephew <input type="checkbox"/> Family Corp., Partnership, or LLC <input type="checkbox"/> Self <input type="checkbox"/> Other <input type="checkbox"/> Brothers and Sisters <input type="checkbox"/> Grandparents and Grandchild <input type="checkbox"/> Spouse <input type="checkbox"/> Ex-spouse <input type="checkbox"/> Parents and Child <input type="checkbox"/> Step-parent and Step-child															
14 What is the current market value of the real property? <b>280,000.00</b>				15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No \$ _____ %											
16 Does this conveyance divide a current parcel of land? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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.) <input checked="" type="checkbox"/> Yes <b>Adams Land Title Co.</b> <input type="checkbox"/> No											
18 Address of Property <b>702 S. Ash St.</b> <b>Blue Hill, NE 68930</b>				19 Name and Address of Person to Whom the Tax Statement Should be Sent <b>See Grantee</b>											
18a <input type="checkbox"/> No address assigned 18b <input type="checkbox"/> Vacant land															
20 Legal Description (Attach additional pages, if needed.) <b>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.</b>															
21 If agricultural, list total number of acres transferred in this transaction _____															
22 Total purchase price, including any liabilities assumed. ....						22 \$ <b>280,000.00</b>									
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions) .....						23 \$ _____									
24 Adjusted purchase price paid for real estate (line 22 minus line 23) .....						24 \$ <b>280,000.00</b>									
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) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No															
27 If yes, is the required affidavit attached to this filing? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No															

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

sign here	Danielle L. Kelley	(402) 463-4198
	Print or Type Name of Grantee or Authorized Representative	Phone Number
	<i>Danielle L. Kelley</i>	11/26/2025
	Signature of Grantee or Authorized Representative	Date
	Closing Dept. Manager	
	Title	

Register of Deed's Use Only			For Dept. Use Only
28 Date Deed Recorded Mo. <b>11</b> Day <b>26</b> Yr. <b>25</b>	29 Value of Stamp or Exempt Number \$ <b>649.60</b>	30 Recording Data <b>BK2025, Pg 2696</b>	

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

State of Nebraska } ss.  
County of Webster }

BOOK 2025 PAGE 2696

Entered on the  
numerical index and filed for record in the  
Clerk's office of said county this 26 day  
of NOV A.D., 2025, at 10:49  
o'clock AM. Recorded in Book 2025  
on Page 2696  
Abbey Hania County Clerk  
10.20 Deputy  
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY	
STAMP TAX	
Date	<u>11-26-25</u>
\$ <u>649.60</u>	By <u>ad</u>

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:

- (1) 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.

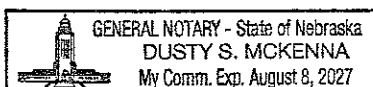
Executed 11-18-2025

Timothy M. Streff  
Timothy M. Streff

Machelle M. Streff  
Machelle M. Streff

STATE OF NEBRASKA }  
COUNTY OF ADAMS } ss.

On this 18<sup>th</sup> day of NOVEMBER, 2025, before me personally appeared **Timothy M. Streff and Machelle M. Streff**.



Dusty S. McKenna  
Notary Public - **DUSTY S. MCKENNA**

# Agricultural Land Sales Worksheet

<b>Cnty No.</b>	<b>Book</b>	<b>Page</b>	<b>Sale Date</b>	<b>School District Code</b>									
91	2025	2669	11/25/2025	Base: 91-0074		Affiliated:		Unified:					
<b>Location ID</b>		<b>Sale Number</b>	<b>Useability &amp; Code #</b>		<b>Parcel Number</b>								
001717100		251	1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
<b>Date of Sale Assessed Value</b>					4133	4	10	30	0	00000	1	000	0000
<b>Land</b>		<b>Improvements</b>	<b>Total</b>		<b>Date of Sale Property Classification Code</b>								
302,290			302,290		Status	Property Type		Zoning	Location	City Size	Parcel Size		
		<b>Irrigation Type:</b>			A) 2	B) 05		C) 5	D) 3	E) 0	F) 9		
<b>LCG</b>		<b>ACRES:</b>	<b>VALUE:</b>		<b>LCG</b>		<b>ACRES:</b>	<b>VALUE:</b>					
IRRIGATED	1A1				GRASSLAND	1G1	1.000	1,665					
	1A					1G	53.530	89,125					
	2A1					2G1	7.340	11,080					
	2A					2G							
	3A1					3G1	18.300	26,535					
	3A					3G							
	4A1					4G1							
	4A					4G							
DRYLAND	1D1	8.580		28,355	Shelterbelt/Timber								
	1D				Accretion								
	2D1				Waste		11.600	5,800					
	2D	0.830		2,605	Other								
	3D1	33.640		99,745	<b>AG LAND TOTAL</b>		147.600	302,290					
	3D				Roads		3.010						
	4D1				Farm Sites								
	4D	12.780		37,380	Home Sites								
					Recreation								
	Dwellings				Other								
	Outbuildings				<b>Non-AG TOTAL</b>		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)	

# Real Estate Transfer Statement

FORM  
521

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

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

1 County Name Webster - 91		2 County Number 91		3 Date of Sale/Transfer Mo. 11 Day 25 Yr. 2025		4 Date of Deed Mo. 11 Day 25 Yr. 2025	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Robert A. Piel and Brenda L. Piel Street or Other Mailing Address 1017 Hastings Ave City Hastings State NE Zip Code 68901 Phone Number n/a Email Address n/a				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Shirley M. Schmidt, TR Shirley M. Schmidt Rev Tr Street or Other Mailing Address 8020 W 12th St City Juniata State NE Zip Code 68955 Phone Number 402-469-4463 Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation?			

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)	
<input type="checkbox"/> Improved <input checked="" type="checkbox"/> Unimproved <input type="checkbox"/> IOLL		<input type="checkbox"/> Single Family <input type="checkbox"/> Multi-Family <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Agricultural <input type="checkbox"/> Recreational <input type="checkbox"/> Mineral Interests-Nonproducing <input type="checkbox"/> Mineral Interests-Producing				<input type="checkbox"/> State Assessed <input type="checkbox"/> Exempt <input type="checkbox"/> Mobile Home	
8 Type of Deed							
<input type="checkbox"/> Conservator <input type="checkbox"/> Bill of Sale <input type="checkbox"/> Cemetery <input type="checkbox"/> Corrective <input type="checkbox"/> Death Certificate - Transfer on Death <input type="checkbox"/> Distribution <input type="checkbox"/> Easement <input type="checkbox"/> Executor <input type="checkbox"/> Land Contract/Memo <input type="checkbox"/> Lease <input type="checkbox"/> Mineral <input type="checkbox"/> Partition <input type="checkbox"/> Personal Rep. <input type="checkbox"/> Quit Claim <input type="checkbox"/> Sheriff <input type="checkbox"/> Trust/Trustee <input checked="" type="checkbox"/> Warranty <input type="checkbox"/> Other							
9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller?		10 Type of Transfer					
<input type="checkbox"/> Buyer <input type="checkbox"/> Seller <input checked="" type="checkbox"/> No		<input type="checkbox"/> Distribution <input type="checkbox"/> Auction <input type="checkbox"/> Easement <input type="checkbox"/> Court Decree <input type="checkbox"/> Exchange <input type="checkbox"/> Foreclosure <input type="checkbox"/> Gift <input type="checkbox"/> Grantor Trust <input type="checkbox"/> Partition <input type="checkbox"/> Irrevocable Trust <input type="checkbox"/> Life Estate <input checked="" type="checkbox"/> Sale <input type="checkbox"/> Revocable Trust <input type="checkbox"/> Satisfaction of Contract <input type="checkbox"/> Transfer on Death <input type="checkbox"/> Trustee to Beneficiary <input type="checkbox"/> 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.)			
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No				<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.)							
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Aunt or Uncle to Niece or Nephew <input type="checkbox"/> Brothers and Sisters <input type="checkbox"/> Ex-spouse <input type="checkbox"/> Family Corp., Partnership, or LLC <input type="checkbox"/> Grandparents and Grandchild <input type="checkbox"/> Parents and Child <input type="checkbox"/> Self <input type="checkbox"/> Spouse <input type="checkbox"/> Step-parent and Step-child <input type="checkbox"/> Other							
14 What is the current market value of the real property?				15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)			
542,196.00				<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No \$ %			
16 Does this conveyance divide a current parcel of land?				17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.)			
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No				<input checked="" type="checkbox"/> Yes Ruhter Auction & Real Estate <input type="checkbox"/> No			
18 Address of Property				19 Name and Address of Person to Whom the Tax Statement Should be Sent			
Ag Land				Grantee			
18a <input checked="" type="checkbox"/> No address assigned				18b <input checked="" type="checkbox"/> Vacant land			
20 Legal Description (Attach additional pages, if needed.)							
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 (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.						22 \$ 542,196.00	
23 Was non-real property included in the purchase?						23 \$	
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions)						24 \$ 542,196.00	
24 Adjusted purchase price paid for real estate (line 22 minus line 23)						24 \$	
25 If this transfer is exempt from the documentary stamp tax, list the exemption number							
26 Is an affidavit as described in Neb. Rev. Stat. § 76-2-141 required because the property is located within a county or other geographic area with an active air force ballistic missile field? (See Instructions)							
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No							
27 If yes, is the required affidavit attached to this filing? <input type="checkbox"/> Yes <input type="checkbox"/> No							

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

Shirley M. Schmidt, Trustee

Print or Type Name of Grantee or Authorized Representative

402-469-4463

Phone Number

Signature of Grantee or Authorized Representative

Grantee

Title

11/ /2025

Date

sign  
here

Register of Deed's Use Only			For Dept. Use Only
28 Date Deed Recorded Mo. 11 Day 26 Yr. 25	29 Value of Stamp or Exempt Number \$ 1259.76	30 Recording Data BK2025 Pg 2669	

Index \_\_\_\_\_  
Computer \_\_\_\_\_  
Assessor \_\_\_\_\_  
Carded \_\_\_\_\_

NEBRASKA DOCUMENTARY  
STAMP TAX  
Date: 11/26/25  
\$1259.76 By AS

Bk 2025, Pg 2669

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 26 day  
of November A.D., 2025, at 09:03  
o'clock AM. Recorded in Book 2025  
on Page 2669

*Abbey D. King*

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 6<sup>th</sup> 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*

Robert A. Piel

*Brenda L. Piel*

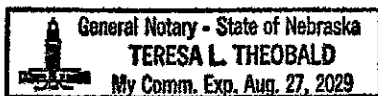
Brenda L. Piel

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.



*Teresa L. Theobald*  
Notary Public



# Agricultural Land Sales Worksheet

<b>Cnty No.</b>	<b>Book</b>	<b>Page</b>	<b>Sale Date</b>	<b>School District Code</b>									
91	2025	2652	11/24/2025	Base: 91-0002				Affiliated:		Unified:			
<b>Location ID</b>		<b>Sale Number</b>	<b>Useability &amp; Code #</b>		<b>Parcel Number</b>								
001916402		250	1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4371	2	11	36	2	00000	1	000	6912	
<b>Land</b>		<b>Improvements</b>	<b>Total</b>		<b>Date of Sale Property Classification Code</b>								
106,835			106,835		Status	Property Type		Zoning	Location	City Size	Parcel Size		
Irrigation Type:				A) 2	B) 05		C) 5	D) 3	E) 0	F) 9			
<b>LCG</b>		<b>ACRES:</b>	<b>VALUE:</b>		<b>LCG</b>		<b>ACRES:</b>	<b>VALUE:</b>					
IRRIGATED	1A1				GRASSLAND	1G1	41.420	68,960					
	1A					1G	0.800	400					
	2A1					2G1	20.540	31,015					
	2A					2G	0.290	145					
	3A1					3G1							
	3A					3G	0.040	20					
	4A1					4G1							
	4A					4G	12.590	6,295					
DRYLAND	1D1				Shelterbelt/Timber								
	1D				Accretion								
	2D1				Waste								
	2D				Other								
	3D1				<b>AG LAND TOTAL</b>		<b>75.680</b>	<b>106,835</b>					
	3D				Roads								
	4D1				Farm Sites								
	4D				Home Sites								
					Recreation								
	Dwellings				Other		5.750						
	Outbuildings				<b>Non-AG TOTAL</b>		<b>5.750</b>						

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

## Real Estate Transfer Statement

FORM

521

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

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

1 County Name Webster - 91	2 County Number 91	3 Date of Sale/Transfer Mo. 11 Day 24 Yr. 2025	4 Date of Deed Mo. 11 Day 24 Yr. 2025
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Gerald Dean Slingsby Street or Other Mailing Address 1234 Hwy 136 City Red Cloud State NE Zip Code 68970 Phone Number 308-202-0157 Email Address n/a		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Jerrod Keith Meyer Street or Other Mailing Address 1669 W Siesta Drive City Pueblo State CO Zip Code 81007 Phone Number 402-202-3536 Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address n/a	

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

8 Type of Deed	<input type="checkbox"/> Conservator <input type="checkbox"/> Bill of Sale <input type="checkbox"/> Cemetery <input type="checkbox"/> Distribution <input type="checkbox"/> Corrective <input type="checkbox"/> Death Certificate - Transfer on Death <input type="checkbox"/> Easement <input type="checkbox"/> Executor <input type="checkbox"/> Land Contract/Memo <input type="checkbox"/> Lease <input type="checkbox"/> Mineral <input type="checkbox"/> Partition <input type="checkbox"/> Personal Rep. <input type="checkbox"/> Quit Claim <input type="checkbox"/> Sheriff <input type="checkbox"/> Trust/Trustee <input checked="" type="checkbox"/> Warranty <input type="checkbox"/> Other
----------------	--

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

11 Was ownership transferred in full? (If No, explain the division.) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	12 Was real estate purchased for same use? (If No, state the intended use.) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
---	--

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

14 What is the current market value of the real property? 124,000.	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No \$ _____ %
---	--

16 Does this conveyance divide a current parcel of land? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> 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.) <input checked="" type="checkbox"/> Yes Southern Title, LLC <input type="checkbox"/> No
---	---

18 Address of Property Ag land	19 Name and Address of Person to Whom the Tax Statement Should be Sent Grantee
-----------------------------------	---

18a <input checked="" type="checkbox"/> No address assigned	18b <input checked="" type="checkbox"/> Vacant land
---	---

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

21 If agricultural, list total number of acres transferred in this transaction 37+-

22 Total purchase price, including any liabilities assumed.	22 \$ 124,000.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	23 \$ 0.00
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24 \$ 124,000.00
25 If this transfer is exempt from the documentary stamp tax, list the exemption number	
26 Is an affidavit as described in Neb. Rev. Stat. § 76-2,141 required because the property is located within a county or other geographic area with an active air force ballistic missile field? (See Instructions) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
27 If yes, is the required affidavit attached to this filing? <input type="checkbox"/> Yes <input type="checkbox"/> No	

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

Teresa Theobald

Print or Type Name of Grantee or Authorized Representative

402-746-2246

Phone Number

sign  
here

Signature of Grantee or Authorized Representative

Closing Agent

Title

11/24/2025

Date

## Register of Deed's Use Only

## For Dept. Use Only

28 Date Deed Recorded Mo. 11 Day 25 Yr. 25	29 Value of Stamp or Exempt Number \$ 287.68	30 Recording Data BK2025, Pg 2652
---	---	--------------------------------------

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

## Exhibit "A"

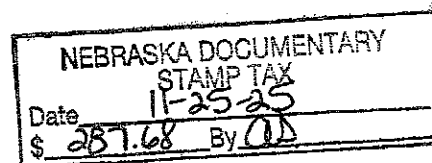
## Legal Description

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 6<sup>th</sup> 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 6<sup>th</sup> 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

Entered on the  
numerical index and filed for record in the  
Clerk's office of said county this 25 day  
of Nov A.D., 2025, at 8:27  
o'clock a.M. Recorded in Book 2025  
on Page 2652-2653  
Abbey Harris County Clerk  
16:00 Deputy  
Ind Comp Assessor Carded



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:

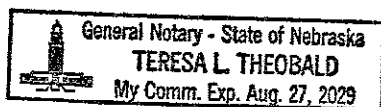
- (1) is lawfully seised of such real estate and that it is free from encumbrances;
- (2) has legal power and lawful authority to convey the same;
- (3) warrants and will defend title to the real estate against the lawful claims of all persons.

Executed November 24, 2025.

Gerald Dean Slingsby  
Gerald Dean Slingsby

STATE OF NEBRASKA     )  
  ) ss.  
COUNTY OF WEBSTER    )

The foregoing instrument was acknowledged before me on November 24, 2025 by Gerald Dean Slingsby, a single person.



Teresa L. Theobald  
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 6<sup>th</sup> 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 6<sup>th</sup> 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.	Book	Page	Sale Date	School District Code										
91	2025	2649	11/13/2025	Base: 91-0002		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
000111000		249		4 04		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4491				00	0	10005			020	0000
Land		Improvements		Total		Date of Sale Property Classification Code								
1,970		17,715		19,685		Status	Property Type		Zoning	Location	City Size	Parcel Size		
Assessor Location: RED CLOUD (RC)				A) 1	B) 01	C) 1	D) 1	E) 6	F) 2					
				Residential					Commercial					
Multiple Improvements:				Multiple Improvements. :					Multiple Improvements. :					
Construction Date:				Construction Date : 1974					Construction Date :					
Floor:				Floor Sq. Ft. : 1,215					Floor Sq. Ft. :					
Building Cost New:				Cost : 220,825					Cost :					
Single Family Style: 101				Residential Condition: 15					Commercial Occupancy Code:					
(100) <input type="checkbox"/> Mobile Home				(10) <input checked="" type="checkbox"/> Worn Out					Primary:                      Other1:                      Other2:					
(101) <input checked="" type="checkbox"/> One Story				(20) <input checked="" type="checkbox"/> Badly Worn					Commercial Construction Class:					
(102) <input type="checkbox"/> Two Story				(30) <input type="checkbox"/> Average					(1) <input type="checkbox"/> Fireproof Structural Steel Frame					
(103) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good					(2) <input type="checkbox"/> Reinforced Concrete Frame					
(104) <input type="checkbox"/> 1 1/2 Story				(50) <input type="checkbox"/> Very Good					(3) <input type="checkbox"/> Masonry Bearing Walls					
(111) <input type="checkbox"/> Bi-Level				(60) <input type="checkbox"/> Excellent					(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls					
(106) <input type="checkbox"/> Other									(5) <input type="checkbox"/> Metal Frame and Walls					
Townhouse or Duplex Style:				Residential Quality: 30					(6) <input type="checkbox"/> Pole Frame					
(301) <input type="checkbox"/> One Story				(10) <input type="checkbox"/> Low					Cost Rank:			Condition:		
(302) <input type="checkbox"/> Two Story				(20) <input type="checkbox"/> Fair					(10) <input type="checkbox"/> Low			(10) <input type="checkbox"/> Worn Out		
(307) <input type="checkbox"/> 1 1/2 Story				(30) <input checked="" type="checkbox"/> Average					(20) <input type="checkbox"/> Average			(20) <input type="checkbox"/> Badly Worn		
(308) <input type="checkbox"/> Split Level				(40) <input type="checkbox"/> Good					(30) <input type="checkbox"/> Above Average			(30) <input type="checkbox"/> Average		
(309) <input type="checkbox"/> 2 1/2 Story				(50) <input type="checkbox"/> Very Good					(40) <input type="checkbox"/> High			(40) <input type="checkbox"/> Good		
(304) <input type="checkbox"/> One Story Duplex				(60) <input type="checkbox"/> Excellent								(50) <input type="checkbox"/> Very Good		
(305) <input type="checkbox"/> Two Story Duplex												(60) <input type="checkbox"/> Excellent		
Assessor's Adjustment to Sale Price (+ or -):														
Assessor Comments and Reason for Adjustment:														
QCD; TRANSFER INTO LIVING TRUST														
Comments from							Comments:							
(Continue on back)														

NEBRASKA

Good Life. Great Service.

DEPARTMENT OF REVENUE

## Real Estate Transfer Statement

249

FORM  
521

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

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

1 County Name Webster - 91		2 County Number		3 Date of Sale/Transfer Mo. 11 Day 13 Yr. 25		4 Date of Deed Mo. 11 Day 13 Yr. 25	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) LEZA RENEE DEGENER Street or Other Mailing Address 10408 NICOLET WAY City AUSTIN State TX Zip Code 78717 Phone Number (404) 316-9368 Email Address Leza.Degener@gmail.com				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) LEZA RENEE DEGENER, TRUSTEE Street or Other Mailing Address 10408 NICOLET WAY City AUSTIN State TX Zip Code 78717 Phone Number (404) 316-9368 Email Address Leza.Degener@gmail.com			
Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation?				Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/>			

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)
<input checked="" type="checkbox"/> Improved <input type="checkbox"/> Unimproved <input type="checkbox"/> IOLL	<input checked="" type="checkbox"/> Single Family <input type="checkbox"/> Multi-Family <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Agricultural <input type="checkbox"/> Recreational <input type="checkbox"/> Mineral Interests-Nonproducing <input type="checkbox"/> Mineral Interests-Producing <input type="checkbox"/> State Assessed <input type="checkbox"/> Exempt	<input type="checkbox"/> Mobile Home

8 Type of Deed	<input type="checkbox"/> Conservator <input type="checkbox"/> Bill of Sale <input type="checkbox"/> Cemetery <input type="checkbox"/> Death Certificate - Transfer on Death	<input type="checkbox"/> Distribution <input type="checkbox"/> Easement <input type="checkbox"/> Executor <input type="checkbox"/> Land Contract/Memo <input type="checkbox"/> Lease <input type="checkbox"/> Mineral <input type="checkbox"/> Partition <input type="checkbox"/> Personal Rep. <input checked="" type="checkbox"/> Quit Claim <input type="checkbox"/> Sheriff <input type="checkbox"/> Trust/Trustee <input type="checkbox"/> Warranty <input type="checkbox"/> Other
----------------	--	---

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

11 Was ownership transferred in full? (If No, explain the division.) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	12 Was real estate purchased for same use? (If No, state the intended use.) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
---	--

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

14 What is the current market value of the real property? \$17,715	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No \$ _____ %
---	--

16 Does this conveyance divide a current parcel of land? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
---	--

18 Address of Property 333 N. SEWARD	19 Name and Address of Person to Whom the Tax Statement Should be Sent LEZA RENEE DEGENER, TRUSTEE 10408 NICOLET WAY AUSTIN, TX 78717
18a <input type="checkbox"/> No address assigned	18b <input type="checkbox"/> Vacant land

20 Legal Description (Attach additional pages, if needed.)  
Lots Three (3), Four (4) and Five (5), Block Twenty (20), Original Town of Red Cloud, Webster County, Nebraska.

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

22 Total purchase price, including any liabilities assumed. ....	22 \$	0.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions) .....	23 \$	1
24 Adjusted purchase price paid for real estate (line 22 minus line 23) .....	24 \$	0.00
25 If this transfer is exempt from the documentary stamp tax, list the exemption number 76-902 (19)		
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) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
27 If yes, is the required affidavit attached to this filing? <input type="checkbox"/> Yes <input type="checkbox"/> No		

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

sign here LEZA RENEE DEGENER, TRUSTEE  
Print or Type Name of Grantee or Authorized Representative (404) 316-9368  
Signature of Grantee or Authorized Representative GRANTEE Phone Number  
Title Date

## Register of Deed's Use Only

28 Date Deed Recorded Mo. 11 Day 24 Yr. 25	29 Value of Stamp or Exempt Number \$ Exempt 5ai	30 Recording Data Bx 2005 Pg 2649	For Dept. Use Only
---	---	--------------------------------------	--------------------

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





# Certificate of Exemption – Deeds to Trustees

• Documentary Stamp Tax – Neb. Rev. Stat. § 76-902

## SECTION 1

Grantor of Instrument and Trust

LEZA RENEE DEGENER

Grantee of Instrument (Trustee)

LEZA RENEE DEGENER, TRUSTEE

NAME OF BENEFICIARIES	RELATIONSHIP TO GRANTOR
LEZA RENEE DEGENER	Self

## SECTION 2

Does a trust document exist which sets forth the grantor, the trustee, the beneficiaries, and a description of the real property transfer? .....

☒ YES ☐ NO

**Check the exemption that would apply if the transfer was made directly from the grantor to the beneficiaries of the trust.**

- ☐ Deeds to property transferred by or to the U.S., the State of Nebraska, or any of their agencies or subdivisions.
- ☐ Deeds which, without additional consideration, confirm, correct, modify, or supplement a deed previously recorded, but which do not extend or limit existing title or interest.
- ☒ Deeds without actual consideration between: husband and wife; ex-spouses (conveying property acquired or held during the marriage); or parent and child.
- ☐ Deeds to or from a family corporation, partnership, or limited liability company (LLC). All the shares of stock of the corporation or interest in the partnership or LLC are owned by members of a family, or a trust created for the benefit of a member of that family, related to one another within the fourth degree of kindred according to the rules of civil law, and their spouses. No consideration is given other than the issuance of stock of the corporation or interest in the partnership or LLC to the family members or the return of the stock to the corporation in partial or complete liquidation of the corporation or deeds in dissolution of the interest in the partnership or LLCs. To qualify for the exemption for family corporations, partnerships, or LLC, the property must be transferred in the name of the corporation or partnership and not in the name of the individual shareholders, partners, or members.
- ☐ Deeds of partition.
- ☐ Deeds made pursuant to mergers, consolidation, sales, or transfers of the assets of a corporation pursuant to the plans of merger or consolidation filed with the Secretary of State. A copy of this plan must be presented to the register of deeds before the documentary stamp tax exemption is granted.
- ☐ Deeds made by a subsidiary corporation to its parent corporation for no consideration other than the cancellation or surrender of the subsidiary's stock.
- ☐ 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.
- ☐ Deeds of distribution executed by a personal representative conveying to devisees or heirs property passing by testate or intestate succession.
- ☐ 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.
- ☐ Deeds which convey property held in the name of any partnership or LLC, which is not a family partnership or LLC, to any partner in the partnership or member of the LLC, or to his or her spouse.
- ☐ 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  
here

Signature

*Renee Regener*

Grantor

Title

*11/21/2025*  
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](http://www.revenue.ne.gov/PAD) or 402-471-5984

State of Nebraska } ss.  
County of Webster }

BOOK 2025 PAGE 2649

Entered on the  
numerical index and filed for record in the  
Clerk's office of said county this 24 day  
of NOV A.D., 2025, at 12:15  
o'clock P.M. Recorded in Book 2025  
on Page 2649-2650  
Orbely Hana County Clerk  
Sale 20 att Deputy  
Ind. Comp Assessor Carded

NEBRASKA DOCUMENTARY	
STAMP TAX	
Date	<u>11/24/2025</u>
\$ Exempt	By <u>att</u>

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 November 13, 2025.

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, 2025.

Leza Renee Degener  
LEZA RENEE DEGENER

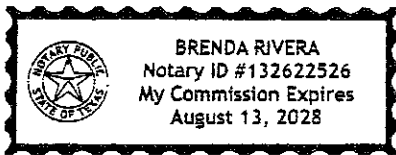
STATE OF TEXAS

COUNTY OF DALLAS

Before me, BRENDA RIVERA-Notary Public (here insert the name and character of the officer), on this day LEZA RENEE DEGENER, known to me or proved to me on the oath of \_\_\_\_\_ or through \_\_\_\_\_

DRIVER'S LICENSE (identity card or other document) to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, personally appeared and acknowledged to me that he/she/they executed the same for the purposes and consideration therein expressed.

20 25 Given under my hand and seal of office this 13 day of NOVEMBER



(Personalized Seal)

Brenda Rivera

Notary Public's Signature

# Residential & Commercial Sales Worksheet

[illegible]

## Real Estate Transfer Statement

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

FORM  
521

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

1 County Name <b>Webster</b>	2 County Number <b>91</b>	3 Date of Sale/Transfer Mo. <b>11</b> Day <b>14</b> Yr. <b>2025</b>	4 Date of Deed Mo. <b>11</b> Day <b>10</b> Yr. <b>2025</b>
---------------------------------	------------------------------	--	---

5 Grantor's Name, Address, and Telephone (Please Print)	6 Grantee's Name, Address, and Telephone (Please Print)
---	---

Grantor's Name (Seller) <b>Jeremy Yost</b>	Grantee's Name (Buyer) <b>Nicholas Wayne Albers</b>
---	--

Street or Other Mailing Address <b>3712 Fisherman Lane</b>	Street or Other Mailing Address <b>5310 N Highland Rd</b>
---	--

City <b>Hastings</b>	State <b>NE</b>	Zip Code <b>68901</b>	City <b>Hastings</b>	State <b>NE</b>	Zip Code <b>68901</b>
-------------------------	--------------------	--------------------------	-------------------------	--------------------	--------------------------

Phone Number <b>n/a</b>	Phone Number <b>402-579-8891</b>	Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
----------------------------	-------------------------------------	--

Email Address <b>NA</b>	Email Address <b>NA</b>	If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
----------------------------	----------------------------	---

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

(A) Status	(B) Property Type	(C)
<input checked="" type="checkbox"/> Improved <input type="checkbox"/> Unimproved <input type="checkbox"/> IOLL	<input checked="" type="checkbox"/> Single Family <input type="checkbox"/> Multi-Family <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Agricultural <input type="checkbox"/> Recreational <input type="checkbox"/> Mineral Interests-Nonproducing <input type="checkbox"/> Mineral Interests-Producing <input type="checkbox"/> State Assessed <input type="checkbox"/> Exempt	<input type="checkbox"/> Mobile Home

8 Type of Deed <input type="checkbox"/> Bill of Sale <input type="checkbox"/> Cemetery	<input type="checkbox"/> Conservator <input type="checkbox"/> Corrective <input type="checkbox"/> Death Certificate - Transfer on Death	<input type="checkbox"/> Distribution <input type="checkbox"/> Easement <input type="checkbox"/> Executor	<input type="checkbox"/> Land Contract/Memo <input type="checkbox"/> Lease <input type="checkbox"/> Mineral	<input type="checkbox"/> Partition <input type="checkbox"/> Personal Rep. <input type="checkbox"/> Quit Claim	<input type="checkbox"/> Sheriff <input type="checkbox"/> Trust/Trustee <input checked="" type="checkbox"/> Warranty	<input type="checkbox"/> Other
--	---	---	---	---	--	--------------------------------

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

11 Was ownership transferred in full? (If No, explain the division.) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	12 Was real estate purchased for same use? (If No, state the intended use.) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
---	--

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

14 What is the current market value of the real property? <b>\$86,000.00</b>	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No \$ _____ %
---	--

16 Does this conveyance divide a current parcel of land? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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.) <input checked="" type="checkbox"/> Yes BHHS-Logan <input type="checkbox"/> No
---	---

18 Address of Property <b>606 &amp; 610 West Lancaster Street</b> <b>Blue Hill, NE 68930</b> 18a <input type="checkbox"/> No address assigned 18b <input type="checkbox"/> Vacant Land	19 Name and Address of Person to Whom Tax Statement Should be Sent <b>Nicholas Wayne Albers</b> <b>606 &amp; 610 West Lancaster Street</b> <b>Blue Hill, NE 68930</b>
---	--

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

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

22 Total purchase price, including any liabilities assumed	22	\$	86,000	00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	23	\$		
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$	86,000	00

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

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

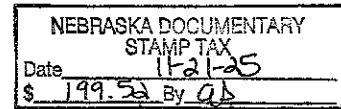
Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement.

Nicholas Wayne Albers  
Print or Type Name of Grantee or Authorized Representative402-579-8891  
Phone NumberNicholas W Albers  
Signature of Grantee or Authorized RepresentativeGrantee or Authorized Representative  
Title11/14/2025  
Date

## REGISTER OF DEED'S USE ONLY

For Dept. Use Only

28 Date Deed Recorded  
Mo. **11** Day **21** Yr. **25**29 Value of Stamp or Exempt Number  
\$ **199.52**30 Recording Data  
**BK2025 Pg 2618**

State of Nebraska } ss.  
County of Webster }Entered on the  
numerical index and filed for record in the  
Clerk's office of said county this 21 day  
of NOV A.D., 2025, at 1:53  
o'clock P.M. Recorded in Book 2025  
on Page 2618  
Abhey Tanig County Clerk  
10.00 Deputy  
Ind. Comp Assessor Carded

## 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

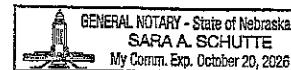
Nicholas Wayne Albers, a single person

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 seized 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<sup>th</sup> day of November, 2025.  
Jeremy YostSTATE OF Nebraska  
COUNTY OF ADAMSThe foregoing instrument was acknowledged before me this 10<sup>th</sup> day of November, 2025 by Jeremy Yost, a single person.  
Notary Public Sara A. Schutte

# Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2025	2613	11/20/2025	Base: 01-0123		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
002516101		247		4 05		GeoCde	Twn	Rng	Sect	Qtr	Subdlv	Area	Blk	Parcel
Date of Sale Assessed Value						0000			00	0	00000	1	000	0000
Land		Improvements		Total		Date of Sale Property Classification Code								
422,120				422,120		Status	Property Type		Zoning	Location	City Size	Parcel Size		
Irrigation Type: NO IRRIGATION						A) 2	B) 05		C) 5	D) 3	E) 0	F) 9		
LCG		ACRES:		VALUE:		LCG		ACRES:		VALUE:				
IRRIGATED 1A1						GRASSLAND 1G1		0.410		685				
1A						1G								
2A1						2G1								
2A						2G								
3A1						3G1								
3A						3G								
4A1						4G1								
4A						4G								
DRYLAND 1D1		71.630		236,735		Shelterbelt/Timber								
1D		48.320		159,700		Accretion								
2D1						Waste								
2D		5.240		16,425		Other								
3D1						AG LAND TOTAL		128.530		422,120				
3D						Roads		0.620						
4D1		1.300		3,805		Farm Sites								
4D		1.630		4,770		Home Sites								
						Recreation								
Dwellings						Other								
Outbuildings						Non-AG TOTAL		0.620						

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

# Real Estate Transfer Statement

247

FORM  
521

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

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

1 County Name Webster - #1		2 County Number		3 Date of Sale/Transfer Mo. 11 Day 20 Yr. 2025		4 Date of Deed Mo. 11 Day 20 Yr. 2025	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Judith D. Rath Street or Other Mailing Address 1235 N. Laird, #110 City Hastings State NE Zip Code 68901 Phone Number 402-705-6837 Email Address n/a				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) see attached addendum Street or Other Mailing Address City State Zip Code Phone Number Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation? Yes <input checked="" type="checkbox"/> No <input checked="" type="checkbox"/> 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)
<input type="checkbox"/> Improved <input checked="" type="checkbox"/> Unimproved <input type="checkbox"/> IOLL	<input type="checkbox"/> Single Family <input type="checkbox"/> Multi-Family <input type="checkbox"/> Commercial	<input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Agricultural <input type="checkbox"/> Recreational	<input type="checkbox"/> Mineral Interests-Nonproducing <input type="checkbox"/> Mineral Interests-Producing <input type="checkbox"/> State Assessed <input type="checkbox"/> Exempt <input type="checkbox"/> Mobile Home

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

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

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

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

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

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

14 What is the current market value of the real property?  
352,970

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

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

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

18 Address of Property  
Rural Webster County

19 Name and Address of Person to Whom the Tax Statement Should be Sent  
Judith Rath  
1235 N. Laird, #110  
Hastings, NE 68901

18a ☐ No address assigned 18b ☐ Vacant land

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

21 If agricultural, list total number of acres transferred in this transaction 129.150

22 Total purchase price, including any liabilities assumed.	22	\$	0.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	23	\$	0.00
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$	0.00
25 If this transfer is exempt from the documentary stamp tax, list the exemption number <u>5a (1)</u>			
26 Is an affidavit as described in Neb. Rev. Stat. § 76-2.141 required because the property is located within a county or other geographic area with an active air force ballistic missile field? (See instructions) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
27 If yes, is the required affidavit attached to this filing? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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.

Michelle J. Oldham  
Print or Type Name of Grantee or Authorized Representative

402-462-0300  
Phone Number

sign  
here

Signature of Grantee or Authorized Representative

Attorney  
Title

11-20-25  
Date

## Register of Deed's Use Only

For Dept. Use Only

28 Date Deed Recorded Mo. 11 Day 20 Yr. 25	29 Value of Stamp or Exempt Number \$ Exempt #5ai	30 Recording Data BK2025, Pg 2613
---	--	--------------------------------------

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



## 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. 12<sup>th</sup> Street  
O'Neill, NE 68763  
Phone: 402-340-5127  
Email: n/a

Index \_\_\_\_\_  
Computer \_\_\_\_\_  
Assessor \_\_\_\_\_  
Carded \_\_\_\_\_

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

*Allyssa King* County Clerk  
Fee: \$16.00 By: AS Deputy  
Electronically Recorded

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

### WARRANTY DEED

Judith D. Rath, a single person, GRANTOR, in consideration of One Dollar and other valuable consideration, convey to GRANTEEES, 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 GRANTEEES that  
GRANTORS:

- 1) 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.

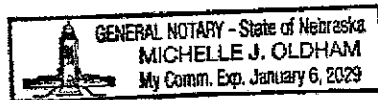
Executed: 11/20/25, 2025.

*Judith D. Rath*  
Judith D. Rath

STATE OF NEBRASKA                    )  
  )ss.  
COUNTY OF ADAMS                    )

The foregoing instrument was acknowledged before me on the 20 day of  
November, 2025 by Judith D. Rath, a single person.

  
\_\_\_\_\_  
Notary Public



# Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code									
91	2025	2612	11/20/2025	Base: 01-0123		Affiliated:		Unified:					
Location ID		Sale Number	Useability & Code #		Parcel Number								
002516101		246	4	05	GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value					0000			00	0	00000	1	000	0000
Land	Improvements	Total		Date of Sale Property Classification Code									
422,120		422,120		Status	Property Type		Zoning	Location	City Size	Parcel Size			
Irrigation Type: NO IRRIGATION				A) 2	B) 05		C) 5	D) 3	E) 0	F) 9			
LCG	ACRES:	VALUE:		LCG	ACRES:	VALUE:							
IRRIGATED 1A1				GRASSLAND 1G1	0.410	685							
1A				1G									
2A1				2G1									
2A				2G									
3A1				3G1									
3A				3G									
4A1				4G1									
4A				4G									
DRYLAND 1D1	71.630	236,735		Shelterbelt/Timber									
1D	48.320	159,700		Accretion									
2D1				Waste									
2D	5.240	16,425		Other									
3D1				<b>AG LAND TOTAL</b>	128.530	422,120							
3D				Roads	0.620								
4D1	1.300	3,805		Farm Sites									
4D	1.630	4,770		Home Sites									
				Recreation									
Dwellings				Other									
Outbuildings				<b>Non-AG TOTAL</b>	0.620								

<b>Assessor's Adjustment to Sale Price (+ or -):</b>	<b>Total Recapture Value:</b>
<b>Assessor Comments and Reason for Adjustment:</b>	
TRUSTEE'S DEED; TRANSFER TO SELF	
<b>Comments from</b>	<b>Comments:</b>

(Continue on back)

# Real Estate Transfer Statement

FORM  
521

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

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

1 County Name <b>Webster</b>	2 County Number <b>91</b>	3 Date of Sale/Transfer Mo. <b>11</b> Day <b>20</b> Yr. <b>2025</b>	4 Date of Deed Mo. <b>11</b> Day <b>20</b> Yr. <b>2025</b>
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) <b>Judith D. Rath, Trustee of the Judith D. Rath Revocable Trust</b> Street or Other Mailing Address <b>1235 N. Laird, #110</b> City <b>Hastings</b> State <b>NE</b> Zip Code <b>68901</b> Phone Number <b>402-705-6837</b> Email Address <b>n/a</b>		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) <b>Judith D. Rath</b> Street or Other Mailing Address <b>1235 N. Laird, #110</b> City <b>Hastings</b> State <b>NE</b> Zip Code <b>68901</b> Phone Number <b>402-705-6837</b> Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address <b>n/a</b>	

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

(A) Status <input type="checkbox"/> Improved <input checked="" type="checkbox"/> Unimproved <input type="checkbox"/> IOLL	(B) Property Type <input type="checkbox"/> Single Family <input type="checkbox"/> Multi-Family <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Agricultural <input type="checkbox"/> Recreational <input type="checkbox"/> Mineral Interests-Nonproducing <input type="checkbox"/> Mineral Interests-Producing <input type="checkbox"/> State Assessed <input type="checkbox"/> Exempt	(C) <input type="checkbox"/> Mobile Home
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8 Type of Deed ☐ Conservator ☐ Distribution ☐ Land Contract/Memo ☐ Partition ☐ Sheriff ☐ Other  
☐ Bill of Sale ☐ Corrective ☐ Easement ☐ Lease ☐ Personal Rep. ☒ Trust/Trustee  
☐ Cemetery ☐ Death Certificate - Transfer on Death ☐ Executor ☐ Mineral ☐ Quit Claim ☐ Warranty

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

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

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

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

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

14 What is the current market value of the real property?  
**352,970**

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

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

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

18 Address of Property  
**Rural Webster County**

19 Name and Address of Person to Whom the Tax Statement Should be Sent  
**Judith Rath**  
**1235 N. Laird, #110**  
**Hastings, NE 68901**

18a ☐ No address assigned 18b ☐ Vacant land

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

21 If agricultural, list total number of acres transferred in this transaction **129.150**

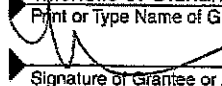
22 Total purchase price, including any liabilities assumed.	22 \$	0.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	23 \$	0.00
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24 \$	0.00

25 If this transfer is exempt from the documentary stamp tax, list the exemption number **20**

26 Is an affidavit as described in Neb. Rev. Stat. § 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.

**Michelle J. Oldham** 402-462-0300  
Print or Type Name of Grantee or Authorized Representative Phone Number  
 11-20-25  
Signature of Grantee or Authorized Representative Attorney Title Date

Register of Deed's Use Only		For Dept. Use Only
28 Date Deed Recorded Mo. <b>11</b> Day <b>20</b> Yr. <b>25</b>	29 Value of Stamp or Exempt Number \$ <b>Exempt # 20</b>	30 Recording Data <b>BK2025, Pg 2612</b>

Nebraska Department of Revenue Form No. 96-269-2008 8-2025 Rev. Supersedes 96-269-2008 7-2024 Authorized by Neb. Rev. Stat. §§ 78-214, 77-1327(2)

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

Index \_\_\_\_\_  
Computer \_\_\_\_\_  
Assessor \_\_\_\_\_  
Carded \_\_\_\_\_

NEBRASKA DOCUMENTARY  
STAMP TAX  
Date: 11/20/25  
\$ Ex020 By AS

**Bk 2025, Pg 2612**

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 20 day  
of November A.D., 2025, at 02:38  
o'clock PM. Recorded in Book 2025  
on Page 2612

*Abbey King*

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"), conveys 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 6<sup>th</sup> 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.

Executed: 11/20/25, 2025.

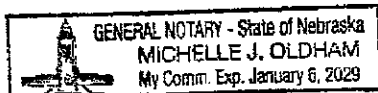
*Judith D. Rath*

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 20 day of November, 2025 by Judith D. Rath, Trustee of the Judith D. Rath Revocable Trust.

\_\_\_\_\_  
Notary Public



# Residential & Commercial Sales Worksheet

[illegible]

## Real Estate Transfer Statement

FORM  
521

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

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

1 County Name Webster - 91	2 County Number 91	3 Date of Sale/Transfer Mo. 11 Day 10 Yr. 2025	4 Date of Deed Mo. 11 Day 10 Yr. 2025
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Cecil E. Brooks and Dorothy J. Brooks Street or Other Mailing Address 1037 N Cedar St City Red Cloud State NE Zip Code 68970 Phone Number 4027463615 Email Address n/a		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Jeffery Raymond Brooks Street or Other Mailing Address 3980 W Lincoln Ave City Ayr State NE Zip Code 68925 Phone Number 4024694840 Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address n/a	

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

8 Type of Deed <input type="checkbox"/> Bill of Sale <input type="checkbox"/> Cemetery <input type="checkbox"/> Conservator <input type="checkbox"/> Corrective <input type="checkbox"/> Death Certificate - Transfer on Death <input type="checkbox"/> Distribution <input type="checkbox"/> Easement <input type="checkbox"/> Executor <input type="checkbox"/> Land Contract/Memo <input type="checkbox"/> Lease <input type="checkbox"/> Mineral <input type="checkbox"/> Partition <input type="checkbox"/> Personal Rep. <input checked="" type="checkbox"/> Quit Claim <input type="checkbox"/> Sheriff <input type="checkbox"/> Trust/Trustee <input type="checkbox"/> Warranty <input type="checkbox"/> Other
--

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

11 Was ownership transferred in full? (If No, explain the division.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Reserved Life Estate	12 Was real estate purchased for same use? (If No, state the intended use.) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
--	--

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

14 What is the current market value of the real property? \$59,560	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No \$ _____ %
---	--

16 Does this conveyance divide a current parcel of land? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
---	--

18 Address of Property 1037 N Cedar St Red Cloud, NE 68970 18a <input type="checkbox"/> No address assigned 18b <input type="checkbox"/> Vacant land	19 Name and Address of Person to Whom the Tax Statement Should be Sent Same as Grantor
---	---

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

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

22 Total purchase price, including any liabilities assumed. ....	22 \$ 0.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions) .....	23 \$ 0.00
24 Adjusted purchase price paid for real estate (line 22 minus line 23) .....	24 \$ 0.00

25 If this transfer is exempt from the documentary stamp tax, list the exemption number 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) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
---

27 If yes, is the required affidavit attached to this filing? <input type="checkbox"/> Yes <input type="checkbox"/> No
--

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

sign here	Kory McCracken Print of Type Name of Grantee or Authorized Representative	(402) 746-3613 Phone Number
	Signature of Grantee or Authorized Representative	11/13/2025 Date
	Attorney Title	

## Register of Deed's Use Only

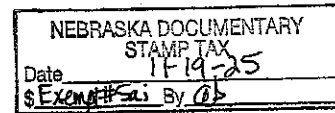
For Dept. Use Only

28 Date Deed Recorded Mo. 11 Day 19 Yr. 25	29 Value of Stamp or Exempt Number \$ Exempt # Sai	30 Recording Data BK2025 Pg 2611
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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 } ss.  
 County of Webster }  
 Entered on the  
 numerical index and filed for record in the  
 Clerk's office of said county this 19 day  
 of NOV A.D., 2025, at 2:20  
 o'clock P.M. Recorded in Book 2025  
 on Page 2611  
Abbey Thurg County Clerk  
10.00 Deputy  
 Ind Comp Assessor Carded



### 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.

Cecil E. Brooks  
 Cecil E. Brooks

Dorothy J. Brooks  
 Dorothy J. Brooks

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 \_\_\_\_\_



Kory McCracken  
 Notary Public

# Residential & Commercial Sales Worksheet

[illegible]

## Real Estate Transfer Statement

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

FORM

521

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

1 County Name <b>Webster - 91</b>	2 County Number <b>91</b>	3 Date of Sale/Transfer Mo. <b>11</b> Day <b>18</b> Yr. <b>2025</b>	4 Date of Deed Mo. <b>11</b> Day <b>18</b> Yr. <b>2025</b>
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) <b>Marcia Dornhoff</b> Street or Other Mailing Address <b>808 N. Colorado</b> City <b>Minden</b> State <b>NE</b> Zip Code <b>68959</b> Phone Number <b>308-830-3406</b> Email Address <b>na</b>		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) <b>Aura Enamorado</b> Street or Other Mailing Address <b>120 West 10th St.</b> City <b>Cozad</b> State <b>NE</b> Zip Code <b>69130</b> Phone Number <b>308-651-1543</b> Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address <b>na</b>	

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)
<input checked="" type="checkbox"/> Improved <input type="checkbox"/> Unimproved <input type="checkbox"/> IOLL	<input checked="" type="checkbox"/> Single Family <input type="checkbox"/> Multi-Family <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Agricultural <input type="checkbox"/> Recreational <input type="checkbox"/> Mineral Interests-Nonproducing <input type="checkbox"/> Mineral Interests-Producing	<input type="checkbox"/> State Assessed <input type="checkbox"/> Exempt <input type="checkbox"/> Mobile Home

8 Type of Deed	<input type="checkbox"/> Conservator <input type="checkbox"/> Bill of Sale <input type="checkbox"/> Cemetery <input type="checkbox"/> Corrective <input type="checkbox"/> Death Certificate - Transfer on Death <input type="checkbox"/> Distribution <input type="checkbox"/> Easement <input type="checkbox"/> Executor <input type="checkbox"/> Land Contract/Memo <input type="checkbox"/> Lease <input type="checkbox"/> Mineral <input type="checkbox"/> Partition <input type="checkbox"/> Personal Rep. <input type="checkbox"/> Quit Claim <input type="checkbox"/> Sheriff <input type="checkbox"/> Trust/Trustee <input checked="" type="checkbox"/> Warranty <input type="checkbox"/> Other
----------------	--

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

11 Was ownership transferred in full? (If No, explain the division.) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	12 Was real estate purchased for same use? (If No, state the intended use.) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
---	--

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

14 What is the current market value of the real property? <b>19,525.00</b>	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No \$ _____ %
---	--

16 Does this conveyance divide a current parcel of land? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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.) <input checked="" type="checkbox"/> Yes <b>Rhynalds A&amp;R</b> <input type="checkbox"/> No
---	---

18 Address of Property <b>405 N. McKelvey St. Bladen, NE 68928</b> 18a <input type="checkbox"/> No address assigned 18b <input type="checkbox"/> Vacant land	19 Name and Address of Person to Whom the Tax Statement Should be Sent <b>Same as #6 above</b>
--	---

20 Legal Description (Attach additional pages, if needed.) <b>Lot Five (5), Block Two (2), Original Town of Bladen, Webster County, Nebraska</b>
---

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

22 Total purchase price, including any liabilities assumed. ....	22 \$ <b>19,525.00</b>
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions) .....	23 \$ <b>0.00</b>
24 Adjusted purchase price paid for real estate (line 22 minus line 23) .....	24 \$ <b>19,525.00</b>
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) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
27 If yes, is the required affidavit attached to this filing? <input type="checkbox"/> Yes <input type="checkbox"/> 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.

Kevin W. Davis  
Print or Type Name of Grantee or Authorized Representative

308-832-0969  
Phone Number

sign  
here

Signature of Grantee or Authorized Representative

Escrow Closer  
Title

11/18/2025  
Date

## Register of Deed's Use Only

## For Dept. Use Only

28 Date Deed Recorded Mo. <b>11</b> Day <b>18</b> Yr. <b>25</b>	29 Value of Stamp or Exempt Number \$ <b>46.40</b>	30 Recording Data <b>BK2025 Pg 2580</b>
--	---	--

Index \_\_\_\_\_  
Computer \_\_\_\_\_  
Assessor \_\_\_\_\_  
Carded \_\_\_\_\_

NEBRASKA DOCUMENTARY  
STAMP TAX

Date: 11/18/25

\$ 46.40 By AS

**Bk 2025, Pg 2580**

State of Nebraska } ss.  
County of Webster }

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

*Anthony King*

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 18<sup>th</sup> day of November, 2025.

Marcia Dornhoff  
Marcia Dornhoff

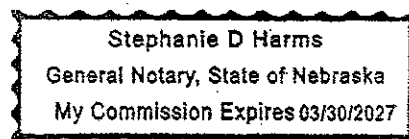
STATE OF NEBRASKA

COUNTY OF Kearney

Signed and sworn to before me the 18 of November, 2025, by Marcia Dornhoff, a single person.

Stephanie D Harms  
Notary Public

Affix stamp/seal:



# Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code								
91	2025	2576	11/17/2025	Base: 91-0074			Affiliated:		Unified:			
Location ID	Sale Number	Useability & Code #		Parcel Number								
002106300	243	4	05	GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4131	4	11	1	0	00000		000	7000
Land	Improvements	Total		Date of Sale Property Classification Code								
40,960	152,245	193,205		Status	Property Type		Zoning	Location	City Size	Parcel Size		
Irrigation Type:				A) 1	B) 01		C) 5	D) 3	E) 0	F) 5		
LCG	ACRES:	VALUE:		LCG	ACRES:	VALUE:						
IRRIGATED 1A1				GRASSLAND 1G1								
1A				1G								
2A1				2G1								
2A				2G								
3A1				3G1								
3A				3G								
4A1				4G1								
4A				4G								
DRYLAND 1D1				Shelterbelt/Timber								
1D				Accretion								
2D1				Waste								
2D				Other								
3D1				AG LAND TOTAL								
3D				Roads	0.170							
4D1				Farm Sites	1.000			13,840				
4D				Home Sites	1.680			27,120				
				Recreation								
Dwellings		143,260		Other								
Outbuildings		8,985		Non-AG TOTAL	2.850			40,960				

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

## Real Estate Transfer Statement

243

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

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

1 County Name Webster - 91	2 County Number	3 Date of Sale/Transfer Mo. 11 Day 17 Yr. 2025	4 Date of Deed Mo. 11 Day 17 Yr. 2025
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Andrea S Peterson Street or Other Mailing Address 2481 Road 1300 City Blue Hill State NE Zip Code 68930 Phone Number 402-756-3292 Email Address n/a		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Bob Allen Helton Street or Other Mailing Address 911 N Hewitt Ave City Hastings State NE Zip Code 68901 Phone Number 402-462-5373 Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address n/a	

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

8 Type of Deed	<input type="checkbox"/> Conservator <input type="checkbox"/> Bill of Sale <input type="checkbox"/> Cemetery	<input type="checkbox"/> Corrective <input type="checkbox"/> Death Certificate - Transfer on Death	<input type="checkbox"/> Distribution <input type="checkbox"/> Easement <input type="checkbox"/> Executor	<input type="checkbox"/> Land Contract/Memo <input type="checkbox"/> Lease <input type="checkbox"/> Mineral	<input type="checkbox"/> Partition <input type="checkbox"/> Personal Rep. <input type="checkbox"/> Quit Claim	<input type="checkbox"/> Sheriff <input type="checkbox"/> Trust/Trustee <input checked="" type="checkbox"/> Warranty	<input type="checkbox"/> Other _____
----------------	--	---	---	---	---	--	--------------------------------------

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

11 Was ownership transferred in full? (If No, explain the division.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Retained life estate	12 Was real estate purchased for same use? (If No, state the intended use.) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No _____
--	--

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

14 What is the current market value of the real property? \$184,000.00	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No \$ _____ %
---	--

16 Does this conveyance divide a current parcel of land? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
---	---

18 Address of Property 2481 Road 1300 Blue Hill, NE 68930	19 Name and Address of Person to Whom the Tax Statement Should be Sent Same as Grantor.
---	--

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

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

22 Total purchase price, including any liabilities assumed. ....	22 \$ 0.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions) .....	23 \$ 0.00
24 Adjusted purchase price paid for real estate (line 22 minus line 23) .....	24 \$ 0.00

25 If this transfer is exempt from the documentary stamp tax, list the exemption number 5a \_\_\_\_\_.

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

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

David B. Garwood

Print or Type Name of Grantee or Authorized Representative

402.746.3613

Phone Number

Signature of Grantee or Authorized Representative

Attorney

Title

Date

sign  
here

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

28 Date Deed Recorded Mo. 11 Day 17 Yr. 25	29 Value of Stamp or Exempt Number \$ Exempt #5a	30 Recording Data BK 2025, Pg 2576
---	---	---------------------------------------

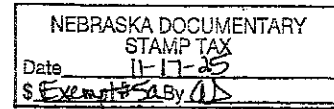


A tract of land located in the Northeast Quarter (NE $\frac{1}{4}$ ) of Section One (1), Township four (4) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska, further described as beginning at a point 1740.0 feet North of the Southeast corner of the Northeast Quarter (NE $\frac{1}{4}$ ) 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 (NE $\frac{1}{4}$ ) 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 (NE $\frac{1}{4}$ ); thence South along the East line of said Northeast Quarter (NE $\frac{1}{4}$ ) a distance of 225.0 feet to the point of beginning.

State of Nebraska } ss.  
County of Webster }

BOOK 2025 PAGE 2576

Entered on the  
numerical index and filed for record in the  
Clerk's office of said county this 17 day  
of Nov A.D., 20 25 at 4:01  
o'clock P.M. Recorded in Book 2025  
on Page 2576  
Abbey Thig County Clerk  
10.00 Deputy  
Ind    Comp    Assessor    Carded   



### 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 (NE $\frac{1}{4}$ ) 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 (NE $\frac{1}{4}$ ) 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 (NE $\frac{1}{4}$ ) 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 (NE $\frac{1}{4}$ ); thence South along the East line of said Northeast Quarter (NE $\frac{1}{4}$ ) 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 17<sup>th</sup>, 2025

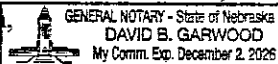
DOUGLAS R. PETERSON

Andrea S. Peterson  
Andrea S. Peterson

By Andrea S. Peterson  
Andrea S. Peterson

STATE OF NEBRASKA, COUNTY OF WEBSTER ) ss.

The foregoing instrument was acknowledged before me on November 17<sup>th</sup>, 2025, by Andrea S. Peterson, on her own behalf and as attorney in fact for Douglas R. Peterson.

  
Comm. expires 12-2-26

David B. Garwood  
Notary Public

# Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2025	2568	11/13/2025	Base: 91-0074				Affiliated:		Unified:				
Location ID		Sale Number		Useability & Code #		Parcel Number								
000801400		241		1A		GeoCde	Tw	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value						4373			00	0	50005		003	0000
Land		Improvements		Total		Date of Sale Property Classification Code								
4,330		66,470		70,800		Status	Property Type		Zoning	Location	City Size	Parcel Size		
Assessor Location: COWLES (COW)						A) 1	B) 01		C) 1	D) 1	E) 8	F) 3		
						Residential				Commercial				
<b>Multiple Improvements:</b>						Multiple Improvements. :				Multiple Improvements. :				
<b>Construction Date:</b>						Construction Date : 1920				Construction Date :				
<b>Floor:</b>						Floor Sq. Ft. : 1,554				Floor Sq. Ft. :				
<b>Building Cost New:</b>						Cost : 204,675				Cost :				
<b>Single Family Style: 101</b>						<b>Residential Condition: 20</b>				<b>Commercial Occupancy Code:</b>				
(100) <input type="checkbox"/> Mobile Home						(10) <input type="checkbox"/> Worn Out				Primary: Other1: Other2:				
(101) <input checked="" type="checkbox"/> One Story						(20) <input checked="" type="checkbox"/> Badly Worn				<b>Commercial Construction Class:</b>				
(102) <input type="checkbox"/> Two Story						(30) <input type="checkbox"/> Average				(1) <input type="checkbox"/> Fireproof Structural Steel Frame				
(103) <input type="checkbox"/> Split Level						(40) <input type="checkbox"/> Good				(2) <input type="checkbox"/> Reinforced Concrete Frame				
(104) <input type="checkbox"/> 1 1/2 Story						(50) <input type="checkbox"/> Very Good				(3) <input type="checkbox"/> Masonry Bearing Walls				
(111) <input type="checkbox"/> Bi-Level						(60) <input type="checkbox"/> Excellent				(4) <input type="checkbox"/> Wood or Steel Framed Ext. Walls				
(106) <input type="checkbox"/> Other										(5) <input type="checkbox"/> Metal Frame and Walls				
<b>Townhouse or Duplex Style:</b>						<b>Residential Quality: 30</b>				(6) <input type="checkbox"/> Pole Frame				
(301) <input type="checkbox"/> One Story						(10) <input type="checkbox"/> Low				<b>Cost Rank:</b>		<b>Condition:</b>		
(302) <input type="checkbox"/> Two Story						(20) <input type="checkbox"/> Fair				(10) <input type="checkbox"/> Low		(10) <input type="checkbox"/> Worn Out		
(307) <input type="checkbox"/> 1 1/2 Story						(30) <input checked="" type="checkbox"/> Average				(20) <input type="checkbox"/> Average		(20) <input type="checkbox"/> Badly Worn		
(308) <input type="checkbox"/> Split Level						(40) <input type="checkbox"/> Good				(30) <input type="checkbox"/> Above Average		(30) <input type="checkbox"/> Average		
(309) <input type="checkbox"/> 2 1/2 Story						(50) <input type="checkbox"/> Very Good				(40) <input type="checkbox"/> High		(40) <input type="checkbox"/> Good		
(304) <input type="checkbox"/> One Story Duplex						(60) <input type="checkbox"/> Excellent						(50) <input type="checkbox"/> Very Good		
(305) <input type="checkbox"/> Two Story Duplex												(60) <input type="checkbox"/> Excellent		
<b>Assessor's Adjustment to Sale Price (+ or -):</b>														
<b>Assessor Comments and Reason for Adjustment:</b>														
PR JTWD														
<b>Comments from</b>							<b>Comments:</b>							
000801400 000802100														
Sold for \$1.00/lx														
House needs demolished bad foundation + wiring														



## Real Estate Transfer Statement

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

FORM  
521

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

1 County Name Webster - 91	2 County Number	3 Date of Sale/Transfer Mo. 11 Day 13 Yr. 2025	4 Date of Deed Mo. 11 Day 13 Yr. 2025
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Wayne W Gerlach Estate, Myron Gerlach, PR Street or Other Mailing Address 11011 N 137th Street City Waverly State NE Zip Code 68462 Phone Number 402-405-6512 Email Address n/a		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Jeffrey and Terri Rose Street or Other Mailing Address 301 Merchant Street City Blue Hill State NE Zip Code 68930 Phone Number 402-756-2440 Is the grantee a 501(c)(3) organization? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If Yes, is the grantee a 509(a) foundation? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> 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)
<input checked="" type="checkbox"/> Improved <input type="checkbox"/> Unimproved <input type="checkbox"/> IOLL	<input checked="" type="checkbox"/> Single Family <input type="checkbox"/> Multi-Family <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Agricultural <input type="checkbox"/> Recreational <input type="checkbox"/> Mineral Interests-Nonproducing <input type="checkbox"/> Mineral Interests-Producing <input type="checkbox"/> State Assessed <input type="checkbox"/> Exempt	<input type="checkbox"/> Mobile Home

8 Type of Deed <input type="checkbox"/> Bill of Sale <input type="checkbox"/> Cemetery <input type="checkbox"/> Conservator <input type="checkbox"/> Corrective <input type="checkbox"/> Death Certificate - Transfer on Death <input type="checkbox"/> Distribution <input type="checkbox"/> Easement <input type="checkbox"/> Executor <input type="checkbox"/> Land Contract/Memo <input type="checkbox"/> Lease <input type="checkbox"/> Mineral <input type="checkbox"/> Partition <input checked="" type="checkbox"/> Personal Rep. <input type="checkbox"/> Quit Claim <input type="checkbox"/> Sheriff <input type="checkbox"/> Trust/Trustee <input type="checkbox"/> Warranty <input type="checkbox"/> Other
--

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

11 Was ownership transferred in full? (If No, explain the division.) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	12 Was real estate purchased for same use? (If No, state the intended use.) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
---	--

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

14 What is the current market value of the real property? \$10,000.00	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No \$ %
--	--

16 Does this conveyance divide a current parcel of land? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
---	--

18 Address of Property 504 Forth Street Blue Hill, NE 68930	19 Name and Address of Person to Whom the Tax Statement Should be Sent (Same as Grantee)
---	--

18a <input type="checkbox"/> No address assigned	18b <input type="checkbox"/> 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? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	23 \$ 0'00
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24 \$ 1'00
25 If this transfer is exempt from the documentary stamp tax, list the exemption number n/a	
26 Is an affidavit as described in Neb. Rev. Stat. § 76-2.141 required because the property is located within a county or other geographic area with an active air force ballistic missile field? (See Instructions) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
27 If yes, is the required affidavit attached to this filing? <input type="checkbox"/> Yes <input type="checkbox"/> No	

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

David B. Garwood

Print or Type Name of Grantee or Authorized Representative

402-746-3613

Phone Number

Signature of Grantee or Authorized Representative

Attorney

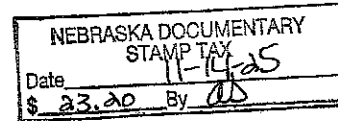
Title

Date

## Register of Deed's Use Only

28 Date Deed Recorded Mo. 11 Day 14 Yr. 25	29 Value of Stamp or Exempt Number \$ 23.20	30 Recording Data BK 2025, Pg 2568	For Dept. Use Only
---	--	---------------------------------------	--------------------

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

State of Nebraska } ss.  
County of Webster }Entered on the  
numerical index and filed for record in the  
Clerk's office of said county this 14 day  
of NOV A.D., 2025, at 10:44  
o'clock AM. Recorded in Book 2025  
on Page 2568  
Abbey Haring County Clerk  
10.00 AD Deputy  
Ind. Comp Assessor Carded

AFTER RECORDING RETURN TO: Garwood &amp; 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: Myron D. Gerlach  
Myron D. Gerlach, Personal Representative

STATE OF NEBRASKA )  
 ) ss.  
COUNTY OF WEBSTER )

The foregoing instrument was acknowledged before me on November 13, 2025, by Myron D. Gerlach, Personal Representative of the Estate of Wayne W. Gerlach, Deceased.

Comm. expires



Kory McCracken  
Notary Public

## Residential & Commercial Sales Worksheet

[illegible]



# Real Estate Transfer Statement

FORM  
521

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

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

1 County Name <b>Webster - 91</b>	2 County Number <b>91</b>	3 Date of Sale/Transfer Mo. <b>11</b> Day <b>5</b> Yr. <b>2025</b>	4 Date of Deed Mo. <b>11</b> Day <b>5</b> Yr. <b>2025</b>
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) <b>See Attached</b> Street or Other Mailing Address City State Zip Code Phone Number Email Address <b>n/a</b>		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) <b>Dakota Jameson</b> Street or Other Mailing Address <b>224 N Railroad St</b> City State Zip Code <b>Bladen NE 68928</b> Phone Number <b>402-469-4505</b> Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	

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

<b>(A) Status</b> <input type="checkbox"/> Improved <input checked="" type="checkbox"/> Unimproved <input type="checkbox"/> IOLL	<b>(B) Property Type</b> <input checked="" type="checkbox"/> Single Family <input type="checkbox"/> Multi-Family <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Agricultural <input type="checkbox"/> Recreational <input type="checkbox"/> Mineral Interests-Nonproducing <input type="checkbox"/> Mineral Interests-Producing <input type="checkbox"/> State Assessed <input type="checkbox"/> Exempt	<b>(C)</b> <input type="checkbox"/> Mobile Home
---	--	--

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

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

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

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

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

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

14 What is the current market value of the real property?  
**1000**

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

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

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

18 Address of Property  
**Lot**

19 Name and Address of Person to Whom the Tax Statement Should be Sent  
**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.	22	\$ 1,000.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	23	\$
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$ 1,000.00

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

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

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

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

**sign here** **Dakota Jameson** 403-469-4505  
 Print or Type Name of Grantee or Authorized Representative Phone Number  
**Dakota Jameson** 11-17-25  
 Signature of Grantee or Authorized Representative Title Date

<b>Register of Deed's Use Only</b>		<b>For Dept. Use Only</b>
28 Date Deed Recorded Mo. <b>11</b> Day <b>17</b> Yr. <b>25</b>	29 Value of Stamp or Exempt Number \$ <b>2.32</b>	30 Recording Data <b>BK2025, Pg 2569</b>

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

Joseph Kleinsasser  
417 E 3<sup>rd</sup> 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 6<sup>th</sup> Street  
Fairfield, NE 68938  
402-469-6530

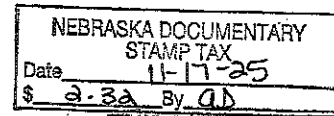


A tract of land in the Northeast Quarter (NW¼) of Section Eighteen (18), Township Four (4) North, Range Eleven (11), West of the 6th P.M., Webster County, Nebraska, Further described as Lots Two (2), Three (3), Four (4) and Five (5), Block Ten (10), Boyd's Addition to the Village of Bladen, Webster County,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

State of Nebraska } ss.  
County of Webster }

BOOK 2025 PAGE 2569

Entered on the  
numerical index and filed for record in the  
Clerk's office of said county this 17 day  
of Nov A.D., 2025 at 11:46  
o'clock AM. Recorded in Book 2025  
on Page 2564-2570  
Anthony Hraig County Clerk  
AD Deputy  
Ind. 16.00 Comp. 0 Assessor 0 Carded 0



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 Jason 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):

A tract of land in the Northeast Quarter (NW¼) of Section Eighteen (18), Township Four (4) North, Range Eleven (11), West of the 6<sup>th</sup> 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:

- (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 11, 2025.

Joseph D. Kleinsasser  
Joseph D. Kleinsasser

Denise Kleinsasser  
Denise Kleinsasser

Jason Bell  
Jason Bell

Rachel R. Bell  
Rachel R. Bell

Dennis Fike  
Dennis Fike

Tina M. Fike  
Tina M. Fike, f/k/a Tina M. Skrdlant

STATE OF NEBRASKA, COUNTY OF ADAMS) ss:

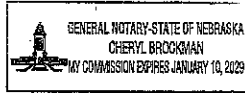
The foregoing instrument was acknowledged before me on November 11, 2025 by Rachel R. Bell and Jason Bell, a married couple.

Rebecca Schreckengost  
Notary Public



STATE OF NEBRASKA, COUNTY OF CLAY) ss.

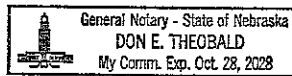
The foregoing instrument was acknowledged before me on November 7, 2025  
by Tina M. Pike, formerly known as Tina M. Skrdlant, and Dennis Fike a married couple.



Cheryl Brockman  
Notary Public

STATE OF NEBRASKA, COUNTY OF WEBSTER ) ss.

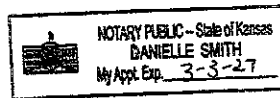
The foregoing instrument was acknowledged before me on November 5th,  
2025 by Denise Kleinsasser, a single person.



Don E. Theobald  
Notary Public

STATE OF KANSAS, COUNTY OF LEAVENWORTH) ss.

The foregoing instrument was acknowledged before me on November 13th,  
2025 by Joseph D. Kleinsasser, a single person.



Danielle Smith  
Notary Public