

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2026	126	1/9/2026	Base: 91-0074		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
001602000		15		1		GeoCde	Twn	Rng	Sect	Qrt	Subdly	Area	Blk	Parcel
Date of Sale Assessed Value						4243	3	10	6	0	00000	1	000	0000
Land		Improvements		Total		Date of Sale Property Classification Code								
558,485				558,485		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								
1A						1G								
2A1						2G1								
2A						2G								
3A1						3G1								
3A						3G								
4A1						4G1								
4A						4G								
DRYLAND 1D1						Shelterbelts/Timber								
1D		47.850	158,145		Accretion									
2D1		29.270	91,760		Waste									
2D		30.690	96,215		Other									
3D1		36.830	109,200		AG LAND TOTAL		179.910	558,485						
3D						Roads		2.020						
4D1		13.670	39,985		Farm Sites									
4D		21.600	63,180		Home Sites									
						Recreation								
Dwellings						Other								
Outbuildings						Non-AG TOTAL		2.020						

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

65345

15

NEBRASKA
Good Life Grant Services
MEMBER OF FINCO

Real Estate Transfer Statement

To be filed with the Registrar 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 Webster		2 County Number 91		3 Date of Sale/Transfer Mo. 01 Day 09 Yr. 2026		4 Date of Deed Mo. 01 Day 08 Yr. 2026	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Enterprise Development Opportunities, Inc., a Nebraska corporation				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Trent J. Kohmetscher & Claire M. Kohmetscher, husband & wife **SEE ATTACHED FOR ADDITIONAL OWNERS			
Street or Other Mailing Address c/o D. Charles Shoemaker, President P.O. Box 309				Street or Other Mailing Address 1972 Road 1900			
City Hastings		State NE		Zip Code 68902-0309		City Blue Hill, NE 68930	
Phone Number (402) 462-0300		Email Address chuck@sullivanshoemaker.com		Phone Number 402-984-8934		Email Address etkohmetscher@hotmail.com	
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					

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"/> Single Family	<input checked="" 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 Conservator Distribution Land Contract/Memo Partition Sheriff Other _____
 Bill of Sale Co'recutive Easement Lease Personal Rep. Trust/Trustee
 Cemetery Death Certificate - Transfer on Death Executor Mineral Quit Claim Warranty

9 Was transfer part of an 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 trustee and beneficiary relatives? (If Yes, check the appropriate box.)
 Yes No Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC Self Other _____
 Brothers and Sisters Grandparents and Grandchild Spouse
 Ex-spouse Parents and Child Step-parent and Step-child

14 What is the current market value of the real property?
\$827,781.50

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 CHARTER TITLE No

18 Address of Property
NE
18a No address assigned 18b Vacant Land

19 Name and Address of Person to Whom Tax Statement Should be Sent
Trent J. Kohmetscher and Claire M. Kohmetscher, husband and wife
1972 Road 1900
Blue Hill, NE

20 Legal Description
The West Half of the Southwest Quarter (W1/2SW1/4) and the South 100 acres of the East Half of the West Half (E1/2W1/2) of Section 6, Township 3 North, Range 10 West of the 6th P.M., Webster County, Nebraska.

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

22 Total purchase price, including any liabilities assumed	22	\$	827,782.00
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	\$	827,782.00

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

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

27 If yes, is the required affidavit to 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.

Trant J. and Claire M. Kohmetscher, h&w; Trevor J. & Torsy L. Kohmetscher, h&w; Alec C. & Lenae M. Meyer, h&w (402) 984-8934
 Print or Type Name of Grantee or Authorized Representative Phone Number

Signature of Grantee or Authorized Representative Title Grantee or Authorized Representative Date
 01-09-2026

sign here

28 Date Deed Recorded Mo. 1 Day 14 Yr. 26		29 Value of Stamp or Exempt Number \$ 1920.96		30 Recording Data BK2026 Pg 126		For Dept. Use Only	
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Nebraska Department of Revenue Form No. 96-269-2008 8-2025 Rev. Supersedes 96-269-2008 7-2024 Authorized by Neb. Rev. Stat. §§ 76-214 77-1827(2)

ADDITIONAL OWNERS:

Trevor J. Kohmetscher and Toray L. Kohmetscher, husband and wife
1969 Road 1900
Blue Hill, NE 68930
PH: 402-984-5031
EMAIL: ttkohmetscher@gmail.com

Alec C. Meyer and Lenae M. Meyer, husband and wife
300 S. ~~Stewart~~ St
Lawrence, NE 68957
PH: 402-257-7081
EMAIL: meyer11@outlook.com

Index _____
Computer _____
Assessor _____
Carded _____

NEBRASKA DOCUMENTARY
STAMP TAX
Date: 01/14/26
\$1920.96 By AS

Bk 2026, Pg 126

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 January A.D., 2026, at 01:44 o'clock PM. Recorded in Book 2026 on Page 126

Attest

County Clerk

Fee: \$10.00 By: AS Deputy
Electronically Recorded

AFTER RECORDING RETURN TO:
Charter Title & Escrow Services, Inc.
747 N. Burlington Ave. Suite G 208
Hastings, NE. 68901

CORPORATE WARRANTY DEED

THE GRANTOR, Enterprise Development Opportunities, Inc., a Nebraska corporation, in consideration of One Dollar and other valuable consideration, receipt of which is hereby acknowledged, hereby conveys to GRANTEE'S

Trent J. Kohmetscher and Claire M. Kohmetscher, husband and wife, Trevor J. Kohmetscher and Corey L. Kohmetscher, husband and wife, and Alec C. Mayer and Lenae M. Mayer, husband and wife, to each couple an undivided 1/3 interest as tenants in common,

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

The West Half of the Southwest Quarter (W1/2SW1/4) and the South 100 acres of the East Half of the West Half (E1/2W1/2) of Section 6, Township 3 North, Range 10 West of the 6th P.M., Webster County, Nebraska.

- THE GRANTOR covenants with GRANTEE'S that GRANTOR:
- (1) is lawfully seized of such real estate that it is free from encumbrances subject to easements, reservations, covenants and restrictions of record, 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 the title to the real estate the lawful claims of all persons.

Executed this 14th day of January, 2026.

Enterprise Development Opportunities, Inc., a Nebraska corporation

D. Charles Shoemaker
By: D. Charles Shoemaker
Its: President

STATE OF Nebraska
COUNTY OF Adams

The foregoing instrument was acknowledged before me this 14th day of January, 2026, by D. Charles Shoemaker, President of Enterprise Development Opportunities, Inc., a Nebraska corporation.

Sara A. Schutte
Notary Public
Sara A. Schutte

GENERAL NOTARY - State of Nebraska
SARA A. SCHUTTE
My Comm. Exp. October 20, 2028

GENERAL NOTARY - State of Nebraska
SARA A. SCHUTTE
My Comm. Exp. October 20, 2028

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2026	124	1/9/2026	Base: 01-0123		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
002105102		14		4 05		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4131	4	11	29	0	00000	1	000	0000		
Land		Improvements		Total		Date of Sale Property Classification Code								
246,135				246,135		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							
	1A						1G							
	2A1						2G1							
	2A						2G							
	3A1						3G1							
	3A						3G							
	4A1						4G1							
	4A						4G							
DRYLAND	1D1	67.850		224,245		Shelterbelt/Timber								
	1D	5.690		18,805		Accretion								
	2D1					Waste								
	2D					Other								
	3D1					AG LAND TOTAL		73.540			243,050			
	3D					Roads		0.990						
	4D1					Farm Sites								
	4D					Home Sites								
						Recreation								
	Dwellings					Other		1.000			3,085			
	Outbuildings					Non-AG TOTAL		1.990			3,085			

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
WD; TRANSFER BETWEEN PARENT & CHILD; TIED TOGETHER WITH BK2026, PG123	
Comments from	Comments:
(Continue on back)	

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 Webster	2 County Number 91	3 Date of Sale/Transfer Mo. <u>01</u> Day <u>09</u> Yr. <u>2026</u>	4 Date of Deed Mo. <u>01</u> Day <u>06</u> Yr. <u>2026</u>
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5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Todd W. Duval and Stacy A. Duval, husband and wife	6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Larry G. Duval
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Street or Other Mailing Address 317 Canyonlands Street	Street or Other Mailing Address 503 Maberly Street
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City Berthoud, CO 80513	State NE	Zip Code 68949
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City Holdrege	State NE	Zip Code 68949
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Phone Number 303-378-7677	Phone Number (308) 991-1342	Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
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Email Address broncos1td@yahoo.com	Email Address NA	If Yes, is the grantee a 609(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
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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 checked="" type="checkbox"/> Industrial <input checked="" type="checkbox"/> Agricultural <input type="checkbox"/> Recreational	(C) <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
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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
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9 Was transfer part of an IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? <input checked="" type="checkbox"/> Buyer <input type="checkbox"/> Seller <input 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)
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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
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13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) <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
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14 What is the current market value of the real property? 9350, \$475,000.00	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No \$ _____ %
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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 CHARTER TITLE <input type="checkbox"/> No
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18 Address of Property NE 18a <input type="checkbox"/> No address assigned 18b <input checked="" type="checkbox"/> Vacant Land	19 Name and Address of Person to Whom Tax Statement Should be Sent Larry G. Duval 503 Maberly Street Holdrege, NE 68949
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20 Legal Description
An undivided 1/2 interest in and to the East Half of the Southwest Quarter (E1/2SW1/4) of Section 28, Township 4 North, Range 11 West of the 6th P.M., Webster County, Nebraska, EXCEPT tracts of land conveyed to Plainview Cemetery Association

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

22 Total purchase price, including any liabilities assumed _____	22 \$ 350,000 175,000 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 \$ _____ 175,000 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 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	▶ Larry G. Duval Print or Type Name of Grantee or Authorized Representative	(308) 991-1342 Phone Number
	▶ <i>Larry G. Duval</i> Signature of Grantee or Authorized Representative	01-09-2026 Date
	Grantee or Authorized Representative Larry G. Duval	Title

REGISTER OF DEED'S USE ONLY

For Dept. Use Only

28 Date Deed Recorded Mo. <u>1</u> Day <u>13</u> Yr. <u>26</u>	29 Value of Stamp or Exempt Number \$ <u>406.00</u> <u>812.00</u>	30 Recording Date BR2026 Pg 124
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Index _____
Computer _____
Assessor _____
Carded _____

NEBRASKA DOCUMENTARY
STAMP TAX
Date: 01/13/26
\$ 406.00 By AS

State of Nebraska } ss.
County of Webster }

Entered on the numerical index and filed for record in the Clerk's office of said county this 13 day of January A.D., 2026, at 01:36 o'clock PM. Recorded in Book 2026 on Page 124

Abigail

County Clerk

Fee: \$10.00 By: AS Deputy
Electronically Recorded

AFTER RECORDING RETURN TO:

Charter Title & Esrow
747 N. Burlington Ave. Suite G 208
Hastings, NE. 68901

402-463-6788

WARRANTY DEED

Todd W. Duval and Stacy A. Duval, husband and wife, GRANTOR, in consideration of Two Dollars (\$2.00) and other good and valuable consideration received from GRANTEE convey to GRANTEE

Larry G. Duval, a single person,

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

An undivided 1/2 interest in and to the East Half of the Southwest Quarter (E1/2SW1/4) of Section 29, Township 4 North, Range 11 West of the 6th P.M., Webster County, Nebraska, EXCEPT tracts of land conveyed to Plainview Cemetery Association.

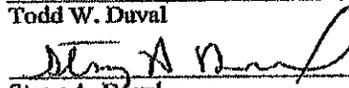
GRANTOR covenants with GRANTEE that GRANTOR:

- (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 6 day of January, 2026.



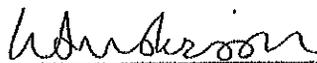
Todd W. Duval



Stacy A. Duval

STATE OF Colorado
COUNTY OF Lincoln

The foregoing instrument was acknowledged before me this 6th day of January, 2026 by Todd W. Duval and Stacy A. Duval, husband and wife, husband and wife.


Notary Public William L. Anderson

WILLIAM L ANDERSON
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20234047491
MY COMMISSION EXPIRES 12/21/2027

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2026	123	1/9/2026	Base: 01-0123		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
002105102		13		4	05	GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value						4131	4	11	29	0	00000	1	000	0000
Land		Improvements		Total		Date of Sale Property Classification Code								
246,135				246,135		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								
1A						1G								
2A1						2G1								
2A						2G								
3A1						3G1								
3A						3G								
4A1						4G1								
4A						4G								
DRYLAND 1D1		67.850		224,245		Shelterbelt/Timber								
1D		5.690		18,805		Accretion								
2D1						Waste								
2D						Other								
3D1						AG LAND TOTAL		73.540		243,050				
3D						Roads		0.990						
4D1						Farm Sites								
4D						Home Sites								
						Recreation								
Dwellings						Other		1.000		3,085				
Outbuildings						Non-AG TOTAL		1.990		3,085				

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
WD; TRANSFER BETWEEN PARENT & CHILD; TIED TOGETHER WITH BK2026 PG124	
Comments from	Comments:
(Continue on back)	

10718

Real Estate Transfer Statement

13

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.

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

1 County Name Webster	2 County Number 91	3 Date of Sale/Transfer Mo. 01 Day 09 Yr. 2026	4 Date of Deed Mo. 01 Day 06 Yr. 2026
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5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Tanya M. Laudenkios, a single person	6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Larry G. Duval
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Street or Other Mailing Address 3503 Maberly Street	Street or Other Mailing Address 503 Maberly Street
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City Holdrege, NE 68949	State NE	Zip Code 68949
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Phone Number 308-627-6426	Phone Number (308) 991-1342	Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
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Email Address laudentan@yahoo.com	Email Address NA	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 <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 type="checkbox"/> Commercial <input checked="" type="checkbox"/> Industrial <input checked="" type="checkbox"/> Agricultural <input type="checkbox"/> Recreational <input type="checkbox"/> Mineral Interests-Nonproducing <input type="checkbox"/> Mineral Interests-Producing	(C) <input type="checkbox"/> State Assessed <input type="checkbox"/> Exempt <input type="checkbox"/> Mobile Home
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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 an IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller? <input checked="" type="checkbox"/> Buyer <input type="checkbox"/> Seller <input 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)
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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 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? 435,000.00	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 checked="" type="checkbox"/> Yes CHARTER TITLE <input type="checkbox"/> No
---	--

18 Address of Property , NE 18a <input checked="" type="checkbox"/> No address assigned 18b <input checked="" type="checkbox"/> Vacant Land	19 Name and Address of Person to Whom Tax Statement Should be Sent Larry G. Duval 503 Maberly Street Holdrege, NE 68949
--	---

20 Legal Description
An undivided 1/2 interest in and to the East Half of the Southwest Quarter (E1/2SW1/4) of Section 29, Township 4 North, Range 11 West of the 6th P.M., Webster County, Nebraska, EXCEPT tracts of land conveyed to Plainview Cemetery Association

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

22 Total purchase price, including any liabilities assumed _____	22 \$ 175,000.00
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 \$ 175,000.00

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 to this filing? Yes No

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

sign here	Print or Type Name of Grantee or Authorized Representative Larry G. Duval	Phone Number (308) 991-1342
	Signature of Grantee or Authorized Representative <i>Larry G. Duval</i>	Title Grantee or Authorized Representative
		Date 01-09-2026

REGISTER OF DEED'S USE ONLY

28 Date Deed Recorded Mo. 1 Day 13 Yr. 26	29 Value of Stamp or Exempt Number \$ 406.00	30 Recording Data BK2026, Pg 123
---	--	--

Index _____
Computer _____
Assessor _____
Carded _____

NEBRASKA DOCUMENTARY
STAMP TAX
Date: 01/13/26
\$ 406.00 By AS

Bk 2026, Pg 123

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 January A.D., 2026, at 01:36 o'clock PM. Recorded in Book 2026 on Page 123

Aden...

County Clerk

Fee: \$10.00 By: AS Deputy
Electronically Recorded

AFTER RECORDING RETURN TO:
Charter Title & Escrow
747 N. Burlington Ave. Suite G 208
Hastings, NE. 68901
402-463-6788

WARRANTY DEED

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

Larry G. Duval, a single person,

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

An undivided 1/2 interest in and to the East Half of the Southwest Quarter (E1/2SW1/4) of Section 29, Township 4 North, Range 11 West of the 6th P.M., Webster County, Nebraska, EXCEPT tracts of land conveyed to Plainview Cemetery Association.

GRANTOR covenants with GRANTEE that GRANTOR:

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

Executed this 7th day of January, 2026.

Tanya M. Laudenklos
Tanya M. Laudenklos

STATE OF Nebraska
COUNTY OF Adams

The foregoing instrument was acknowledged before me this 7th day of January, 2026 by Tanya M. Laudenklos, a single person.

Sara A. Schutte
Notary Public *Sara A. Schutte*

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

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2026	122	1/9/2026	Base: 01-0123		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
002105100		12		1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value						4131	4	11	29	0	00000	1	000	0715
Land		Improvements		Total		Date of Sale Property Classification Code								
237,270				237,270		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							
	1A						1G	1.280			2,130			
	2A1						2G1	0.720			1,085			
	2A						2G							
	3A1						3G1							
	3A						3G							
	4A1						4G1							
	4A						4G							
DRYLAND	1D1	47.770		157,880		Shelterbelt/Timber								
	1D	3.230		10,675		Accretion								
	2D1					Waste								
	2D	4.630		14,515		Other								
	3D1					AG LAND TOTAL		75.060			237,270			
	3D					Roads								
	4D1					Farm Sites								
	4D	17.430		50,985		Home Sites								
						Recreation								
	Dwellings					Other								
	Outbuildings					Non-AG TOTAL								

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

70715

12

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.

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

1 County Name Webster		2 County Number 91		3 Date of Sale/Transfer Mo. <u>01</u> Day <u>09</u> Yr. <u>2026</u>		4 Date of Deed Mo. <u>01</u> Day <u>02</u> Yr. <u>2026</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Larry G. Duval				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Justin Soucek and Jennifer Soucek			
Street or Other Mailing Address 503 Maberly Street				Street or Other Mailing Address 919 Hwy 4			
City Holdrege		State NE		City Bladen		State NE	
Zip Code 68949		City Bladen		State NE		Zip Code 68925	
Phone Number (308) 991-1342		Phone Number (402) 984-2389		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 lgd44@msn.com				Email Address jensoucek96@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 Interest-Nonproducing <input type="checkbox"/> Mineral Interest-Producing <input type="checkbox"/> State Assessed <input type="checkbox"/> Exempt <input type="checkbox"/> Mobile Home

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

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

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

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

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

13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.)
 Yes No
 Aunt or Uncle to Niece or Nephew 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?
\$350,000.00

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

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

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

18 Address of Property
NE
18a No address assigned 18b Vacant Land

19 Name and Address of Person to Whom Tax Statement Should be Sent
**Justin Soucek and Jennifer Soucek, husband and wife
919 Hwy 4
Bladen, NE 68925**

20 Legal Description
The North Half of the Northeast Quarter (N1/2NE1/4) of Section 29, Township 4 North, Range 11 West of the 6th P.M., Webster County, Nebraska, EXCEPT a tract of land conveyed to The State of Nebraska for public highway conveyed by Deed Book 34, Page 516

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

22 Total purchase price, including any liabilities assumed	22	\$	350,000	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	\$	350,000	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 to this filing? Yes No

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

Print or Type Name of Grantee or Authorized Representative: **Justin Soucek and Jennifer Soucek, husband and wife** Phone Number: **(402) 984-2389**

Signature of Grantee or Authorized Representative: *Justin Soucek* Title: _____ Date: **01/09/2026**

REGISTER OF DEED'S USE ONLY		For Dept. Use Only	
28 Date Deed Recorded Mo. <u>1</u> Day <u>13</u> Yr. <u>26</u>	29 Value of Stamp or Exempt Number \$ <u>812.00</u>	30 Recording Data BK2026 Pg 122	

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)

sign here

Index _____
Computer _____
Assessor _____
Carded _____

NEBRASKA DOCUMENTARY
STAMP TAX
Date: 01/13/26
\$ 812.00 By AS

Bk 2026, Pg 122

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 January A.D., 2026, at 01:35 o'clock PM. Recorded in Book 2026 on Page 122

Abigail King

County Clerk

Fee: \$10.00 By: AS Deputy
Electronically Recorded

AFTER RECORDING RETURN TO:

SURVIVORSHIP WARRANTY DEED

KNOW THAT ALL MEN BY THESE PRESENTS THAT
Larry G. Duval, a single person, herein called the grantor whether one or more, in consideration of One Dollar and other valuable consideration received from grantees, do grant, bargain, sell, convey, and confirm unto GRANTEE'S

Justin Soucek and Jennifer Soucek, husband and wife, as joint tenants with right of survivorship,

the following described real property in Webster County, Nebraska:

The North Half of the Northeast Quarter (N1/2NE1/4) of Section 29, Township 4 North, Range 11 West of the 6th P.M., Webster County, Nebraska, EXCEPT a tract of land conveyed to The State of Nebraska for public highway conveyed by Deed Book 34, Page 316.

To have and hold above described premises together with all tenements, hereditaments and appurtenances thereto belonging unto the grantees and to their assigns, or to the heirs and assigns of the survivor of them forever.

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

It is the intention of all parties hereto that in the event of the death of either of the grantees, the entire fee simple title to the real estate shall vest in the surviving grantee.

Executed this 2nd day of January, 2026.

Larry G. Duval
Larry G. Duval

STATE OF Nebraska
COUNTY OF Adams

The foregoing instrument was acknowledged before me this 2nd day of January, 2026 by
Larry G. Duval, a single person

Sara A. Schutte
Notary Public *Sara A. Schutte*

GENERAL NOTARY - State of Nebraska
SARA A. SCHUTTE
My Comm. Exp. October 20, 2028

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2026	120	1/9/2026	Base: 01-0123		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
002500100		11		1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4129	4	12	13	2	00000	1	000	0000		
Land		Improvements		Total		Date of Sale Property Classification Code								
638,890				638,890		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	40.840	235,445	GRASSLAND	1G1	0.260	435							
	1A	16.920	97,545		1G	4.260	7,095							
	2A1				2G1									
	2A	22.720	125,980		2G									
	3A1				3G1									
	3A				3G									
	4A1				4G1									
	4A	4.630	24,490		4G									
DRYLAND	1D1				Shelterbelt/Timber									
	1D	21.340	70,530		Accretion	2.710								
	2D1				Waste	21.780	10,890							
	2D	11.130	34,890		Other									
	3D1				AG LAND TOTAL	157.390	638,890							
	3D				Roads	2.000								
	4D1				Farm Sites									
	4D	10.800	31,590		Home Sites									
					Recreation									
	Dwellings				Other									
	Outbuildings				Non-AG TOTAL	2.000								

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

13415

Real Estate Transfer Statement

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

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

1 County Name Webster	2 County Number 01	3 Date of Sale/Transfer Mo. 01 Day 09 Yr. 2026	4 Date of Deed Mo. 01 Day 08 Yr. 2026
---------------------------------	------------------------------	--	---

5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Michael B. Miller and Linda L. Miller, h&w	6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Enterprise Development Opportunities, Inc., a Nebraska corporation
---	--

Street or Other Mailing Address 1240 S Adams Central Ave	Street or Other Mailing Address c/o D. Charles Shoemaker, President
--	---

City Hastings	State NE	Zip Code 68901	City Hastings	State NE	Zip Code 68902-
-------------------------	--------------------	--------------------------	-------------------------	--------------------	---------------------------

Phone Number (402) 460-7401	Phone Number (402) 462-0300	Is the grantee a 601(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Is the grantee a 609(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
---------------------------------------	---------------------------------------	---	--

Email Address NA	Email Address chuck@sullivanshoemaker.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 checked="" type="checkbox"/> Improved <input type="checkbox"/> Unimproved <input type="checkbox"/> IOLL	<input type="checkbox"/> Single Family <input type="checkbox"/> Multi-Family <input type="checkbox"/> Commercial	<input checked="" type="checkbox"/> Industrial <input type="checkbox"/> Agricultural <input type="checkbox"/> Recreational	<input type="checkbox"/> Mineral Interest-Nonproducing <input type="checkbox"/> Mineral Interest-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 checked="" type="checkbox"/> Buyer <input type="checkbox"/> Seller <input 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? \$525,000.00	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 checked="" type="checkbox"/> Yes CHARTER TITLE <input type="checkbox"/> No
---	--

18 Address of Property , NE 18a <input checked="" type="checkbox"/> No address assigned 18b <input checked="" type="checkbox"/> Vacant Land	19 Name and Address of Person to Whom Tax Statement Should be Sent Enterprise Development Opportunities, Inc., a Nebraska corporation , NE Same as No. 6
--	--

20 Legal Description
The Northwest Quarter (NW1/4) of Section 13, 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 _____

22 Total purchase price, including any liabilities assumed	22 \$ 525,000 00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input 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 \$ 525,000 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 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.

Enterprise Development Opportunities, Inc., a Nebraska corporation
 Print or Type Name of Grantee or Authorized Representative

747 N. BURLINGTON AVE, STE. G208
HASTINGS, NE 68901

(402) 462-0300
 Phone Number

Signature of Grantee or Authorized Representative
Sara A. Schutte

Signature of Authorized Representative
[Signature]

01-09-2026
 Date

sign here

REGISTER OF DEED'S USE ONLY

28 Date Deed Recorded Mo. 1 Day 13 Yr. 26	29 Value of Stamp or Exempt Number \$ 1218.00	30 Recording Data BK2026 Pg 120	For Dept. Use Only
---	---	---	--------------------

Index _____
Computer _____
Assessor _____
Carded _____

NEBRASKA DOCUMENTARY
STAMP TAX
Date: 01/13/26
\$1218.00 By AS

Bk 2026, Pg 120

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 January A.D., 2026, at 09:03 o'clock AM. Recorded in Book 2026 on Page 120

Attest County Clerk
Fee: \$10.00 By: AS Deputy
Electronically Recorded

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

WARRANTY DEED

Michael B. Miller and Linda L. Miller, husband and wife, GRANTORS, in consideration of Two Dollars (\$2.00) and other good and valuable consideration received from GRANTEE convey to GRANTEE

Enterprise Development Opportunities, Inc., a Nebraska corporation,

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

The Northwest Quarter (NW1/4) of Section 13, Township 4 North, Range 12 West of the 6th P.M., Webster County, Nebraska.

GRANTORS covenants with GRANTEE that GRANTORS:

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

Executed this 8th day of January, 2026.

Michael B. Miller
Michael B. Miller

Linda L. Miller
Linda L. Miller

STATE OF Nebraska
COUNTY OF Adams

The foregoing instrument was acknowledged before me this 8th day of January, 2026 by Michael B. Miller and Linda L. Miller, husband and wife.

Sara A. Schutte
Notary Public Sara A. Schutte

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

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2026	109	1/8/2026	Base: 91-0002		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
002305200		10		4 05		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4369	2	12	4	0	00000	1	000	0000		
Land		Improvements		Total		Date of Sale Property Classification Code								
139,640		10,760		150,400		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type:				A) 1	B) 05	C) 5	D) 3	E) 0	F) 9					
LCG		ACRES:		VALUE:		LCG		ACRES:		VALUE:				
IRRIGATED	1A1					GRASSLAND	1G1	8.130		13,535				
	1A						1G							
	2A1						2G1							
	2A						2G							
	3A1						3G1							
	3A						3G							
	4A1						4G1							
	4A						4G	0.430		560				
DRYLAND	1D1					Shelterbelt/Timber								
	1D					Accretion								
	2D1					Waste								
	2D					Other								
	3D1					AG LAND TOTAL		8.560		14,095				
	3D					Roads		0.440						
	4D1					Farm Sites		1.000		13,840				
	4D					Home Sites								
						Recreation								
	Dwellings					Other								
	Outbuildings			10,760		Non-AG TOTAL		1.440		13,840				

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

(Continue on back)

Real Estate Transfer Statement

FORM
521

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

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

1 County Name Webster - 91	2 County Number	3 Date of Sale/Transfer Mo. <u>01</u> Day <u>08</u> Yr. <u>2026</u>	4 Date of Deed Mo. <u>01</u> Day <u>08</u> Yr. <u>2026</u>
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) John and Janice Harvey Street or Other Mailing Address 134 South Seward St City Red Cloud State NE Zip Code 68970 Phone Number 402-746-2639 Email Address n/a		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Kenneth D Harvey Street or Other Mailing Address 1620 5th Ave City Kearney State NE Zip Code 68845 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 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 type="checkbox"/> Single Family	<input type="checkbox"/> Mobile Home
<input checked="" type="checkbox"/> Unimproved	<input type="checkbox"/> Multi-Family	
<input type="checkbox"/> IOLL	<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"/> State Assessed
	<input type="checkbox"/> Mineral Interests-Producing	<input type="checkbox"/> Exempt

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"/> 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?
 Buyer Seller 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 checked="" type="checkbox"/> Gift	<input type="checkbox"/> Life Estate	<input type="checkbox"/> Sale
<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.)
 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.)

<input checked="" type="checkbox"/> Yes	<input 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 checked="" 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?
\$10,000.00

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

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

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

18 Address of Property
rural Inavale, Nebraska

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

18a No address assigned 18b Vacant land

20 Legal Description (Attach additional pages, if needed.)
A tract of land located in the Southeast Quarter (SE¼) of Section Four (4), Township Two (2) North, Range Twelve (12) West of the 6th P.M., Webster County, Nebraska, described as follows: The South 753.00 feet of the West 578.50 feet of said Southeast Quarter (SE¼)

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

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 **n/a**

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

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

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

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

David B. Garwood
Signature of Grantee or Authorized Representative

Attorney
Title

402-746-3613
Phone Number

1-9-26
Date

Register of Deed's Use Only		For Dept. Use Only
28 Date Deed Recorded Mo. <u>1</u> Day <u>12</u> Yr. <u>26</u>	29 Value of Stamp or Exempt Number \$ <u>23.20</u>	30 Recording Data BK2026, Pg 109

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 12 day
of Jan A.D., 20 26, at 10:38
o'clock AM. Recorded in Book 2026
on Page 109
Obbey Hainig County Clerk
10.00 Deputy
Ind. Comp. Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 1-12-26
\$ 23.30 By AD

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

WARRANTY DEED

John A. Harvey and Janice A. Harvey, husband and wife, GRANTOR, in consideration of ONE AND NO/100 DOLLARS (\$1.00) receipt of which is hereby acknowledged, convey to Kenneth D. Harvey, GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

A tract of land located in the Southeast Quarter (SE¼) of Section Four (4), Township Two (2) North, Range Twelve (12) West of the 6th P.M., Webster County, Nebraska, described as follows: The South 753.00 feet of the West 578.50 feet of said Southeast Quarter (SE¼), containing 10.00 acres more or less, of which 0.44 acres is being occupied as public road right of way.

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 January 8, 2026

John A. Harvey
John A. Harvey

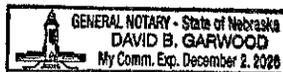
Janice A. Harvey
Janice A. Harvey

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on January 8, 2026 by John A. Harvey and Janice A. Harvey, husband and wife.

Comm. expires 12-2-2026

David B. Garwood
Notary Public



Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2026	108	1/3/2026	Base: 91-0002		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
002304300		9		4 05		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4369	2	12	31	3	00000	1	000	0000		
Land		Improvements		Total		Date of Sale Property Classification Code								
461,845				461,845		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type: PIVOT / UNKNOWN				A) 2	B) 05	C) 5	D) 3	E) 0	F) 9					
LCG		ACRES:		VALUE:		LCG		ACRES:		VALUE:				
IRRIGATED	1A1	12.460	53,640		GRASSLAND	1G1	20.040	33,365						
	1A	28.600	123,125			1G								
	2A1					2G1	11.700	17,665						
	2A					2G								
	3A1					3G1								
	3A					3G								
	4A1	20.540	78,155			4G1								
	4A	19.920	75,795			4G								
DRYLAND	1D1				Shelterbelt/Timber									
	1D	19.550	64,615		Accretion									
	2D1				Waste		10.390	5,195						
	2D	2.880	9,030		Other									
	3D1				AG LAND TOTAL		146.510	461,845						
	3D				Roads		1.970							
	4D1	0.430	1,260		Farm Sites									
	4D				Home Sites									
					Recreation									
	Dwellings				Other		6.800							
	Outbuildings				Non-AG TOTAL		8.770							

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

Real Estate Transfer Statement

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

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

1 County Name Webster - 91, 2 County Number, 3 Date of Sale/Transfer Mo. 1 Day 3 Yr. 2026, 4 Date of Deed Mo. 1 Day 3 Yr. 2026

5 Grantor's Name, Address, and Telephone (Please Print) James Farms, Inc., 6 Grantee's Name, Address, and Telephone (Please Print) K3B Farms, Inc.

Street or Other Mailing Address 1261 41 Road, 1157 40 Road

City Riverton, State NE, Zip Code 68972

Phone Number 3084701282, Is the grantee a 501(c)(3) organization? Yes

Email Address n/a

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

(A) Status: Improved, Unimproved, IOLL. (B) Property Type: Single Family, Multi-Family, Commercial, Industrial, Agricultural, Recreational, Mineral Interests-Nonproducing, Mineral Interests-Producing. (C) Mobile Home

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

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

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

13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) Yes, Family Corp., Partnership, or LLC, Spouse, Step-parent and Step-child

14 What is the current market value of the real property? 446,805. 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) No

16 Does this conveyance divide a current parcel of land? 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.) No

18 Address of Property: 18a No address assigned, 18b Vacant land. 19 Name and Address of Person to Whom the Tax Statement Should be Sent: K3B FARMS, INC., 1157 40 Road, Riverton, NE 68972

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

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

Table with 2 columns: Item Number, Amount. 22 Total purchase price, including any liabilities assumed. 23 Was non-real property included in the purchase? No. 24 Adjusted purchase price paid for real estate (line 22 minus line 23). 25 If this transfer is exempt from the documentary stamp tax, list the exemption number.

26 Is an affidavit as described in Neb. 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) No. 27 If yes, is the required affidavit attached to this filing? 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.

Signature: Nathaniel P. DeWald, Title: Attorney, Date: 1/3/2026, Phone Number: 308-995-8848

Register of Deed's Use Only

28 Date Deed Recorded: Mo. 1 Day 9 Yr. 2026. 29 Value of Stamp or Exempt Number: \$ Exempt # 5a11. 30 Recording Data: BK 2026, Pg 108

Attachment

The Southwest Quarter of Section Thirty-one (31), Township two (2), North, Range Twelve (12), West of the 6th P.M., Webster County, Nebraska, EXCEPT tract conveyed to the State of Nebraska in Deed Book 25, Page 342 and to the State of Nebraska, Department of Transportation in Book 2018, Page 2518.

Certificate of Exemption – Documentary Stamp Tax

• Documentary Stamp Tax – Neb. Rev. Stat. § 76-902(5)(a)(ii)

Is the conveyance between members of a family and a corporation where all stock is owned by members of the same family or a partnership or limited liability company where all interest is owned by members of the same family, or a trust created for the benefit of a member of that family, and all shareholders of the corporation or members of the partnership or limited liability company are family members related to one another within the fourth degree of kindred? Yes No

If No, is conveyance between two family entities where all stock or interest in both entities is owned by members of the same family, or a trust created for the benefit of a member of that family, and all owners are family members related to one another within the fourth degree of kindred? Yes No

If No, is the conveyance to a corporation wholly owned by a single shareholder, or a limited liability company that is wholly owned by a single member? Yes No

If Yes, is: The grantor the same person as the single owner of such wholly owned corporation or LLC? Yes No

The grantors are spouses transferring property to a corporation or LLC wholly owned by one of the spouses? Yes No

The grantors are members of a family transferring property to a corporation or LLC wholly owned by one of the members of that family? Yes No

Note: An entity, as Grantor or Grantee, whose stock or interest is owned in whole or in part by another entity is not considered a family entity. Also, for purposes of determining family relationships, step relationships are considered the same as blood relationships.

Grantor(s) <small>Grantor(s), (If an entity is the Grantor, provide name of entity and list all members in table below. If individuals, list all in table below.)</small>	
Members of Entity or Individuals	Relationship to First Listed Member or Grantor (see Table of Kindred)
Kelvin R. James	Self
Michael A. James	Brother

Grantee(s) <small>Grantee(s), (If an entity is the Grantee provide name of entity and list all members in table below. If individuals, list all in table below.)</small>	
Members of Entity or Individuals	Relationship to First Listed Member or Grantor (see Table of Kindred)
Kelvin R. James	Self

Under penalties of law, I declare that the information provided above is true, complete, and correct and that I am familiar with all of the relevant details of the conveyance information described above.

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

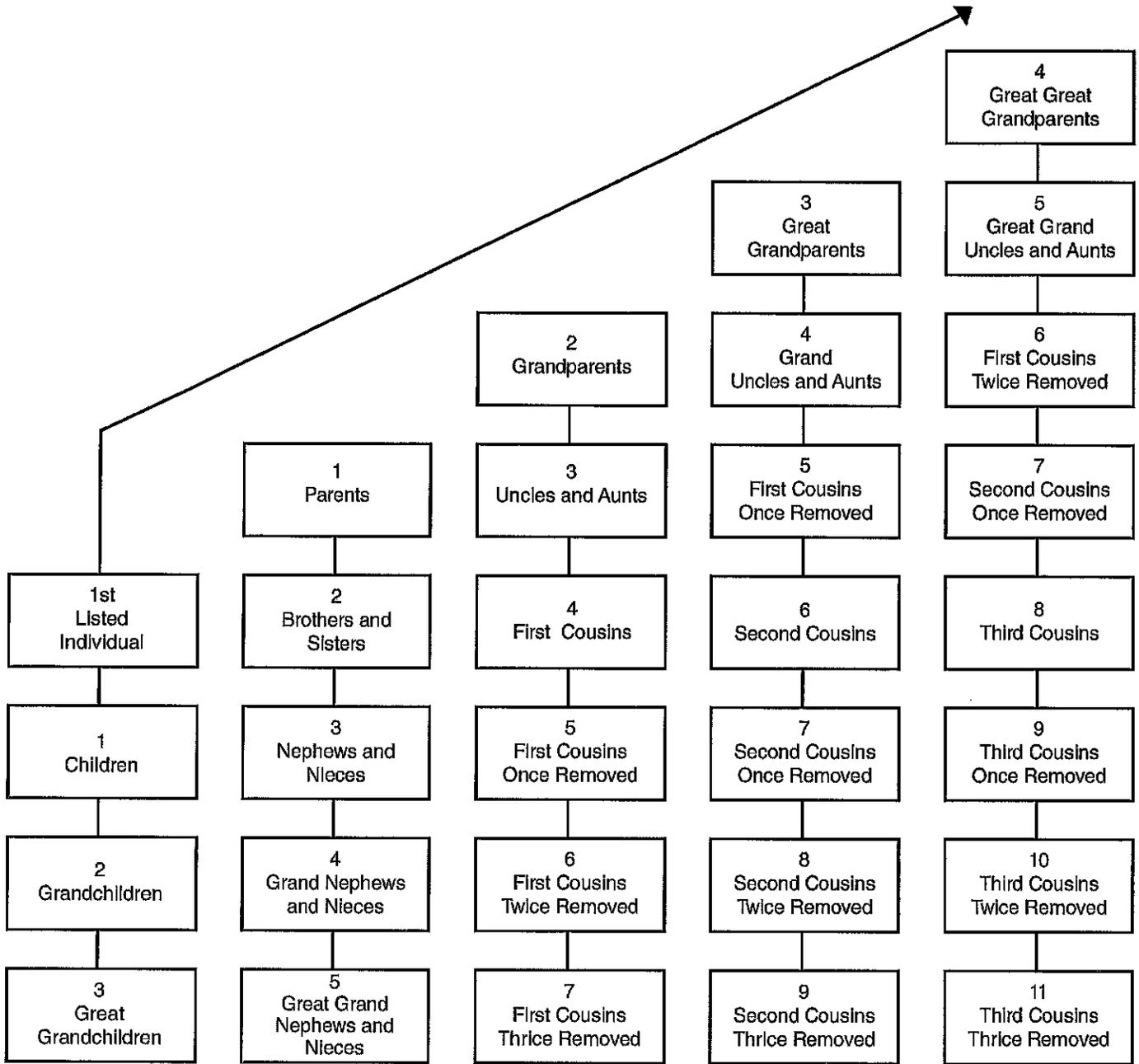
sign here

Grantor or Grantor Representative Attorney 1/3/2026
Title Date

Grantee or Grantee Representative Attorney 1/3/2026
Title Date

This Certificate of Exemption is to be filed with the Real Estate Transfer Statement, Form 521, when exemption #5(a)(ii) is claimed in Item 25 on the Form 521.

Table of Kindred



Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2026	81	1/8/2026	Base: 91-0002		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
000125500		8		1		GeoCde	Twn	Rng	Sect	Qrt	Subdlv	Area	Blk	Parcel
Date of Sale Assessed Value				4371			00	0	10020		009	0000		
Land		Improvements		Total		Date of Sale Property Classification Code								
1,875		53,150		55,025		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. : 1,818				Floor Sq. Ft. :						
Building Cost New:				Cost : 273,605				Cost :						
Single Family Style: 101				Residential Condition: 20				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 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:														
WD														
Comments from						Comments:								
(Continue on back)														

35110

NEBRASKA

Good Life. Great Service.

DEPARTMENT OF REVENUE

Real Estate Transfer Statement

FORM 521

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

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

1 County Name Webster - #1	2 County Number	3 Date of Sale/Transfer Mo. <u>1</u> Day <u>8</u> Yr. <u>2026</u>	4 Date of Deed Mo. <u>12</u> Day <u>17</u> Yr. <u>2025</u>
--------------------------------------	-----------------	--	---

5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Van Beber Properties, LLC Street or Other Mailing Address 1132 Bumps River Road City Centerville State MA Zip Code 02632 Phone Number 785-338-1707 Email Address na		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Lucas Linden Street or Other Mailing Address 825 N. Webster St. City Red Cloud State NE Zip Code 68970 Phone Number 308-999-1631 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	(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?
 Buyer Seller No

10 Type of Transfer

<input type="checkbox"/> Auction <input type="checkbox"/> Court Decree	<input type="checkbox"/> Distribution <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.)
 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.)

<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?
\$85,000

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

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

17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) Yes **GTA Real Estate Group** No

18 Address of Property
**825 N. Webster St.
Red Cloud, NE 68970**

18a No address assigned 18b Vacant land

19 Name and Address of Person to Whom the Tax Statement Should be Sent
Same as #6 above

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

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

22 Total purchase price, including any liabilities assumed.....	22 \$	85,000.00
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 \$	85,000.00

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

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

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

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

sign here

Print or Type Name of Grantee or Authorized Representative: **Lucas Linden** Phone Number: **308-999-1631**

Signature of Grantee or Authorized Representative: *[Signature]* Grantee Title: _____ Date: **1/8/2026**

Register of Deed's Use Only		For Dept. Use Only
28 Date Deed Recorded Mo. <u>1</u> Day <u>8</u> Yr. <u>26</u>	29 Value of Stamp or Exempt Number \$ 197.20	30 Recording Data BK2026 Pg 81

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

Exhibit A

The South Half of Lot Six (6), and all of Lots Seven (7), Eight (8) and Nine (9), Block Nine (9), Smith and Moore's Addition to the City of Red Cloud, Webster County, Nebraska EXCEPT a tract of land described as the East 2.19 feet of the South Half of Lot 6 and all of Lots 7, 8 and 9, Block 9, Smith and Moore's Addition to Red Cloud, Webster County, Nebraska containing 158.89 Square feet, more or less

Index _____
Computer _____
Assessor _____
Carded _____

NEBRASKA DOCUMENTARY
STAMP TAX
Date: 01/08/26
\$ 197.20 By AS

Bk 2026, Pg 81

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 08 day of January A.D., 2026, at 03:16 o'clock PM. Recorded in Book 2026 on Pages 81-82

Abigail King

County Clerk

Fee: \$16.00 By: AS Deputy
Electronically Recorded

Return To:
Southern Title
2837 W Hwy 6 , Suite 205
Hastings, NE 68901

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT

Van Beber Properties, LLC, a Nebraska Limited Liability Company

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

Lucas Linden

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

The South Half of Lot Six (6), and all of Lots Seven (7), Eight (8) and Nine (9), Block Nine (9), Smith and Moore's Addition to the City of Red Cloud, Webster County, Nebraska EXCEPT a tract of land described as the East 2.19 feet of the South Half of Lot 6 and all of Lots 7, 8 and 9, Block 9, Smith and Moore's Addition to Red Cloud, Webster County, Nebraska containing 158.89 Square feet, more or less

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.

CRU

Executed this 17 day of DECEMBER, 2025.

Van Beber Properties, LLC

BY: Charles R Van Beber
Charles R. Van Beber
member/manager

STATE OF MA

COUNTY OF Barnstable

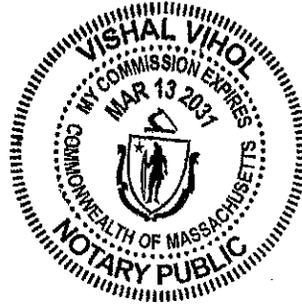
Signed and sworn to before me the 17th of December, 2025, by Charles R. Van Beber, the member/manager of Van Beber Properties, LLC, on behalf of the Limited Liability Company.

[Signature]
Notary Public

Affix stamp/seal:



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



Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2026	67	10/3/2025	Base: 65-0011		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
001209300		7		1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value						4241	3	9	21	4	00000	1	000	0000
Land		Improvements		Total		Date of Sale Property Classification Code								
803,450				803,450		Status	Property Type	Zoning	Locatton	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	72.000		119,880				
	1A						1G	16.960		28,240				
	2A1						2G1	12.960		19,570				
	2A						2G	15.000		22,650				
	3A1						3G1							
	3A						3G							
	4A1						4G1							
	4A						4G							
DRYLAND	1D1	48.000		158,640		Shelterbelt/Timber								
	1D	82.000		271,010		Accretion								
	2D1					Waste	3.000		1,500					
	2D	30.000		94,050		Other								
	3D1	4.000		11,860		AG LAND TOTAL	309.920		803,450					
	3D					Roads	10.080							
	4D1					Farm Sites								
	4D	26.000		76,050		Home Sites								
						Recreation								
	Dwellings					Other								
	Outbuildings					Non-AG TOTAL	10.080							

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
WD	
Comments from	Comments:
001209300 001209600	

(Continue on back)

Real Estate Transfer Statement

FORM
521

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

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

1 County Name Webster - 91	2 County Number	3 Date of Sale/Transfer Mo. <u>10</u> Day <u>03</u> Yr. <u>2025</u>	4 Date of Deed Mo. <u>01</u> Day <u>08</u> Yr. <u>2026</u>
--------------------------------------	-----------------	--	---

5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Judy L & Charles E Thompson Street or Other Mailing Address 225 McDonald Ave City North Platte State NE Zip Code 69101		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) William M & Julia Zimmerman, Trustees Street or Other Mailing Address PO Box 387 City Blue Hill State NE Zip Code 68930	
Phone Number n/a	Phone Number 402-756-3562	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	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 type="checkbox"/> Single Family	<input type="checkbox"/> Industrial	<input type="checkbox"/> Mobile Home
<input checked="" type="checkbox"/> Unimproved	<input type="checkbox"/> Multi-Family	<input checked="" type="checkbox"/> Agricultural	<input type="checkbox"/> State Assessed
<input type="checkbox"/> IOLL	<input type="checkbox"/> Commercial	<input type="checkbox"/> Recreational	<input type="checkbox"/> Exempt

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?
 Buyer Seller 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"/> 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.)
 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.)

<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?

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 **Lashley Land** 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 No address assigned 18b Vacant land

20 Legal Description (Attach additional pages, if needed.)
The Southeast Quarter (SE¼) of Section Twenty-one (21), and the Northwest Quarter (NW¼) of Section Twenty-two (22), all in Township Three (3) 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 **320+-**

22 Total purchase price, including any liabilities assumed.	22	\$	1,244,000.00
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	\$	1,244,000.00

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

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

David B. Garwood
Signature of Grantee or Authorized Representative

Attorney
Title

402-746-3613
Phone Number

Jan 8, 2026
Date

Register of Deed's Use Only		For Dept. Use Only
28 Date Deed Recorded Mo. <u>1</u> Day <u>8</u> Yr. <u>26</u>	29 Value of Stamp or Exempt Number \$ <u>2886.08</u>	30 Recording Data BK2026, Pg 67

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 8 day
of Jan A.D., 2026 at 11:57
o'clock AM. Recorded in Book 2026
on Page 67
Abbey Haug County Clerk
10-00 AS Deputy
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 1-8-26
\$ 2886.08 By AS

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

WARRANTY DEED

Judy L. Thompson and Charles E. Thompson, wife and husband, GRANTOR, in consideration of ONE MILLION TWO HUNDRED FORTY-FOUR THOUSAND AND NO/100 DOLLARS (\$1,244,000.00) receipt of which is hereby acknowledged, convey to William M. Zimmerman, Trustee of the William M. Zimmerman Revocable Trust under agreement dated August 20, 2018, an undivided one-half (1/2) interest; and to Julia A. Zimmerman, Trustee of the Julia A. Zimmerman Revocable Trust under agreement dated August 20, 2018, an undivided one-half (1/2) interest; GRANTEES, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

The Southeast Quarter (SE1/4) of Section Twenty-one (21), and the Northwest Quarter (NW1/4) of Section Twenty-two (22), all in Township Three (3) North, Range Nine (9) West of the 6th P.M., Webster County, Nebraska.

GRANTOR covenants (jointly and severally, if more than one) with 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 January 8, 2026.

Judy L. Thompson
Judy L. Thompson

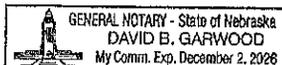
Charles E. Thompson
Charles E. Thompson

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on January 8, 2026, by Judy L. Thompson and Charles E. Thompson, wife and husband.

Comm. expires 12-2-2026

David B. Garwood
Notary Public



Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2026	65	12/12/2025	Base: 01-0123		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
002405502		6		4 05		GeoCde	Twn	Rng	Sect	Qrt	Subdlv	Area	Blk	Parcel
Date of Sale Assessed Value				4247	3	12	4	4	00000	1	000	0000		
Land		Improvements		Total		Date of Sale Property Classification Code								
937,780				937,780		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	2.950		4,910				
	1A						1G	20.010		33,320				
	2A1						2G1							
	2A						2G							
	3A1						3G1							
	3A						3G							
	4A1						4G1							
	4A						4G							
DRYLAND	1D1	20.110		66,465		Shelterbelt/Timber								
	1D	202.590		669,565		Accretion								
	2D1					Waste		3.710		1,855				
	2D	13.750		43,110		Other								
	3D1	2.000		5,930		AG LAND TOTAL		302.570		934,695				
	3D					Roads		7.920						
	4D1	8.940		26,150		Farm Sites								
	4D	28.510		83,390		Home Sites								
						Recreation								
	Dwellings					Other		1.000		3,085				
	Outbuildings					Non-AG TOTAL		8.920		3,085				

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

Real Estate Transfer Statement

FORM
521

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

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

1 County Name Webster - 91	2 County Number	3 Date of Sale/Transfer Mo. <u>12</u> Day <u>12</u> Yr. <u>2025</u>	4 Date of Deed Mo. <u>12</u> Day <u>12</u> Yr. <u>2025</u>
--------------------------------------	-----------------	--	---

5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) See attached	6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Kosse Heritage Farms, LLC
---	---

Street or Other Mailing Address	Street or Other Mailing Address 442 Stewart St.
City State Zip Code	City Campbell State NE Zip Code 68932
Phone Number	Phone Number 402-746-4797 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	Email Address bkosse2@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 type="checkbox"/> Single Family	<input type="checkbox"/> Mobile Home
<input checked="" type="checkbox"/> Unimproved	<input type="checkbox"/> Multi-Family	<input type="checkbox"/> State Assessed
<input type="checkbox"/> IOLL	<input checked="" type="checkbox"/> Agricultural	<input type="checkbox"/> Exempt
	<input type="checkbox"/> Commercial	
	<input type="checkbox"/> Industrial	
	<input type="checkbox"/> Mineral Interests-Nonproducing	
	<input type="checkbox"/> Mineral Interests-Producing	
	<input type="checkbox"/> Recreational	

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"/> Qull Claim	<input checked="" type="checkbox"/> 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

<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"/> Court Decree	<input type="checkbox"/> Exchange	<input type="checkbox"/> Grantor Trust	<input type="checkbox"/> Partition	<input type="checkbox"/> Satisfaction of Contract
				<input checked="" type="checkbox"/> Other (Explain) LLC trans

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.)

<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Aunt or Uncle to Niece or Nephew	<input checked="" 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?
\$937,780

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

18a No address assigned 18b Vacant land

19 Name and Address of Person to Whom the Tax Statement Should be Sent
Kosse Heritage Farms, LLC
442 Stewart St
Campbell, NE 68932

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

21 If agricultural, list total number of acres transferred in this transaction **311.49 acres**

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 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)(ii)**

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

Susan K. Alexander 402-463-7088
 Print or Type Name of Grantee or Authorized Representative Phone Number

Susan K. Alexander Attorney 12-12-2025
 Signature of Grantee or Authorized Representative Title Date

Register of Deed's Use Only		For Dept. Use Only
28 Date Deed Recorded Mo. <u>1</u> Day <u>8</u> Yr. <u>2026</u>	29 Value of Stamp or Exempt Number \$ Exempt # <u>5a11</u>	30 Recording Data <u>BK 2026, Pg 65</u>

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

Benjamin J. Kosse
PO Box 175
Campbell, NE 68932
(402) 746-4797
bkosse2@gmail.com

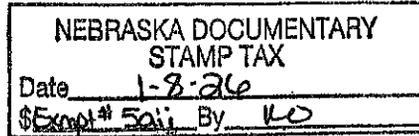
Piper B. Kosse
PO Box 175
Campbell, NE 68932
(402) 705-2825
piperbea@hotmail.com

Samuel J. Kosse
PO Box 102
Campbell, NE 68930
(402) 759-5157
skosse15@gmail.com

The East Half (E1/2) of Section Four (4), Township Three (3), North, Range Twelve (12), West of the 6th P.M., Webster County, Nebraska, EXCEPT a tract of land located in the Southeast Quarter of said Section Four (4), described as follows: Commencing at the Northeast corner of the Southeast Quarter of said Section 4; thence S00°18'42" E (assumed bearing) on the West line of said Southeast Quarter, a distance of 1085.21 feet to the Northeast corner of an existing 20 foot wide access Easement previously described on a survey plat and recorded in Book 97, Page 1583; thence N87°54'25"W on the North line of said Easement, a distance of 791.63 feet to the point of beginning; thence N37°55'58", a distance of 49.96 feet; thence N00°18'42"W, a distance of 355.00 feet; thence S68°51'54"W, a distance of 345.37 feet; thence N87°44'09"W, a distance of 292.59 feet; thence S00°09'26"W, a distance of 275.60 feet; thence S10°02'02"E, a distance of 199.23 feet; thence N89°41'17"E, a distance of 199.00 feet; thence S72°59'32"E, a distance of 243.67 feet; thence N37°39'23"E, a distance of 296.79 feet; thence N00°18'41"W, a distance of 25.59 feet to the point of beginning; and subject to an EASEMENT described as follows: A tract of land located in the Southeast Quarter (SE1/4) of Section 4, Township 3 North, Range 12 West of the 6th P.M., Webster County, Nebraska, being more particularly described as follows: Commencing at the Southeast corner of said Section 4, thence N00°00'00"E (assumed bearing) along the east line of said Southeast Quarter (SE1/4) 1555.00 feet to the TRUE PLACE OF BEGINNING; thence N87°36'00"W 1058.00 feet; thence S01°16'00"E 20.04 feet; then S87°36'00"E 1057.56 feet to the east line of said Southeast Quarter (SE1/4); thence N00°00'00"E along said East line 20.02 feet to the place of beginning.

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 8 day
 of Jan A.D., 2026, at 11:43
 o'clock A.M. Recorded in Book 6026
 On Page 65-66
Abby Harig County Clerk.
Ke-00 KL Deputy
 Ind Comp Assessor Carded



WARRANTY DEED

Benjamin J. Kosse and Piper B. Kosse, husband and wife, and Samuel J. Kosse, a single person, herein called the Grantor, whether one or more, in consideration of One Dollar (\$1.00) and other good and valuable consideration, received from Grantee, do hereby grant, bargain, sell, convey and confirm unto Kosse Heritage Farms, L.L.C., herein called the Grantees whether one or more, the following described real property in Webster County, Nebraska:

The East Half (E1/2) of Section Four (4), Township Three (3), North, Range Twelve (12), West of the 6th P.M., Webster County, Nebraska, EXCEPT a tract of land located in the Southeast Quarter of said Section Four (4), described as follows: Commencing at the Northeast corner of the Southeast Quarter of said Section 4; thence S00°18'42" E (assumed bearing) on the West line of said Southeast Quarter, a distance of 1085.21 feet to the Northeast corner of an existing 20 foot wide access Easement previously described on a survey plat and recorded in Book 97, Page 1583; thence N87°54'25"W on the North line of said Easement, a distance of 791.63 feet to the point of beginning; thence N37°55'58", a distance of 49.96 feet; thence N00°18'42"W, a distance of 355.00 feet; thence S68°51'54"W, a distance of 345.37 feet; thence N87°44'09"W, a distance of 292.59 feet; thence S00°09'26"W, a distance of 275.60 feet; thence S10°02'02"E, a distance of 199.23 feet; thence N89°41'17"E, a distance of 199.00 feet; thence S72°59'32"E, a distance of 243.67 feet; thence N37°39'23"E, a distance of 296.79 feet; thence N00°18'41"W, a distance of 25.59 feet to the point of beginning; and subject to an EASEMENT described as follows: A tract of land located in the Southeast Quarter (SE1/4) of Section 4, Township 3 North, Range 12 West of the 6th P.M., Webster County, Nebraska, being more particularly described as follows: Commencing at the Southeast corner of said Section 4, thence N00°00'00"E (assumed bearing) along the east line of said Southeast Quarter (SE1/4) 1555.00 feet to the TRUE PLACE OF BEGINNING; thence N87°36'00"W 1058.00 feet; thence S01°16'00"E 20.04 feet; then S87°36'00"E 1057.56 feet to the east line of said Southeast Quarter (SE1/4); thence N00°00'00"E along said East line 20.02 feet to the place of beginning.

Grantor covenants (jointly and severally, if more than one) with the Grantees that Grantor is lawfully seized of said premises; that it is free from encumbrance subject to easements, reservations, covenants and restrictions of record; that Grantor has legal power 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: December 12, 2025

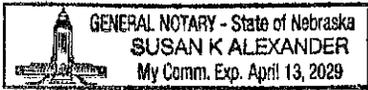
Benjamin J. Kosse
Benjamin J. Kosse

Piper B. Kosse
Piper B. Kosse

Samuel J. Kosse
Samuel J. Kosse

STATE OF NEBRASKA)
) ss.
COUNTY OF ADAMS)

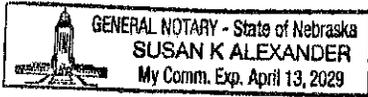
The foregoing instrument was acknowledged before me on the 12th day of December, 2025 by Benjamin J. Kosse and Piper B. Kosse, husband and wife.



Susan K Alexander
Notary Public

STATE OF NEBRASKA)
) ss.
COUNTY OF ADAMS)

The foregoing instrument was acknowledged before me on the 12th day of December, 2025 by Samuel J. Kosse, a single person.



Susan K Alexander
Notary Public

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code									
91	2026	50	12/30/2025	Base: 01-0123	Affiliated:		Unified:						
Location ID		Sale Number	Useability & Code #		Parcel Number								
002505200		5	1		GeoCde	TwN	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4129	4	12	3	2	00000	1	000	0000	
Land	Improvements		Total		Date of Sale Property Classification Code								
508,890			508,890		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							
	1A					1G							
	2A1					2G1							
	2A					2G							
	3A1					3G1							
	3A					3G							
	4A1					4G1							
	4A					4G							
DRYLAND	1D1				Shelterbelt/Timber								
	1D	123.000		406,515	Accretion								
	2D1				Waste								
	2D				Other								
	3D1				AG LAND TOTAL		158.000	508,890					
	3D				Roads		4.000						
	4D1	6.000		17,550	Farm Sites								
	4D	29.000		84,825	Home Sites								
					Recreation								
	Dwellings				Other								
	Outbuildings				Non-AG TOTAL		4.000						

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
PERSONAL REP DEED; SALES 3 & 4 GO WITH THIS SALE	
Comments from	Comments:

(Continue on back)

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 Webster		2 County Number 91		3 Date of Sale/Transfer Mo. <u>12</u> Day <u>30</u> Yr. <u>2025</u>		4 Date of Deed Mo. <u>12</u> Day <u>22</u> Yr. <u>2025</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Michael E. Sullivan, Personal Representative for the Estate of Ray Larry Eckhardt, deceased				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Eric M. Kothe, a married person and Nicholas A. Kothe, a single person			
Street or Other Mailing Address PO Box 309				Street or Other Mailing Address 20965 West Oregon Trail Road			
City Hastings		State NE		Zip Code 68902-0309		City Hastings, NE 68950	
Phone Number 402-462-0300		Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		Is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		Phone Number 402-469-5235	
Email Address NA				Email Address Sandk Farms 2021@hotmail.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 checked="" 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"/> 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"/> Cemetery	<input type="checkbox"/> Corrective	<input type="checkbox"/> Easement	<input type="checkbox"/> Lease	<input checked="" type="checkbox"/> Personal Rep.	<input type="checkbox"/> Trust/Trustee	
<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 an IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller?
 Buyer Seller No

10 Type of Transfer

<input type="checkbox"/> Auction	<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"/> Court Decree	<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"/> 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.)
 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.)

<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?
\$769,500.00

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

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

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

18 Address of Property
, NE

18a No address assigned 18b Vacant Land

19 Name and Address of Person to Whom Tax Statement Should be Sent
**Eric M. Kothe, Nicholas A. Kothe
20965 West Oregon Trail Road
NE
Hastings, NE 68950**

20 Legal Description
See attached exhibit "A".

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

22 Total purchase price, including any liabilities assumed _____

23 Was non-real property included in the purchase? Yes No (If Yes, enter dollar amount and attach itemized list.)

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

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

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

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

22	\$	769,500	-769,500	00-
23	\$			
24	\$	769,500	-769,500	00-

256,500.00

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

Eric M. Kothe and Nicholas A. Kothe
Print or Type Name of Grantee or Authorized Representative

Eric M. Kothe
Signature of Grantee or Authorized Representative

Eric M. Kothe
Title

402-469-5235
Phone Number

12-30-2025
Date

sign here

REGISTER OF DEED'S USE ONLY

28 Date Deed Recorded
Mo. 1 Day 1 Yr. 2026

29 Value of Stamp or Exempt Number
\$ 596.24 1788.72

30 Recording Data
BK2026 Pg 50

For Dept. Use Only

EXHIBIT "A"

An undivided 1/3 interest in and to the Northwest Quarter (NW1/4) of Section 3, Township 4 North, Range 12 West of the 6th P.M., Webster County, Nebraska.

Index _____
Computer _____
Assessor _____
Carded _____

NEBRASKA DOCUMENTARY
STAMP TAX
Date: 01/07/26
\$ 596.24 By AS

Bk 2026, Pg 50

State of Nebraska } ss.
County of Webster }

Entered on the numerical index and filed for record in the Clerk's office of said county this 07 day of January A.D., 2026, at 08:45 o'clock AM. Recorded in Book 2026 on Page 50

Allyson Wang County Clerk
Fee: \$10.00 By: AS Deputy
Electronically Recorded

AFTER RECORDING RETURN TO:
Charter Title & Esorow
747 N. Burlington Ave. Suite G 208
Hastings, NE. 68901

PERSONAL REPRESENTATIVE'S DEED

THE GRANTOR, Michael E. Sullivan, Personal Representative for the Estate of Ray Larry Eckhardt, Deceased, in consideration of One Dollar and other valuable consideration received from grantee,

Eric M. Kothe, a married person and Nicholas A. Kothe, a single person

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

An undivided 1/3 interest in and to the Northwest Quarter (NW1/4) of Section 3, Township 4 North, Range 12 West of the 6th P.M., 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 this 22nd day of December, 2025.

The Estate of Ray Larry Eckhardt, Deceased

[Signature]

Michael E. Sullivan
It's: Personal Representative

STATE OF Nebraska

COUNTY OF Adams

The foregoing instrument was acknowledged before me this 22nd day of December, 2025 by Michael E. Sullivan, Personal Representative for the Estate of Ray Larry Eckhardt

[Signature]
Notary Public *Sara A. Schutte*

GENERAL NOTARY - State of Nebraska
SARA A. SCHUTTE
My Comm. Exp. October 26, 2029

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code								
91	2026	49	12/30/2025	Base: 01-0123	Affiliated:		Unified:					
Location ID	Sale Number	Useability & Code #		Parcel Number								
002505200	4	A\		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4129	4	12	3	2	00000	1	000	0000
Land	Improvements	Total		Date of Sale Property Classification Code								
508,890		508,890		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								
1A				1G								
2A1				2G1								
2A				2G								
3A1				3G1								
3A				3G								
4A1				4G1								
4A				4G								
DRYLAND 1D1				Shelterbelt/Timber								
1D	123.000	406,515		Accretion								
2D1				Waste								
2D				Other								
3D1				AG LAND TOTAL	158.000	508,890						
3D				Roads	4.000							
4D1	6.000	17,550		Farm Sites								
4D	29.000	84,825		Home Sites								
				Recreation								
Dwellings				Other								
Outbuildings				Non-AG TOTAL	4.000							
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

To be filed with the Registrar 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 Webster	2 County Number 91	3 Date of Sale/Transfer Mo. 12 Day 30 Yr. 2025	4 Date of Deed Mo. 12 Day 22 Yr. 2025
---------------------------------	------------------------------	--	---

5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Richard A. Eckhardt and Denise M. Eckhardt, h & w	6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Eric M. Kothe, a married person and Nicholas A. Kothe, a single person
--	--

Street or Other Mailing Address 200 Michael Circle	Street or Other Mailing Address 20965 West Oregon Trail Road
--	--

City Prescott	State AZ	Zip Code 86301	City Holstein, NE	State NE	Zip Code 68950
-------------------------	--------------------	--------------------------	-----------------------------	--------------------	--------------------------

Phone Number 781-439-8567	Phone Number 402-469-5235	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	Email Address sandrakfarms2021@hotmail.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"/> 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? \$769,500.00	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 checked="" type="checkbox"/> Yes CHARTER TITLE <input type="checkbox"/> No
---	---

18 Address of Property , NE 18a <input type="checkbox"/> No address assigned 18b <input checked="" type="checkbox"/> Vacant Land	19 Name and Address of Person to Whom Tax Statement Should be Sent Eric M. Kothe, Nicholas A. Kothe 20965 West Oregon Trail Road NE Holstein, NE 68950
---	--

20 Legal Description
See attached exhibit "A".

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

22 Total purchase price, including any liabilities assumed	22	\$	256,500.00	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	\$	256,500.00	00

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

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

27 If yes, is the required affidavit to 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	Eric M. Kothe and Nicholas A. Kothe Print or Type Name of Grantee or Authorized Representative	402-469-5235 Phone Number
	<i>Eric M. Kothe</i> Signature of Grantee or Authorized Representative	12-30-2025 Date

REGISTER OF DEED'S USE ONLY		For Dept. Use Only
28 Date Deed Recorded Mo. 1 Day 7 Yr. 26	29 Value of Stamp or Exempt Number \$ 596.24	30 Recording Data BK2026 Pg 49

EXHIBIT "A"

An undivided 1/3 interest in and to the Northwest Quarter (NW1/4) of Section 3, Township 4 North, Range 12 West of the 6th P.M., Webster County, Nebraska.

Index _____
Computer _____
Assessor _____
Carded _____

NEBRASKA DOCUMENTARY
STAMP TAX
Date: 01/07/26
\$ 596.24 By AS

Bk 2026, Pg 49

State of Nebraska } ss.
County of Webster }

Entered on the numerical index and filed for record in the Clerk's office of said county this 07 day of January A.D., 2026, at 08:45 o'clock AM. Recorded in Book 2026 on Page 49

Allyson King County Clerk
Fee: \$10.00 By: AS Deputy
Electronically Recorded

AFTER RECORDING RETURN TO:
Charter Title & Escrow
747 N. Burlington Ave. Suite G 208
Eastings, NE. 68901

WARRANTY DEED

R.A. Eckhardt
Richard A. Eckhardt and Denise Eckhardt, husband and wife, GRANTOR, in consideration of Two Dollars (\$2.00) and other good and valuable consideration received from GRANTEE convey to GRANTEE

Eric M. Kothe, a married person and Nicholas A. Kothe, a single person, as tenants in common, the following described real estate (as defined in Neb. Stat. 76-201) in Webster County, Nebraska:

An undivided 1/3 interest in and to the Northwest Quarter (NW1/4) of Section 3, Township 4 North, Range 12 West of the 6th P.M., 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.

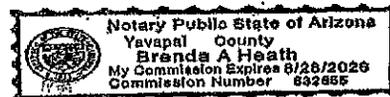
Executed this 19th day of December, 2025.

Richard A. Eckhardt
Richard A. Eckhardt
Denise M Eckhardt
Denise Eckhardt

STATE OF Arizona
COUNTY OF Yavapai

The foregoing instrument was acknowledged before me this 19th day of December, 2025 by Richard A. Eckhardt and Denise Eckhardt, husband and wife.

Brenda A. Heath
Notary Public



Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2026	48	12/30/2025	Base: 01-0123		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
002505200		3		IA		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4129	4	12	3	2	00000	1	000	0000		
Land		Improvements		Total		Date of Sale Property Classification Code								
508,890				508,890		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							
	1A						1G							
	2A1						2G1							
	2A						2G							
	3A1						3G1							
	3A						3G							
	4A1						4G1							
	4A						4G							
DRYLAND	1D1					Shelterbelt/Timber								
	1D	123.000		406,515		Accretion								
	2D1					Waste								
	2D					Other								
	3D1					AG LAND TOTAL		158.000		508,890				
	3D					Roads		4.000						
	4D1	6.000		17,550		Farm Sites								
	4D	29.000		84,825		Home Sites								
						Recreation								
	Dwellings					Other								
	Outbuildings					Non-AG TOTAL		4.000						

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

(Continue on back)

73200

NEBRASKA
Good Life Grant Serv. co.
DEPARTMENT OF REVENUE

Real Estate Transfer Statement

3

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 item number.

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

1 County Name Webster	2 County Number 91	3 Date of Sale/Transfer Mo. 12 Day 30 Yr. 2025	4 Date of Deed Mo. 12 Day 22 Yr. 2025
---------------------------------	------------------------------	--	---

5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Galen R. Eckhardt and Linda W. Eckhardt, h w	6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Eric M. Kothe, a married person and Nicholas A. Kothe, a single person
---	--

Street or Other Mailing Address 301 E Prospect Road	Street or Other Mailing Address 20965 West Oregon Trail Road
City Jefferson State TX Zip Code 75657	City Holstein, NE State NE Zip Code 68950

Phone Number 308-830-1542	Phone Number 402-469-5235	Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Email Address NA	Email Address sandk farms 2021@hotmail.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"/> 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 an IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller?
 Buyer Seller No

10 Type of Transfer

<input type="checkbox"/> Auction	<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"/> Court Decree	<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"/> 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.)
 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.)

<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?
\$769,500.00

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

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

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

18 Address of Property
NE
 18a No address assigned 18b Vacant Land

19 Name and Address of Person to Whom Tax Statement Should be Sent
Eric M. Kothe, Nicholas A. Kothe
20965 West Oregon Trail Road
NE Holstein, NE 68950

20 Legal Description
See attached exhibit "A"

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

22 Total purchase price, including any liabilities assumed _____

23 Was non-real property included in the purchase? Yes No (If Yes, enter dollar amount and attach itemized list.)

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

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

22	\$	256,500.	00
23	\$		
24	\$	256,500.	00

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

27 If yes, is the required affidavit to 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.

Eric M. Kothe and Nicholas A. Kothe
 Print or Type Name of Grantee or Authorized Representative

Eric M. Kothe
 Signature of Grantee or Authorized Representative

402-469-5235
 Phone Number

12-30-2025
 Date

sign here

REGISTER OF DEED'S USE ONLY

For Dept. Use Only

28 Date Deed Recorded Mo. 1 Day 7 Yr. 26	29 Value of Stamp or Exempt Number \$ 916.24	30 Recording Data BK2026 Pg 48
--	--	--

EXHIBIT "A"

An undivided 1/3 interest in and to the Northwest Quarter (NW1/4) of Section 3, Township 4 North, Range 12 West of the 6th P.M., Webster County, Nebraska.

Index _____
Computer _____
Assessor _____
Carded _____

NEBRASKA DOCUMENTARY
STAMP TAX
Date: 01/07/26
\$ 596.24 By AS

Bk 2026, Pg 48

State of Nebraska } ss.
County of Webster }

Entered on the numerical index and filed for record in the Clerk's office of said county this 07 day of January A.D., 2026, at 08:45 o'clock AM. Recorded in Book 2026 on Page 48

Attest County Clerk
Fee: \$10.00 By: AS Deputy
Electronically Recorded

AFTER RECORDING RETURN TO:
Charter Title & Escrow
747 N. Burlington Ave. Suite G 208
Hastings, NE. 68901

WARRANTY DEED

Galen R. Eckhardt and Linda Eckhardt, husband and wife, GRANTOR, in consideration of Two Dollars (\$2.00) and other good and valuable consideration received from GRANTEE convey to GRANTEE

Eric M. Kothe, a married person and Nicholas A. Kothe, a single person, as tenants in common, the following described real estate (as defined in Neb. Stat. 76-201) in Webster County, Nebraska:

An undivided 1/3 interest in and to the Northwest Quarter (NW1/4) of Section 3, Township 4 North, Range 12 West of the 6th P.M., 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 22nd day of December, 2025.

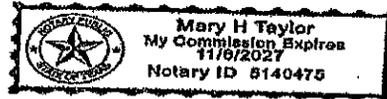
Galen R. Eckhardt
Galen R. Eckhardt

Linda Eckhardt
Linda Eckhardt
W. J. L.

STATE OF TEXAS
COUNTY OF Marion

The foregoing instrument was acknowledged before me this 22nd day of December, 2025 by Galen R. Eckhardt and Linda Eckhardt, husband and wife.

Mary H. Taylor
Notary Public
Mary H. Taylor



1036 00
30230

NEBRASKA

Good Life. Great Service.

DEPARTMENT OF REVENUE

Real Estate Transfer Statement

FORM
521

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

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

1 County Name Webster - 91		2 County Number		3 Date of Sale/Transfer Mo. <u>1</u> Day <u>5</u> Yr. <u>2026</u>		4 Date of Deed Mo. <u>1</u> Day <u>5</u> Yr. <u>2026</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Moon Block Real Estate, LLC Street or Other Mailing Address 413 N. Webster St. City Red Cloud State NE Zip Code 68970 Phone Number 402-746-2653 Email Address aolson@willacather.org				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) The Willa Cather Foundation Street or Other Mailing Address 413 N. Webster St. City Red Cloud State NE Zip Code 68970 Phone Number 402-746-2653 Is the grantee a 501(c)(3) organization? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Email Address aolson@willacather.org			

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"/> Single Family	<input type="checkbox"/> Industrial	<input type="checkbox"/> Mineral Interests-Nonproducing	<input type="checkbox"/> State Assessed
<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 checked="" type="checkbox"/> Commercial	<input type="checkbox"/> Recreational		<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 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?
 Buyer Seller 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 type="checkbox"/> Sale
<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 checked="" type="checkbox"/> Other (Explain) <u>Reorg</u>

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.)

<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?
\$862,175

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
429 North Webster Street, Red Cloud, NE

19 Name and Address of Person to Whom the Tax Statement Should be Sent
The Willa Cather Foundation
413 N. Webster St.
Red Cloud, NE 68970

18a No address assigned 18b Vacant land

20 Legal Description (Attach additional pages, if needed.)
The South 3.5 Feet of Lot 3, and all of Lots 4, 5, 6, 7 and 8, Block 5, 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	\$	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 9.

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

Ashley Olson
Print or Type Name of Grantee or Authorized Representative

Ashley Olson
Signature of Grantee or Authorized Representative

Executive Director
Title

402-746-2653
Phone Number

1/5/26
Date

Register of Deed's Use Only		For Dept. Use Only
28 Date Deed Recorded Mo. <u>1</u> Day <u>5</u> Yr. <u>26</u>	29 Value of Stamp or Exempt Number \$ Exempt #9	30 Recording Data BK 2026, Pg 21-22

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 Jan A.D., 2026, at 2:34
o'clock P.M. Recorded in Book 2026
on Page 21-22
Abbey Parig County Clerk
16.00 Deputy
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 1-5-26
\$ Exempt By as

(The above space for use of Register of Deeds.)

WHEN RECORDED TO BE RETURNED TO:
Baird Holm LLP, care of Katie R. Wunderlich
1700 Farnam Street Suite 1500
Omaha, NE 68102

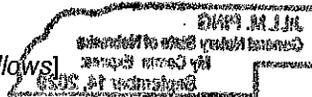
QUITCLAIM DEED

This **QUITCLAIM DEED**, by Grantor, **MOON BLOCK REAL ESTATE, LLC**, a Nebraska limited liability company, organized under the laws of the State of Nebraska, whose mailing address is 413 N. Webster St., Red Cloud, NE 68970, quitclaims to Grantee, **THE WILLA CATHER FOUNDATION**, a Nebraska nonprofit corporation, whose address is 413 N. Webster St., Red Cloud, NE 68970.

WITNESSETH, Grantor, for and in consideration of the sum of No Dollars and No Cents, does or do by these presents **QUITCLAIM** unto the said Grantee its successors and assigns forever, all the right, title, interest and claim, if any, which the said Grantor has in and to the following described parcel of land, and the improvements and appurtenances thereto in the **County of Webster, State of Nebraska**, to wit:

The South 3.5 Feet of Lot 3, and all of Lots 4, 5, 6, 7 and 8, Block 5, Original Town of Red Cloud, Webster County, Nebraska

[signature page follows]



Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code									
91	2026	32	1/5/2026	Base: 91-0002	Affiliated:			Unified:					
Location ID		Sale Number	Useability & Code #		Parcel Number								
001911700		2	1		GeoCde	Twn	Rng	Sect	Qrt	Subdly	Area	Blk	Parcel
Date of Sale Assessed Value				4371	2	11	29	0	00000	1	000	0000	
Land		Improvements		Total		Date of Sale Property Classification Code							
748,370				748,370		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	21.820		36,330			
	1A						1G	43.160		71,860			
	2A1						2G1	168.280		254,100			
	2A						2G						
	3A1						3G1	2.640		3,830			
	3A						3G						
	4A1						4G1						
	4A						4G	199.110		258,845			
DRYLAND	1D1					Shelterbelt/Timber							
	1D	30.920		102,190		Accretion							
	2D1					Waste							
	2D	6.450		20,220		Other							
	3D1					AG LAND TOTAL		472.720		748,370			
	3D					Roads		9.980					
	4D1					Farm Sites							
	4D	0.340		995		Home Sites							
						Recreation							
	Dwellings					Other							
	Outbuildings					Non-AG TOTAL		9.980					

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

(Continue on back)

128810

Real Estate Transfer Statement

2

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

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

1 County Name Webster - 91	2 County Number	3 Date of Sale/Transfer Mo. <u>1</u> Day <u>5</u> Yr. <u>2026</u>	4 Date of Deed Mo. <u>1</u> Day <u>5</u> Yr. <u>2026</u>
--------------------------------------	-----------------	--	---

5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) 2H Farms, Inc. Street or Other Mailing Address PO Box 264 City Red Cloud State NE Zip Code 68970 Phone Number (402) 746-4202 Email Address na		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Bolin-Wulf, Inc. Street or Other Mailing Address 971 Road 900 City Red Cloud State NE Zip Code 68970 Phone Number 402-746-0339 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 type="checkbox"/> Improved <input checked="" type="checkbox"/> Unimproved <input checked="" type="checkbox"/> IOLL	<input type="checkbox"/> Single Family <input type="checkbox"/> Multi-Family <input type="checkbox"/> Commercial	(B) Property Type <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	(C) <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?
 Buyer Seller No

10 Type of Transfer

<input type="checkbox"/> Distribution <input type="checkbox"/> Auction <input type="checkbox"/> Court Decree	<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.)
 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.)

<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?
\$1,200,000

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 **Southern Title** No

18 Address of Property

19 Name and Address of Person to Whom the Tax Statement Should be Sent
Same as #6 above

18a No address assigned 18b Vacant land

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

21 If agricultural, list total number of acres transferred in this transaction **482.7 +/-**

22 Total purchase price, including any liabilities assumed.	22	\$	1,200,000.00
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	\$	1,200,000.00
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.

sign here

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

[Signature]
Signature of Grantee or Authorized Representative

Escrow Closer
Title

308-832-0969
Phone Number

1/5/2026
Date

Register of Deed's Use Only		For Dept. Use Only
28 Date Deed Recorded Mo. <u>1</u> Day <u>5</u> Yr. <u>26</u>	29 Value of Stamp or Exempt Number \$ <u>2784.00</u>	30 Recording Data BK2026, Pg 32

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

Exhibit A

The North Half (N1/2) of Section Twenty-nine (29), Township Two (2) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska AND

The Southwest Quarter (SW 1/4) of Section Twenty-nine (29), Township Two (2) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska

Index _____
Computer _____
Assessor _____
Carded _____

NEBRASKA DOCUMENTARY
STAMP TAX
Date: 01/05/26
\$2784.00 By AS

Bk 2026, Pg 32

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 05 day of January A.D., 2026, at 03:22 o'clock PM. Recorded in Book 2026 on Pages 32-33

Abigail King

County Clerk

Fee: \$16.00 By: AS Deputy
Electronically Recorded

Return To:
Southern Title
2837 W Hwy 6 , Suite 205
Hastings, NE 68901

CORPORATE WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT

2H Farms, Inc., a Nebraska Corporation

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

Bolin-Wulf, Inc., a Nebraska Corporation

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

The North Half (N1/2) of Section Twenty-nine (29), Township Two (2) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska AND

The Southwest Quarter (SW 1/4) of Section Twenty-nine (29), Township Two (2) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska

The Grantor covenants with the Grantee that Grantor:

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

Executed this 5th day of January, 2026.

2H Farms, Inc.

BY: Dennis Hansen President
Dennis Hansen
President

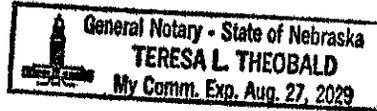
STATE OF NEBRASKA

COUNTY OF WEBSTER

Signed and sworn to before me the 5th of January, 2026, by Dennis Hansen, the President of 2H Farms, Inc., on behalf of the Corporation.

Teresa L. Theobald
Notary Public

Affix stamp/seal:



Real Estate Transfer Statement

280

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 1-25 are accurately completed.

1 County Name, 2 County Number, 3 Date of Sale/Transfer, 4 Date of Deed, 5 Grantor's Name, Address, and Telephone, 6 Grantee's Name, Address, and Telephone, 7 Property Classification Number.

(A) Status, (B) Property Type, (C) Mobile Home

8 Type of Deed, 9 Was transfer part of IRS like-kind exchange, 10 Type of Transfer

11 Was ownership transferred in full?, 12 Was real estate purchased for same use?, 13 Was the transfer between relatives...

14 What is the current market value of the real property?, 15 Was the mortgage assumed?

16 Does this conveyance divide a current parcel of land?, 17 Was transfer through a real estate agent or a title company?, 18 Address of Property, 19 Name and Address of Person to Whom the Tax Statement Should be Sent

18a No address assigned, 18b Vacant land, 20 Legal Description

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

22 Total purchase price, including any liabilities assumed, 23 Was non-real property included in the purchase?, 24 Adjusted purchase price paid for real estate

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

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...

sign here, David B. Garwood, Attorney, (402) 746-3613, 12-30-2025

Register of Deed's Use Only, 26 Date Deed Recorded, 27 Value of Stamp or Exempt Number, 28 Recording Data

26 Date Deed Recorded, 27 Value of Stamp or Exempt Number, 28 Recording Data

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

A tract with garage described as commencing at the Northwest corner of Lot 1, Block 8, Vance's Addition; thence S01°00'47" E along the east side of the Block 8 Alley, a distance of 150.02' feet to the Actual Point of Beginning; thence continuing along the east side of the Block 8 Alley, S01°00'47" W, a distance of 40.00' feet; thence N89°14'36" E, a distance of 33.74' feet; thence N01°27'37"W, a distance of 40.00 feet; thence S89°12'26'W, a distance of 33.42' feet, to the actual point of beginning, containing 1342.735 sq. ft. more or less.

State of Nebraska } ss.
County of Webster }

BOOK 2025 PAGE 2895

Entered on the numerical index and filed for record in the Clerk's office of said county this 30 day of Dec A.D., 2025, at 3:40 o'clock P.M. Recorded in Book 2025 on Page 2895
Abbey Hnig County Clerk
10.00 Deputy
Ind. Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 12-30-25
\$ 11.60 By db

WARRANTY DEED

Doug Pierce and Steven Pierce, both single persons, GRANTORS, in consideration of FOUR THOUSAND FIVE HUNDRED AND NO/100 DOLLARS (\$4,500.00) and other valuable consideration, hereby conveys to GRANTEE, Silvia Barraza Miranda, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

A tract with garage described as commencing at the Northwest corner of Lot 1, Block 8, Vance's Addition; thence S01°00'47" E along the east side of the Block 8 Alley, a distance of 150.02' feet to the Actual Point of Beginning; thence continuing along the east side of the Block 8 Alley, S01°00'47" W, a distance of 40.00' feet; thence N89°14'36" E, a distance of 33.74' feet; thence N01°27'37"W, a distance of 40.00 feet; thence S89°12'26"W, a distance of 33.42' feet, to the actual point of beginning, containing 1342.735 sq. ft. more or less.

GRANTOR covenants (jointly and severally, if more than one) with GRANTEE that GRANTOR: (1) is lawfully seized of such real estate and that it is free from encumbrances except 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 29, 2025.

Doug Pierce
Doug Pierce

Steven Pierce
Steven Pierce

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on December 29, 2025, by Doug Pierce, a single person.

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

Comm. expires 12-2-26

David B. Garwood
Notary Public

STATE OF NEBRASKA, COUNTY OF Webster) ss.

The foregoing instrument was acknowledged before me on December 23, 2025, by Steven Pierce, a single person.

Comm. expires

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

Kory McCracken
Notary Public

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code								
91	2025	2886	12/30/2025	Base: 01-0123		Affiliated:		Unified:				
Location ID	Sale Number	Useability & Code #		Parcel Number								
002511000	279	1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4129	4	12	19	2	00000	1	000	0000
Land	Improvements	Total		Date of Sale Property Classification Code								
112,585	334,670	447,255		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type:				A) 1	B) 05	C) 5	D) 3	E) 0	F) 9			
LCG		ACRES:	VALUE:	LCG		ACRES:	VALUE:					
IRRIGATED	1A1			GRASSLAND	1G1	9.500	15,820					
	1A				1G	34.790	57,925					
	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		44.290	73,745					
	3D			Roads		0.390						
	4D1			Farm Sites		1.000	13,840					
	4D			Home Sites		1.000	25,000					
				Recreation								
	Dwellings		190,925	Other								
	Outbuildings		143,745	Non-AG TOTAL		2.390	38,840					

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

(Continue on back)

13595

NEBRASKA

Good Life. Great Service.
DEPARTMENT OF REVENUE

Real Estate Transfer Statement

279

FORM
521

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

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

1 County Name Webster - 91	2 County Number	3 Date of Sale/Transfer Mo. <u>12</u> Day <u>30</u> Yr. <u>2025</u>	4 Date of Deed Mo. <u>12</u> Day <u>30</u> Yr. <u>2025</u>
--------------------------------------	-----------------	--	---

5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) James J. Robinson, PR of the Estate of Lorie L. Cline, deceased Street or Other Mailing Address PO Box 117 City Hildreth State NE Zip Code 68947 Phone Number 308-380-1845 Email Address na		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Robb Rutt and Tonya Rutt Street or Other Mailing Address PO Box 253 City Kenesaw State NE Zip Code 68956 Phone Number 402-469-0718 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 type="checkbox"/> Unimproved <input type="checkbox"/> IOLL	<input type="checkbox"/> Single Family <input type="checkbox"/> Multi-Family <input type="checkbox"/> Commercial	(B) Property Type <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 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?
 Buyer Seller 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.)
 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.)

<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?
\$550,000

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 **Aq West Land Broker** No

18 Address of Property

19 Name and Address of Person to Whom the Tax Statement Should be Sent
Same as #6 above

18a No address assigned 18b Vacant land

20 Legal Description (Attach additional pages, if needed.)
Lots Six (6), Seven (7) and Eight (8) located in the Northwest Quarter (NW¼) of Section Nineteen (19), in Township Four (4) North, of Range Twelve (12), West of the 6th P.M., in Webster County, Nebraska, all South of the Railroad Right-of-Way.

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

22 Total purchase price, including any liabilities assumed.....	22	\$	550,000.00
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)		\$	550,000.00

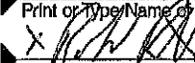
25 If this transfer is exempt from the documentary stamp tax, list the exemption number _____

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.

Robb Rutt or Tonya Rutt (402) 469-0718
Print or Type Name of Grantee or Authorized Representative Phone Number

 **12/30/2025**
Signature of Grantee or Authorized Representative Title Date

Register of Deed's Use Only		For Dept. Use Only
28 Date Deed Recorded Mo. <u>12</u> Day <u>30</u> Yr. <u>25</u>	29 Value of Stamp or Exempt Number \$ 1276.00	30 Recording Data BK 2025, Pg 2886

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

Index _____
Computer _____
Assessor _____
Carded _____

NEBRASKA DOCUMENTARY
STAMP TAX

Date: 12/30/25

\$1276.00 By AS

Bk 2025, Pg 2886

State of Nebraska } ss.
County of Webster }

Entered on the
numerical Index and filed for record in the
Clerk's office of said county this 30 day
of December A.D., 2025, at 01:35
o'clock PM. Recorded in Book 2025
on Pages 2886-2887

Attest

County Clerk

Fee: \$16.00 By: AS Deputy
Electronically Recorded

(For Recorder's Use Only)

Upon Recording

Return To: Mr. Roger L. Benjamin
Benjamin Law Office
71997 Rd. 436
Oxford, Ne 68967

PERSONAL REPRESENTATIVE'S DEED

James J. Robinson, Personal Representative, of the Estate of Lorie L. Cline Deceased, Grantor, conveys and releases to Robb Rutt and Tonya Rutt, Husband and Wife, as Joint Tenants, GRANTEE the following described real estate (as defined in Nebraska Revised Statutes Section (76-201) situated in Webster County, Nebraska:

Lots Six (6), Seven (7) and Eight (8), located in the Northwest Quarter (NW 1/4) of Section (19), in Township Four (4) North, Range Twelve (12), West of the 6th P.M. in Webster County, Nebraska all south of the Railroad Right of Way.

subject to easements and restrictions of record together with all the estate, right, title, interest, claim or demand whatsoever of said Deceased of, in and to the same, or any part thereof.

To have and to hold the above-described real property and all tenements, hereditaments and appurtenances thereto belonging unto the Grantee and to the Grantees heirs and assigns forever, and the Grantor hereby covenants that the real property herein described is free and clear of any lien or encumbrances caused by any claim for taxes levied against the Estate of Lorie L. Cline, Deceased.

Dated this 30th day of December, 2025

James J. Robinson P.R.

James J. Robinson, Personal Representative
Estate of Lorie L. Cline, Deceased.

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2025	2871	12/24/2025	Base: 91-0002			Affiliated:		Unified:					
Location ID		Sale Number		Useability & Code #		Parcel Number								
001557400		278		4 05		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value						4373	2	10	20	0	00000	1	000	0000
Land		Improvements		Total		Date of Sale Property Classification Code								
257,420				257,420		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		82.580		137,495				
1A						1G								
2A1						2G1								
2A						2G								
3A1						3G1								
3A						3G								
4A1						4G1								
4A						4G		92.250		119,925				
DRYLAND 1D1						Shelterbelt/Timber								
1D						Accretion								
2D1						Waste								
2D						Other								
3D1						AG LAND TOTAL		174.830		257,420				
3D						Roads		2.240						
4D1						Farm Sites								
4D						Home Sites								
						Recreation								
Dwellings						Other								
Outbuildings						Non-AG TOTAL		2.240						

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

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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 <input checked="" type="checkbox"/>	3 Date of Sale/Transfer Mo. 12 Day 24 Yr. 25	4 Date of Deed Mo. 12 Day 24 Yr. 25
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Andrew Woitaszewski & Adam Woitaszewski Street or Other Mailing Address 7337 West Blender Road City Grand Island State NE Zip Code 68803 Phone Number 308-390-1906 Email Address n/a		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Andrew Woitaszewski & Adam Woitaszewski Street or Other Mailing Address 7337 West Blender Road City Grand Island State NE Zip Code 68803 Phone Number 308-390-1906 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"/> 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?
 Buyer Seller No

10 Type of Transfer

<input type="checkbox"/> Distribution <input type="checkbox"/> Auction <input type="checkbox"/> Court Decree	<input type="checkbox"/> Easement <input type="checkbox"/> Exchange	<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.)
 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.)

<input checked="" type="checkbox"/> Yes <input type="checkbox"/> Brothers and Sisters <input type="checkbox"/> Ex-spouse	<input type="checkbox"/> No <input type="checkbox"/> Aunt or Uncle to Niece or Nephew <input type="checkbox"/> Grandparents and Grandchild <input type="checkbox"/> Parents and Child	<input type="checkbox"/> Family Corp., Partnership, or LLC <input type="checkbox"/> Spouse <input type="checkbox"/> Step-parent and Step-child	<input type="checkbox"/> Self <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.)
 Yes No \$ _____ %

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

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

18 Address of Property

19 Name and Address of Person to Whom the Tax Statement Should be Sent #6

18a No address assigned 18b Vacant land

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

21 If agricultural, list total number of acres transferred in this transaction 177.07 +/-

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	\$	
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 5(a)(i)

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

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

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

Andrew Woitaszewski
Print or Type Name of Grantee or Authorized Representative

308-390-1906
Phone Number

Signature of Grantee or Authorized Representative *Andrew Woitaszewski* Grantee Title
Date 12/24/25

Register of Deed's Use Only		For Dept. Use Only
28 Date Deed Recorded Mo. 12 Day 29 Yr. 25	29 Value of Stamp or Exempt Number \$ Exempt # 5a1	30 Recording Data BK 2025, Pg 2871

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

Index _____
Computer _____
Assessor _____
Carded _____

NEBRASKA DOCUMENTARY
STAMP TAX
Date: 12/29/25
\$Ex005ai By AS

State of Nebraska }
County of Webster } ss.

Entered on the numerical index and filed for record in the Clerk's office of said county this 29 day of December A.D., 2025, at 11:56 o'clock AM. Recorded in Book 2025 on Pages 2871-2872

Abigail King County Clerk

Fee: \$16.00 By: AS Deputy
Electronically Recorded

After recording return to:

QUITCLAIM DEED

Andrew Woitaszewski and Audrey Woitaszewski, a married couple and Adam Woitaszewski and Amber Woitaszewski, a married couple, GRANTOR, in consideration of One Dollar (\$1.00) and other valuable consideration received, hereby quitclaims to Andrew Woitaszewski, an undivided 75% interest and to Adam Woitaszewski, an undivided 25% interest, GRANTEE, all of GRANTOR'S right, title and interest in and to the real estate (as defined in Neb. Rev. Stat. § 76-201) legally described as follows:

The Northwest Quarter of Section 20, Township 2 North, Range 10 West of the 6th P.M., Webster County, Nebraska.

The North 20 Acres of the Southwest Quarter of Section 20, Township 2 North, Range 10 West of the 6th P.M., Webster County, Nebraska, more particularly described as follows: Commencing at the Northwest corner of the Southwest Quarter of Section 20, Township 2 North, Range 10 West, thence East 160 rods; thence South 20 rods; thence West 160 rods; thence North 20 rods to the place of beginning.

Dated as of the 24 day of December 2025.

Andrew Woitaszewski

Andrew Woitaszewski

Audrey Woitaszewski

Audrey Woitaszewski

Adam Woitaszewski

Adam Woitaszewski

Amber Woitaszewski

Amber Woitaszewski

STATE OF NEBRASKA)
COUNTY OF Hall) ss.

The foregoing instrument was acknowledged before me this 24 day of December, 2025, by Andrew Woitaszewski and Audrey Woitaszewski, a married couple.

LISA A ESQUIVEL
General Notary - State of Nebraska
My Commission Expires Jul 13, 2026

Lisa A Esquivel
Notary Public

STATE OF NEBRASKA)
COUNTY OF Hall) ss.

The foregoing instrument was acknowledged before me this 24 day of December 2025, by Adam Woitaszewski and Amber Woitaszewski, a married couple.

LISA A ESQUIVEL
General Notary - State of Nebraska
My Commission Expires Jul 13, 2026

Lisa A Esquivel
Notary Public

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2025	2869	12/24/2025	Base: 91-0002		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
001556800		277		4 05		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4373	2	10	17	3	00000	1	000	0000		
Land		Improvements		Total		Date of Sale Property Classification Code								
3,182,750		181,320		3,364,070		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	768.160		1,278,990				
	1A						1G							
	2A1						2G1	487.130		728,905				
	2A						2G							
	3A1						3G1	0.740		1,075				
	3A						3G							
	4A1						4G1							
	4A						4G	323.950		421,135				
DRYLAND	1D1					Shelterbelt/Timber								
	1D	60.330		199,390		Accretion								
	2D1	100.800		316,005		Waste		5.750		2,875				
	2D	12.170		38,155		Other								
	3D1	7.050		20,905		AG LAND TOTAL		1,812.740		3,143,910				
	3D					Roads		31.880						
	4D1	41.520		121,445		Farm Sites		1.000		13,840				
	4D	5.140		15,030		Home Sites		1.000		25,000				
						Recreation								
	Dwellings			128,745		Other								
	Outbuildings			52,575		Non-AG TOTAL		33.880		38,840				

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
QCD; TRANSFER BETWEEN BROTHERS, 6% INTEREST	
Comments from	Comments:
001556800 001557000 001557200 001502900 001909800	
(Continue on back)	

Real Estate Transfer Statement

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• 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 <input checked="" type="checkbox"/>		3 Date of Sale/Transfer Mo. <u>12</u> Day <u>24</u> Yr. <u>25</u>		4 Date of Deed Mo. <u>12</u> Day <u>24</u> Yr. <u>25</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Adam Woltaszewski and Amber Woltaszewski Street or Other Mailing Address 7337 West Blender Road City Grand Island State NE Zip Code 68803 Phone Number Email Address <i>n/a</i>				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Andrew Woltaszewski Street or Other Mailing Address 7337 West Blender Road City Grand Island State NE Zip Code 68803 Phone Number 308-390-1906 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 <i>n/a</i>			
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 type="checkbox"/> Single Family		<input type="checkbox"/> Industrial		<input type="checkbox"/> Mobile Home	
<input checked="" type="checkbox"/> Unimproved		<input type="checkbox"/> Multi-Family		<input checked="" type="checkbox"/> Agricultural		<input type="checkbox"/> State Assessed	
<input type="checkbox"/> IOLL		<input type="checkbox"/> Commercial		<input type="checkbox"/> Recreational		<input type="checkbox"/> Exempt	
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 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 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 checked="" 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 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 checked="" 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? 6% interest in \$3,313,925				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 #6			
18a <input type="checkbox"/> No address assigned				18b <input checked="" type="checkbox"/> Vacant land			
20 Legal Description (Attach additional pages, if needed.) see attached Exhibit "A"							
21 If agricultural, list total number of acres transferred in this transaction <u>1846.82 +/-</u>							
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 \$	
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>N/A</u>							
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 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
Andrew Woltaszewski
Print or Type Name of Grantee or Authorized Representative
Andrew Woltaszewski
Signature of Grantee or Authorized Representative

308-390-1906
Phone Number
12/24/25
Date
Grantee
Title

Register of Deed's Use Only

28 Date Deed Recorded Mo. <u>12</u> Day <u>29</u> Yr. <u>25</u>	29 Value of Stamp or Exempt Number \$ <u>461.68</u>	30 Recording Data <u>BK 2025 Pg 2869</u>	For Dept. Use Only
--	--	---	--------------------

Exhibit "A"

An undivided 6% interest in:

- 64775 The Southwest Quarter of Section 17, Township 2 North, Range 10 West of the 6th P.M., Webster County, Nebraska.
- 64785 The Southeast Quarter of Section 18, Township 2 North, Range 10 West of the 6th P.M., Webster County, Nebraska.
- 64795 All of Section 19, Township 2 North, Range 10 West of the 6th P.M., Webster County, Nebraska.
- 65035 All of Section 30, Township 2 North, Range 10 West of the 6th P.M., Webster County, Nebraska, EXCEPT the East Half of the Southeast Quarter of said Section 30.
- 65085 The North Half of Section 24, Township 2 North, Range 11 West of the 6th P.M., Webster County, Nebraska, EXCEPT tracts conveyed to the State of Nebraska in Deed Book_25,_Page_8 and Book_77,_Page_1282.

Index _____
Computer _____
Assessor _____
Carded _____

NEBRASKA DOCUMENTARY
STAMP TAX
Date: 12/29/25
\$ 461.68 By AS

Bk 2025, Pg 2869

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 29 day of December A.D., 2025, at 11:56 o'clock AM. Recorded in Book 2025 on Pages 2869-2870

Amber Woitaszewski County Clerk
Fee: \$16.00 By: AS Deputy
Electronically Recorded

After recording return to:

QUITCLAIM DEED

Adam Woitaszewski and Amber Woitaszewski, a married couple, GRANTOR, in consideration of One Dollar (\$1.00) and other valuable consideration received, hereby quitclaims to Andrew Woitaszewski, GRANTEE, all of GRANTOR'S right, title and interest in and to the real estate (as defined in Neb. Rev. Stat. § 76-201) legally described as follows:

See attached Exhibit "A"

Dated as of the 24 day of December 2025.

Adam Woitaszewski

Adam Woitaszewski

Amber Woitaszewski

Amber Woitaszewski

STATE OF NEBRASKA)
COUNTY OF Hall) ss.

The foregoing instrument was acknowledged before me this 24 day of December, 2025, by Adam Woitaszewski and Amber Woitaszewski, a married couple.

LISA A ESQUIVEL
General Notary - State of Nebraska
My Commission Expires Jul 13, 2026

Lisa A. Esquivel

Notary Public

Exhibit "A"

An undivided 6% interest in:

The Southwest Quarter of Section 17, Township 2 North, Range 10 West of the 6th P.M., Webster County, Nebraska.

The Southeast Quarter of Section 18, Township 2 North, Range 10 West of the 6th P.M., Webster County, Nebraska.

All of Section 19, Township 2 North, Range 10 West of the 6th P.M., Webster County, Nebraska.

All of Section 30, Township 2 North, Range 10 West of the 6th P.M., Webster County, Nebraska, EXCEPT the East Half of the Southeast Quarter of said Section 30.

The North Half of Section 24, Township 2 North, Range 11 West of the 6th P.M., Webster County, Nebraska, EXCEPT tracts conveyed to the State of Nebraska in Deed Book 25, Page 8 and Book 77, Page 1282.

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code								
91	2025	2863	12/15/2025	Base: 01-0123		Affiliated:		Unified:				
Location ID	Sale Number	Useability & Code #		Parcel Number								
002003500	276	4	05	GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4245	3	11	20	1	00000	1	000	9635
Land	Improvements	Total		Date of Sale Property Classification Code								
792,000		792,000		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	27.640	159,345	GRASSLAND	1G1	6.440	10,720					
	1A	11.010	63,475		1G							
	2A1				2G1	1.660	2,505					
	2A	28.230	156,535		2G							
	3A1				3G1							
	3A				3G							
	4A1	26.390	139,605		4G1							
	4A	37.430	198,005		4G							
DRYLAND	1D1			Shelterbelt/Timber								
	1D	7.270	24,030	Accretion								
	2D1			Waste								
	2D	3.300	10,345	Other								
	3D1			AG LAND TOTAL		158.750	792,000					
	3D			Roads		2.010						
	4D1	2.350	6,875	Farm Sites								
	4D	7.030	20,560	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:	
WD; TRANSFER FROM FAMILY LLC TO TRUST	
Comments from	Comments:

(Continue on back)

69135

NEBRASKA

Good Life. Great Service.

DEPARTMENT OF REVENUE

Real Estate Transfer Statement

276

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. 12 Day 15 Yr. 2025	4 Date of Deed Mo. 12 Day 15 Yr. 2025
-------------------------------	-----------------	---	--

5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Gabus Family Nebraska Farms, LLC, a Nebraska limited liability Co. Street or Other Mailing Address 3231 North Cattail Creek City Cumming State IA Zip Code 50061 Phone Number 515-260-1119 Email Address N/A		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Kelsey L. Gabus McBride, Trustee of the Kelsey L. Gabus GST Trust Street or Other Mailing Address 5583 33rd Avenue City Norwalk State IA Zip Code 50211 Phone Number 515-240-1168 Email Address KSloblom@DuncanGreenLaw.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"/> 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 checked="" 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 type="checkbox"/> Sale <input type="checkbox"/> Partition	<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 checked="" type="checkbox"/> Family Corp., Partnership, or LLC	<input type="checkbox"/> Self <input type="checkbox"/> Spouse <input type="checkbox"/> Step-parent and Step-child
<input type="checkbox"/> Grandparents and Grandchild	<input type="checkbox"/> Parents and Child

14 What is the current market value of the real property? \$792,000.00	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 Rural Webster County	19 Name and Address of Person to Whom the Tax Statement Should be Sent Kelsey L. Gabus McBride, Trustee, Kelsey L. Gabus GST Trust 5583 33rd Avenue Norwalk, IA 50211
--	--

20 Legal Description (Attach additional pages, if needed.)
The Northeast Quarter (NE 1/4) of Section Twenty (20), Township Three (3) North, Range Eleven (11), West of the 6th P.M., Webster County, Nebraska.

21 If agricultural, list total number of acres transferred in this transaction 161

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>5 (a) (ii)</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 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	Michael E. Sullivan Principal Name of Grantee or Authorized Representative	(402) 462-2119 Phone Number
		12/23/2025 Date
	Attorney	
	Title	

Register of Deed's Use Only		For Dept. Use Only
28 Date Deed Recorded Mo. 12 Day 23 Yr. 25	29 Value of Stamp or Exempt Number \$ Exempt # Sci	30 Recording Data BK2025 Pg 2863

Certificate of Exemption – Documentary Stamp Tax

• Documentary Stamp Tax – Neb. Rev. Stat. § 76-902(5)(a)(ii)

Is the conveyance between members of a family and a corporation where all stock is owned by members of the same family or a partnership or limited liability company where all interest is owned by members of the same family, or a trust created for the benefit of a member of that family, and all shareholders of the corporation or members of the partnership or limited liability company are family members related to one another within the fourth degree of kindred? Yes No

If No, is conveyance between two family entities where all stock or interest in both entities is owned by members of the same family, or a trust created for the benefit of a member of that family, and all owners are family members related to one another within the fourth degree of kindred? Yes No

If No, is the conveyance to a corporation wholly owned by a single shareholder, or a limited liability company that is wholly owned by a single member? Yes No

If Yes, is the grantor the same person as the single owner of such wholly owned corporation or LLC? Yes No

The grantors are spouses transferring property to a corporation or LLC wholly owned by one of the spouses? Yes No

The grantors are members of a family transferring property to a corporation or LLC wholly owned by one of the members of that family? Yes No

Note: An entity, as Grantor or Grantee, whose stock or interest is owned in whole or in part by another entity is not considered a family entity. Also, for purposes of determining family relationships, step relationships are considered the same as blood relationships.

Gabus Family Nebraska Farms, Grantor(s) a Nebraska Limited Liability Company Grantor(s), (If an entity is the Grantor, provide name of entity and list all members in table below. If individuals, list all in table below.)	
Members of Entity or Individuals	Relationship to First Listed Member or Grantor (see Table of Kindred)
Kelsey L. Gabus McBride	Self, Member
Patricia Y. Peterson	Aunt, Member
Jan C. Gabus	Uncle, Member

Grantee(s) Grantee(s), (If an entity is the Grantee provide name of entity and list all members in table below. If individuals, list all in table below.)	
Members of Entity or Individuals	Relationship to First Listed Member or Grantor (see Table of Kindred)
Kelsey L. Gabus McBride,	Self
Trustee of the Kelsey L. Gabus GST Trust	

Under penalties of law, I declare that the information provided above is true, complete, and correct and that I am familiar with all of the relevant details of the conveyance information described above.

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

sign
here


Grantor or Grantor Representative


Grantee or Grantee Representative

Attorney	12/23/2025
Title	Date
Attorney	12/23/2025
Title	Date

This Certificate of Exemption is to be filed with the Real Estate Transfer Statement, Form 521, when exemption #5(a)(ii) is claimed in Item 25 on the Form 521.

Index _____
Computer _____
Assessor _____
Carded _____

NEBRASKA DOCUMENTARY
STAMP TAX
Date: 12/23/25
\$Ex005all By AS

Bk 2025, Pg 2863

State of Nebraska }
County of Webster } ss.

Entered on the numerical index and filed for record in the Clerk's office of said county this 23 day of December A.D., 2025, at 03:30 o'clock PM. Recorded in Book 2025 on Pages 2863-2864

Allyson King County Clerk

Fee: \$16.00 By: AS Deputy
Electronically Recorded

Return to: Michael E. Sullivan, Sullivan Shoemaker P.C., L.L.O., P.O. Box 309, Hastings, NE 68902-0309

WARRANTY DEED

Gabus Family Nebraska Farms, LLC, a Nebraska limited liability company, GRANTOR, for and in consideration of distribution of assets of GRANTOR to a member of Gabus Family Nebraska Farms, LLC, does hereby grant and convey to Kelsey L. Gabus McBride, Trustee of the Kelsey L. Gabus GST Trust, GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

The Northeast Quarter (NE1/4) of Section Twenty (20), Township Three (3) North, Range Eleven (11), West of the 6th P.M., Webster County, Nebraska.

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

Notice of Trust Sale Restriction. The Parties acknowledge that the property conveyed herein is subject to the internal trust directive contained in Section 8.4 of the Charles H. Gabus 2001 Revocable Trust dated October 16, 2001. The Trustor, Charles H. Gabus, died on October 23, 2008, and the twenty-five (25) year period referenced runs from that date. Section 8.4 provides:

Direction to Retain Farm Properties. The Trustee shall retain any farm properties held by the trust after the Trustor's death for a minimum period of twenty-five (25) years from the date of the Trustor's death unless such property (1) must be sold or liquidated to discharge any death, estate, or inheritance taxes, (2) is sold for development purposes or (3) is sold and within eighteen (18) months the net sale proceeds are used to purchase another farm property. If a farm property is sold for any other purpose within such twenty-five (25) year period, fifty percent (50%) of the net sales proceeds shall be distributed to the Gabus Family Foundation, an Iowa non-profit corporation.

Executed: December 15, 2025.

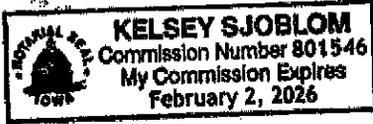
Gabus Family Nebraska Farms, LLC

Rodney Good
Rodney Good, Manager

STATE OF IOWA)
) ss:
COUNTY OF POLK)

The foregoing instrument was acknowledged before me on December 15, 2025, by Rodney Good, Manager of the Gabus Family Nebraska Farms, LLC, a Nebraska limited liability company.

Kelsey Sjoblom
Notary Public



Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code								
91	2025	2862	12/23/2025	Base: 91-0002	Affiliated:			Unified:				
Location ID	Sale Number	Useability & Code #		Parcel Number								
001907100	275	4	05	GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4371	2	11	14	1	00000	1	000	0000
Land	Improvements	Total		Date of Sale Property Classification Code								
15,000	167,165	182,165		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type:				A) 1	B) 05	C) 5	D) 3	E) 0	F) 8			
LCG			ACRES:	VALUE:	LCG			ACRES:	VALUE:			
IRRIGATED	1A1				GRASSLAND	1G1						
	1A					1G						
	2A1					2G1						
	2A					2G						
	3A1					3G1						
	3A					3G						
	4A1					4G1						
	4A					4G		0.220			285	
DRYLAND	1D1					Shelterbelt/Timber						
	1D					Accretion						
	2D1					Waste		1.750			875	
	2D					Other						
	3D1					AG LAND TOTAL		1.970			1,160	
	3D					Roads						
	4D1					Farm Sites		1.000			13,840	
	4D					Home Sites						
						Recreation						
	Dwellings					Other						
	Outbuildings			167,165		Non-AG TOTAL		1.000			13,840	

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
JTWD; SALE BETWEEN PARENT & CHILD	
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.

275

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 23 Yr. 2025	4 Date of Deed Mo. 12 Day 18 Yr. 2025
-------------------------------	-----------------------	---	--

5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) RBK, LLC Street or Other Mailing Address 9610 Raymond Road City Lincoln State NE Zip Code 68517 Phone Number 402-746-3856 Email Address n/a		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Brandon J. Meyer and Kami L. Meyer Street or Other Mailing Address 1959 ROAD AA City Blue Hill State NE Zip Code 688730 Phone Number 402-469-0439 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 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?
 Buyer Seller No

10 Type of Transfer

<input type="checkbox"/> Auction <input type="checkbox"/> Court Decree	<input type="checkbox"/> Distribution <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.)
 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.)

<input checked="" 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 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?
80,000.00

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

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

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

18 Address of Property
Ag Land

19 Name and Address of Person to Whom the Tax Statement Should be Sent
Grantee

18a No address assigned 18b Vacant land

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

21 If agricultural, list total number of acres transferred in this transaction 2.96+-

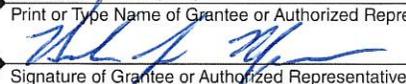
22 Total purchase price, including any liabilities assumed.	22	\$	80,000.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	23	\$	0
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$	80,000.00

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  Brandon J. Meyer
Print or Type Name of Grantee or Authorized Representative

402-469-0439
Phone Number

12/23/2025
Date

Grantee
Title

Register of Deed's Use Only		For Dept. Use Only
28 Date Deed Recorded Mo. 12 Day 23 Yr. 25	29 Value of Stamp or Exempt Number \$ 185.00	30 Recording Data BK2005 Pg. 2862

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

A tract of land located in Section Fourteen (14), Township Two (2) North, Range Eleven (11) West of the 6th P.M, Webster County, Nebraska, being more particularly described as follows: Commencing at the Southeast corner of said Northeast Quarter (East ¼ corner) of Section 14; thence N89°54'31"W (assumed bearing) on the South line of said Northeast Quarter a distance of 126.28 feet to the Westerly right of way line of U.S. Highway No. 281; thence N00°15'10"W on said Westerly right of way line a distance of 563.11 feet to the point of beginning; thence N00°15'10"W continuing on said Westerly right of way line a distance of 428.00 feet; thence N89°54'31"W parallel with said South line of the Northeast Quarter a distance of 478.48 feet; thence S00°16'51"E parallel with the East line of said Northeast Quarter a distance of 83.00 feet; thence S59°38'52"E a distance of 233.22 feet; thence S29°10'03"E a distance of 165.24 feet; thence S53°34'01"E a distance of 96.08 feet; thence S77°36'16"E a distance of 123.77 feet to the point of beginning.

State of Nebraska } ss.
County of Webster }

Entered on the numerical index and filed for record in the Clerk's office of said county this 23 day of December A.D., 2023, at 2:02 o'clock P. M. Recorded in Book 005 on Page 2802
Abby Tracy County Clerk
10:00 Deputy
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 12/23/2023
\$ 135.00 By att

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

JOINT TENANCY WARRANTY DEED

RBK, LLC, a Nebraska limited liability company, Grantors, in consideration of ONE DOLLAR (\$1.00) and other valuable consideration received from Grantees, Brandon J. Meyer and Kami L. Meyer, husband and wife, convey to Grantees, as joint tenants and not as tenants in common, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

A tract of land located in Section Fourteen (14), Township Two (2) North, Range Eleven (11) West of the 6th P.M, Webster County, Nebraska, being more particularly described as follows: Commencing at the Southeast corner of said Northeast Quarter (East ¼ corner) of Section 14; thence N89°54'31"W (assumed bearing) on the South line of said Northeast Quarter a distance of 126.28 feet to the Westerly right of way line of U.S. Highway No. 281; thence N00°15'10"W on said Westerly right of way line a distance of 563.11 feet to the point of beginning; thence N00°15'10"W continuing on said Westerly right of way line a distance of 428.00 feet; thence N89°54'31"W parallel with said South line of the Northeast Quarter a distance of 478.48 feet; thence S00°16'51"E parallel with the East line of said Northeast Quarter a distance of 83.00 feet; thence S59°38'52"E a distance of 233.22 feet; thence S29°10'03"E a distance of 165.24 feet; thence S53°34'01"E a distance of 96.08 feet; thence S77°36'16"E a distance of 123.77 feet to the point of beginning.

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

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

Executed December 18, 2023.

RBK, LLC, a Nebraska limited liability company

Richard L. Kudrna Manager
Richard L. Kudrna, Manager

STATE OF NEBRASKA)
) ss.
COUNTY OF ADAMS)

The foregoing instrument was acknowledged before me on December 18, 2025 by Richard L. Kudrna, Manager, RBK, LLC, a Nebraska limited liability company.

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

Teresa L. Theobald
Notary Public

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code								
91	2025	2860	12/23/2025	Base: 91-0002	Affiliated:			Unified:				
Location ID	Sale Number	Useability & Code #		Parcel Number								
001907102	274	1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				0000	2	11	14	0	00000	1	000	0000
Land	Improvements	Total		Date of Sale Property Classification Code								
27,005	5	27,010		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Irrigation Type: NO IRRIGATION				A) 1	B) 05	C) 5	D) 3	E) 0	F) 8			
LCG		ACRES:	VALUE:	LCG		ACRES:	VALUE:					
IRRIGATED	1A1			GRASSLAND	1G1							
	1A				1G	0.670						335
	2A1				2G1	0.360						545
	2A				2G							
	3A1				3G1							
	3A				3G							
	4A1				4G1	0.580						290
	4A				4G	9.250						5,785
DRYLAND	1D1			Shelterbelt/Timber								
	1D			Accretion								
	2D1			Waste			12.420					6,210
	2D			Other								
	3D1			AG LAND TOTAL			23.280					13,165
	3D			Roads								
	4D1			Farm Sites			1.000					13,840
	4D			Home Sites								
				Recreation								
	Dwellings		5	Other								
	Outbuildings			Non-AG TOTAL			1.000					13,840

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.

274

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. 12 Day 23 Yr. 2025	4 Date of Deed Mo. 12 Day 18 Yr. 2025
-------------------------------	------------------------	---	--

5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) RBK, LLC Street or Other Mailing Address 9610 Raymond Road City Lincoln State NE Zip Code 68517 Phone Number 402-746-3856 Email Address n/a		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Jonathan B. Schriner Street or Other Mailing Address 125 N Franklin St City Red Cloud State NE Zip Code 68970 Phone Number 402-746-4149 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 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"/> 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?
 Buyer Seller No

10 Type of Transfer

<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"/> Transfer on Death
<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.)
 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.)

<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?
200,000.00

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

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

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

18 Address of Property
1057 Hwy 281
Red Cloud NE 68970

19 Name and Address of Person to Whom the Tax Statement Should be Sent
Grantee

18a No address assigned 18b Vacant land

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

21 If agricultural, list total number of acres transferred in this transaction 24.26+-

22 Total purchase price, including any liabilities assumed.	22	\$	200,000.00
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	\$	1
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$	200,000.00

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.

Jonathan B. Schriner
 Print or Type Name of Grantee or Authorized Representative

402-746-4149
 Phone Number

[Signature]
 Signature of Grantee or Authorized Representative

Grantee
 Title

12/23/2025
 Date

Register of Deed's Use Only		For Dept. Use Only
28 Date Deed Recorded Mo. 12 Day 23 Yr. 25	29 Value of Stamp or Exempt Number \$ 464.00	30 Recording Data BK 2025, Pg 2860

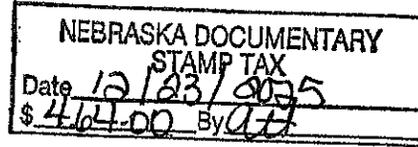
Grantee — Retain a copy of this document for your records.

sign
here

The South 991.11 feet of the East Half of the Northeast Quarter (E1/2NE1/4) of Section Fourteen (14), Township Two (2) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska, EXCEPT tracts conveyed to the State of Nebraska; and EXCEPT a tract of land located in said Section Fourteen (14), being more particularly described as follows: Commencing at the Southeast corner of said Northeast Quarter (East ¼ corner) of Section 14; thence N89°54'31"W (assumed bearing) on the South line of said Northeast Quarter a distance of 126.28 feet to the Westerly right of way line of U.S. Highway No. 281; thence N00°15'10"W on said Westerly right of way line a distance of 563.11 feet to the point of beginning; thence N00°15'10"W continuing on said Westerly right of way line a distance of 428.00 feet; thence N89°54'31"W parallel with said South line of the Northeast Quarter a distance of 478.48 feet; thence S00°16'51"E parallel with the East line of said Northeast Quarter a distance of 83.00 feet; thence S59°38'52"E a distance of 233.22 feet; thence S29°10'03"E a distance of 165.24 feet; thence S53°34'01"E a distance of 96.08 feet; thence S77°36'16"E a distance of 123.77 feet to the point of beginning.

State of Nebraska }
 County of Webster }

Entered on the
 numerical index and filed for record in the
 Clerk's office of said county this 23rd day
 of December A.D., 2025, at 2:00
 o'clock P M. Recorded in Book 2025
 on Page 2860-2861
Abbe L. King County Clerk
Bill Do Deputy
 Ind Comp Assessor Carded



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

WARRANTY DEED

RBK, LLC, a Nebraska limited liability company, Grantor, in consideration of ONE DOLLAR (\$1.00) and other valuable consideration received from Grantee, Jonathan B. Schriener, conveys to Grantee, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

The South 991.11 feet of the East Half of the Northeast Quarter (E1/2NE1/4) of Section Fourteen (14), Township Two (2) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska, EXCEPT tracts conveyed to the State of Nebraska; and EXCEPT a tract of land located in said Section Fourteen (14), being more particularly described as follows: Commencing at the Southeast corner of said Northeast Quarter (East ¼ corner) of Section 14; thence N89°54'31"W (assumed bearing) on the South line of said Northeast Quarter a distance of 126.28 feet to the Westerly right of way line of U.S. Highway No. 281; thence N00°15'10"W on said Westerly right of way line a distance of 563.11 feet to the point of beginning; thence N00°15'10"W continuing on said Westerly right of way line a distance of 428.00 feet; thence N89°54'31"W parallel with said South line of the Northeast Quarter a distance of 478.48 feet; thence S00°16'51"E parallel with the East line of said Northeast Quarter a distance of 83.00 feet; thence S59°38'52"E a distance of 233.22 feet; thence S29°10'03"E a distance of 165.24 feet; thence S53°34'01"E a distance of 96.08 feet; thence S77°36'16"E a distance of 123.77 feet to the point of beginning.

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.

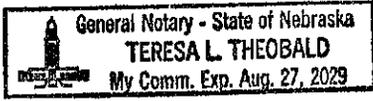
Executed December 18, 2025.

RBK, LLC, a Nebraska limited liability company

Richard L. Kudrna Manager
 Richard L. Kudrna, Manager

STATE OF NEBRASKA)
) ss.
COUNTY OF ADAMS)

The foregoing instrument was acknowledged before me on December 18, 2025 by Richard L. Kudrna, Manager, RBK, LLC, a Nebraska limited liability company.



Teresa L. Theobald
Notary Public

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2025	2859	12/22/2025	Base: 01-0123		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
002400100		273		1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4247	3	12	5	2	00000	1	000	0000		
Land		Improvements		Total		Date of Sale Property Classification Code								
499,825				499,825		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							
	1A						1G							
	2A1						2G1							
	2A						2G							
	3A1						3G1							
	3A						3G							
	4A1						4G1							
	4A						4G							
DRYLAND	1D1	0.100		330		Shelterbelt/Timber								
	1D	107.220		354,365		Accretion								
	2D1					Waste								
	2D	11.700		36,680		Other								
	3D1	7.120		21,110		AG LAND TOTAL		156.000		499,825				
	3D					Roads		3.980						
	4D1					Farm Sites								
	4D	29.860		87,340		Home Sites								
						Recreation								
	Dwellings					Other								
	Outbuildings					Non-AG TOTAL		3.980						

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

7-5-20

273

NEBRASKA

Good Life. Great Service.

DEPARTMENT OF REVENUE

Real Estate Transfer Statement

FORM 521

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

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

1 County Name Webster - 91	2 County Number	3 Date of Sale/Transfer Mo. <u>12</u> Day <u>22</u> Yr. <u>2025</u>	4 Date of Deed Mo. <u>12</u> Day <u>22</u> Yr. <u>2025</u>
--------------------------------------	-----------------	--	---

5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Nelson P. Trambly and Kelly E. Trambly Street or Other Mailing Address 1314 Road 100 City Campbell State NE Zip Code 68932 Phone Number (402) 746-4485 Email Address N.A.		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Genereux Heritage Farms, LLC, a Nebraska Limited Liability Co. Street or Other Mailing Address P.O. Box 336 City Campbell State NE Zip Code 68932 Phone Number (402) 746-4080 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 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 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	(C) <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
 Auction Distribution Foreclosure Irrevocable Trust Revocable Trust Transfer on Death
 Court Decree Easement Gift Life Estate Sale Trustee to Beneficiary
 Exchange Grantor Trust Partition Satisfaction of Contract Other (Explain) _____

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

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

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?
750,000.00

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

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

17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.)
 Yes **Adams Land Title Co.** No

18 Address of Property

19 Name and Address of Person to Whom the Tax Statement Should be Sent
See Grantee

18a No address assigned 18b Vacant land

20 Legal Description (Attach additional pages, if needed.)
The Northwest Quarter (NW¼) of Section Five (5), Township Three (3) North, Range Twelve (12) West of the 6th P.M., Webster County, Nebraska.

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

22 Total purchase price, including any liabilities assumed.	22 \$	750,000.00
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 \$	1
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24 \$	750,000.00

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 Danielle L. Kelley
 Print or Type Name of Grantee or Authorized Representative (402) 463-4198
 Phone Number
 Signature of Grantee or Authorized Representative *Danielle L. Kelley* Closing Dept. Manager
 Title 12/22/2025
 Date

28 Date Deed Recorded Mo. <u>12</u> Day <u>23</u> Yr. <u>25</u>		29 Value of Stamp or Exempt Number \$ <u>1740.00</u>	30 Recording Data BK2025, Pg 2859	For Dept. Use Only
--	--	---	---	--------------------

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

Index _____
Computer _____
Assessor _____
Carded _____

NEBRASKA DOCUMENTARY
STAMP TAX
Date: 12/23/25
\$1740.00 By AS

State of Nebraska }
County of Webster } ss.

Entered on the
numerical index and filed for record in the
Clerk's office of said county this 23 day
of December A.D., 2025, at 09:15
o'clock AM. Recorded in Book 2025
on Page 2859

Arbuckle

County Clerk

Fee: \$10.00 By: AS Deputy
Electronically Recorded

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

Warranty Deed

The Grantors, **NELSON P. TRAMBLY AND KELLY E. TRAMBLY, HUSBAND AND WIFE**, in consideration of One Dollar and other valuable consideration, the receipt of which is hereby acknowledged, conveys to **GENEREUX HERITAGE FARMS, LLC, A NEBRASKA LIMITED LIABILITY COMPANY**, whether one or more, the following described real estate (as described in Neb. Stat. 76-201):

The Northwest Quarter (NW¼) of Section Five (5), Township Three (3) North, Range Twelve (12) West of the 6th P.M., Webster County, Nebraska.

GRANTORS covenant with GRANTEE 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 12.22.2025

Nelson P. Trambly

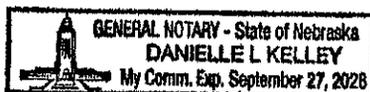
Nelson P. Trambly

Kelly E. Trambly

Kelly E. Trambly

STATE OF NEBRASKA }
COUNTY OF Adams } ss

On this 22nd day of December, 2025, before me personally appeared Nelson P. Trambly and Kelly E. Trambly.



Danielle L. Kelley

Notary Public - Danielle L. Kelley

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2025	2848	12/22/2025	Base: 01-0123		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
002403800		272		1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4247	3	12	31	0	00000	1	000	0000		
Land		Improvements		Total		Date of Sale Property Classification Code								
1,088,365				1,088,365		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	9.200		53,040		GRASSLAND	1G1	56.530		94,120				
	1A	47.800		275,565			1G	7.500		12,485				
	2A1						2G1	7.600		11,475				
	2A	29.900		165,795			2G	0.700		1,055				
	3A1						3G1							
	3A						3G							
	4A1						4G1							
	4A	25.400		134,365			4G	22.700		29,510				
DRYLAND	1D1					Shelterbelt/Timber								
	1D	73.620		243,310		Accretion								
	2D1					Waste		0.290		145				
	2D	5.200		16,305		Other								
	3D1					AG LAND TOTAL		303.940		1,088,365				
	3D					Roads		4.000						
	4D1	2.100		6,145		Farm Sites								
	4D	15.400		45,050		Home Sites								
						Recreation								
	Dwellings					Other								
	Outbuildings					Non-AG TOTAL		4.000						

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

(Continue on back)

13030

Real Estate Transfer Statement

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

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

1 County Name Webster - 91		2 County Number		3 Date of Sale/Transfer Mo. <u>12</u> Day <u>22</u> Yr. <u>2025</u>		4 Date of Deed Mo. <u>12</u> Day <u>22</u> Yr. <u>2025</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Genereux Heritage Farms, LLC, a Nebraska Limited Liability Co. Street or Other Mailing Address P.O. Box 336 City Campbell State NE Zip Code 68932 Phone Number (402) 746-4080 Email Address N.A.				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Nelson P. Trambly and Kelly E. Trambly Street or Other Mailing Address 1314 Road 100 City Campbell State NE Zip Code 68932 Phone Number (402) 746-4485 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"/> Single Family	<input type="checkbox"/> Industrial	<input type="checkbox"/> Mobile Home
<input checked="" type="checkbox"/> Unimproved	<input type="checkbox"/> Multi-Family	<input checked="" type="checkbox"/> Agricultural	
<input type="checkbox"/> IOLL	<input type="checkbox"/> Commercial	<input type="checkbox"/> Recreational	
	<input type="checkbox"/> Mineral Interests-Nonproducing	<input type="checkbox"/> State Assessed	
	<input type="checkbox"/> Mineral Interests-Producing	<input type="checkbox"/> Exempt	

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?
 Buyer Seller 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"/> 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.)
 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.)

<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?
1,500,000.00

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

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

17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) Yes **Adams Land Title Co.** No

18 Address of Property

19 Name and Address of Person to Whom the Tax Statement Should be Sent
See Grantee

18a No address assigned 18b Vacant land

20 Legal Description (Attach additional pages, if needed.)
The North Half (N½) of Section Thirty-one (31), Township Three (3) North, Range Twelve (12) West of the 6th P.M., Webster County, Nebraska.

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

22 Total purchase price, including any liabilities assumed.	22 \$	1,500,000.00
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 \$	1,500,000.00

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.

Danielle L. Kelley (402) 463-4198
Part or Type Name of Grantee or Authorized Representative Phone Number

Danielle L. Kelley Closing Dept. Manager 12/22/2025
Signature of Grantee or Authorized Representative Title Date

Register of Deed's Use Only		For Dept. Use Only
28 Date Deed Recorded Mo. <u>12</u> Day <u>23</u> Yr. <u>25</u>	29 Value of Stamp or Exempt Number \$ <u>3480.00</u>	30 Recording Data BK2025 Pg 2848

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

Index _____
Computer _____
Assessor _____
Carded _____

NEBRASKA DOCUMENTARY
STAMP TAX
Date: 12/23/25
\$3480.00 By AS

Bk 2025, Pg 2848

State of Nebraska }
County of Webster } ss.

Entered on the numerical index and filed for record in the Clerk's office of said county this 23 day of December A.D., 2025, at 09:15 o'clock AM. Recorded in Book 2025 on Pages 2848-2849

Atsuy... County Clerk
Fee: \$16.00 By: AS Deputy
Electronically Recorded

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

Warranty Deed

The Grantor, **GENEREUX HERITAGE FARMS, LLC, A NEBRASKA LIMITED LIABILITY COMPANY**, in consideration of One Dollar and other valuable consideration, the receipt of which is hereby acknowledged, conveys to **NELSON P. TRAMBLY AND KELLY E. TRAMBLY, HUSBAND AND WIFE**, as joint tenants not as tenants in common, whether one or more, the following described real estate (as described in Neb. Stat. 76-201):

The North Half (N½) of Section Thirty-one (31), Township Three (3) North, Range Twelve (12) West of the 6th P.M., Webster County, Nebraska.

GRANTOR covenants with GRANTEES that GRANTOR:

- (1) is 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) 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.

[THIS SPACE HAS BEEN LEFT BLANK INTENTIONALLY]

[SIGNATURES ON FOLLOWING PAGE]

Executed 12-22-25

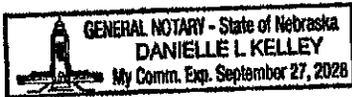
GENEREUX HERITAGE FARMS, LLC

By: *Jerry J. Genereux*
Jerry J. Genereux, Manager/Member

By: *LuAnn M. Kosse*
LuAnn M. Kosse, Manager/Member

STATE OF NEBRASKA }
COUNTY OF Adams }^{ss}

On this 22nd day of December, 2025, before me personally appeared Jerry J. Genereux, Manager and LuAnn M. Kosse, Manager, of Genereux Heritage Farms, LLC, on behalf of the company.



Danielle L. Kelley
Notary Public - *Danielle L. Kelley*

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2025	2844	10/3/2025	Base: 91-0002			Affiliated:		Unified:					
Location ID		Sale Number		Useability & Code #		Parcel Number								
000116301		271		4 11		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4491				00	0	10005		026	0000	
Land		Improvements		Total		Date of Sale Property Classification Code								
330		203,785		204,115		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: RED CLOUD (RC)						A) 1	B) 03	C) 3	D) 1	E) 6	F) 1			
				Residential				Commercial						
Multiple Improvements:				Multiple Improvements :				Multiple Improvements : 3						
Construction Date:				Construction Date :				Construction Date : 1900						
Floor:				Floor Sq. Ft. :				Floor Sq. Ft. : 625						
Building Cost New:				Cost :				Cost : 137,295						
Single Family Style:				Residential Condition:				Commercial Occupancy Code:						
(100) <input type="checkbox"/> Mobile Home				(10) <input type="checkbox"/> Worn Out				Primary: 544 Other1: 353 Other2:						
(101) <input type="checkbox"/> One Story				(20) <input type="checkbox"/> Badly Worn				Commercial Construction Class: 3						
(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 checked="" 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:				(6) <input type="checkbox"/> Pole Frame						
(301) <input type="checkbox"/> One Story				(10) <input type="checkbox"/> Low				Cost Rank: 20		Condition: 30				
(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 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 checked="" 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:														
WD; BUILD NEW ROAD														
Comments from						Comments:								

(Continue on back)

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.

271

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

1 County Name Webster - 01		2 County Number		3 Date of Sale/Transfer Mo. <u>10</u> Day <u>03</u> Yr. <u>2025</u>		4 Date of Deed Mo. <u>10</u> Day <u>03</u> Yr. <u>2025</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) See Exhibit A Street or Other Mailing Address City State Zip Code Phone Number Email Address N/A				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) State of Nebraska Department of Transportation Street or Other Mailing Address PO Box 94759 City State Zip Code Lincoln NE 68509 Phone Number 402-471-4567 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"/> 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"/> 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	
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"/> Grantor Trust	
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 Bulld Roads		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? 100.00		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 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 N/A		19 Name and Address of Person to Whom the Tax Statement Should be Sent Nebraska Department of Transportation PO Box 94759 Lincoln, NE 68509-4759		10a <input type="checkbox"/> No address assigned		10b <input type="checkbox"/> Vacant land	
20 Legal Description (Attach additional pages, if needed.) See Attached Exhibit A		21 If agricultural, list total number of acres transferred in this transaction _____		22 Total purchase price, including any liabilities assumed. \$ 100.00		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) \$ _____	
24 Adjusted purchase price paid for real estate (line 22 minus line 23) \$ _____		25 If this transfer is exempt from the documentary stamp tax, list the exemption number 2		24 \$ 100.00		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		27 If yes, is the required affidavit attached to this filing? <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		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 Print or Type Name of Grantee or Authorized Representative
Karla Smith Signature of Grantee or Authorized Representative
ROW Project Manager Title
402-479-3985 Phone Number
12/22/2025 Date

Register of Deed's Use Only

28 Date Deed Recorded Mo. <u>12</u> Day <u>23</u> Yr. <u>25</u>	29 Value of Stamp or Exempt Number \$ Exempt #2	30 Recording Data BR2025, Pg. 2844
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For Dept. Use Only

Nebraska Department of Revenue
Form No. 88-269-2008 8-2025 Rev. Supersedes 88-269-2000 7-2024
Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2)

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

Exhibit A
To Form 521 - Real Estate Transfer Statement

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

345 N. Webster, L.L.C. ;
116 W 4th Avenue
Red Cloud, NE 68970-2433

Phone No.:

Field No. 20: Legal Description

ROW1 - A TRACT OF LAND LOCATED IN THE EAST 92 FEET OF LOT 1, BLOCK 26, ORIGINAL TOWN OF RED CLOUD, WEBSTER COUNTY, NEBRASKA DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 1; THENCE S00°59'10"E ON AN ASSUMED BEARING AND ALL BEARINGS CONTAINED HEREIN ARE RELATIVE THERETO A DISTANCE OF 25.00 FEET ALONG THE EAST LINE OF THE PROPERTY OWNED BY THE GRANTOR(S) TO THE SOUTHEAST CORNER OF LOT 1 AND TO A POINT ON THE SOUTH LINE OF THE PROPERTY OWNED BY THE GRANTOR(S); THENCE S88°54'31"W A DISTANCE OF 6.28 FEET ALONG SAID LOT LINE; THENCE N01°03'40"W A DISTANCE OF 21.69 FEET; THENCE N09°31'07"W A DISTANCE OF 3.35 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 1 AND TO A POINT ON THE NORTH LINE OF THE PROPERTY OWNED BY THE GRANTOR(S); THENCE N88°54'31"E A DISTANCE OF 6.80 FEET ALONG SAID LOT LINE TO THE NORTHEAST CORNER OF SAID LOT 1 TO THE POINT OF BEGINNING CONTAINING 158.16 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: 12/23/25
\$ Ex002 By AS

Bk 2025, Pg 2844

State of Nebraska }
County of Webster } ss.

Entered on the numerical index and filed for record in the Clerk's office of said county this 23 day of December A.D., 2025, at 08:34 o'clock AM. Recorded in Book 2025 on Pages 2844-2847

Atty. General County Clerk

Fee: \$28.00 By: AS Deputy
Electronically Recorded

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

WARRANTY DEED

PROJECT NO.: 281-1(117)

C.N.: 42619

TRACT: 50

KNOW ALL PERSONS BY THESE PRESENTS:

THAT: 345 N. Webster, LLC

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

A TRACT OF LAND LOCATED IN THE EAST 92 FEET OF LOT 1, BLOCK 26, ORIGINAL TOWN OF RED CLOUD, WEBSTER COUNTY, NEBRASKA DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 1; THENCE S00°59'10"E ON AN ASSUMED BEARING AND ALL BEARINGS CONTAINED HEREIN ARE RELATIVE THERETO A DISTANCE OF 25.00 FEET ALONG THE EAST LINE OF THE PROPERTY OWNED BY THE GRANTOR(S) TO THE SOUTHEAST CORNER OF LOT 1 AND TO A POINT ON THE SOUTH LINE OF THE PROPERTY OWNED BY THE GRANTOR(S); THENCE S88°54'31"W A DISTANCE OF 6.28 FEET ALONG SAID LOT LINE; THENCE N01°03'40"W A DISTANCE OF 21.69 FEET; THENCE N09°31'07"W A DISTANCE OF 3.35 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 1 AND TO A POINT ON THE NORTH LINE OF THE PROPERTY OWNED BY THE GRANTOR(S); THENCE N88°54'31"E A DISTANCE OF 6.80 FEET ALONG SAID LOT LINE TO THE NORTHEAST CORNER OF SAID LOT 1 TO THE POINT OF BEGINNING CONTAINING 158.16 SQUARE FEET, MORE OR LESS.

WARRANTY DEED

PROJECT NO.: 281-1(117)

C.N.: 42619

TRACT: 50

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.

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: 50

Duly executed this 3rd day of October, A.D. 20 25.

345 N. Webster, LLC

by Amy Springer

AMY SPRINGER, member

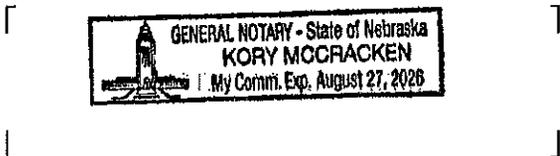
Print name and Title of Authorized Agent

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 345 N. Webster, LLC,

[Signature]
Notary Public



AFFIDAVIT of Authority

NEBRASKA
DEPARTMENT OF TRANSPORTATION

Project Name: In Red Cloud	Project #: 281-1(117)	Control #: 42619
Contract Name: 345 N. Webster, L.L.C.	Type: Tract Owner	Tract #: 50

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

AND ...

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

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

OR ...

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

Dated this 3 day of October, 2025

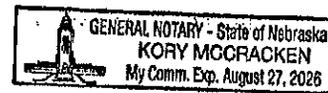
Amy Springer
Signature of

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	2840	9/8/2025	Base: 91-0002		Affiliated:		Unified:				
Location ID	Sale Number	Useability & Code #		Parcel Number								
000129100	270	4	11	GeoCde	Twn	Rng	Sect	Qrt	Subdlv	Area	Blk	Parcel
Date of Sale Assessed Value				4371			00	0	10020		015	0000
Land	Improvements	Total		Date of Sale Property Classification Code								
2,570	28,660	31,230		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: RED CLOUD (RC)				A) 1	B) 01	C) 1	D) 1	E) 6	F) 2			

		Residential	Commercial
Multiple Improvements:		Multiple Improvements. :	Multiple Improvements. :
Construction Date:		Construction Date : 1910	Construction Date :
Floor:		Floor Sq. Ft. : 1,107	Floor Sq. Ft. :
Building Cost New:		Cost : 146,765	Cost :
Single Family Style: 101		Residential Condition: 20	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 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:	
WD; BUILD NEW ROAD	
Comments from	Comments:
(Continue on back)	

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.

270

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

1 County Name Webster - 91		2 County Number		3 Date of Sale/Transfer Mo. <u>09</u> Day <u>08</u> Yr. <u>2025</u>		4 Date of Deed Mo. <u>09</u> Day <u>08</u> Yr. <u>2025</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) See Exhibit A Street or Other Mailing Address				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) State of Nebraska Department of Transportation Street or Other Mailing Address PO Box 94759			
City		State		City		State	
Zip Code		Zip Code		City		State	
Phone Number		Phone Number		Is the grantee a 501(c)(3) organization?		Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Email Address		Email Address		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.

(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"/> Mobile Home
<input checked="" 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

<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?
 Buyer Seller 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"/> 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.)
 Yes No

12 Was real estate purchased for same use? (If No, state the intended use.)
 Yes No **Build Roads**

13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.)

<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?
200.00

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

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

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

18 Address of Property
N/A

19 Name and Address of Person to Whom the Tax Statement Should be Sent
Nebraska Department of Transportation
PO Box 94759
Lincoln, NE 68509-4759

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

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

22 Total purchase price, including any liabilities assumed.....	22	\$	200,00
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	\$	200,00

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

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

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

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

sign here

Karla Smith
Print or Type Name of Grantee or Authorized Representative

Karla Smith
Signature of Grantee or Authorized Representative

ROW Project Manager
Title

402-479-3985
Phone Number

12/22/2025
Date

Register of Deed's Use Only			For Dept. Use Only
28 Date Deed Recorded Mo. <u>12</u> Day <u>23</u> Yr. <u>25</u>	29 Value of Stamp or Exempt Number \$ <u>Exempt #2</u>	30 Recording Data <i>BK2025, p 2840</i>	

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

Robert H. Walsh and Teri J. Walsh, husband and wife, as joint tenants ;
925 N Webster Street
Red Cloud, NE 68970-2127

Phone No.:

Field No. 20: Legal Description

ROW1 - A TRACT OF LAND DESCRIBED AS THE EAST 3.19 FEET OF LOTS 3, 4, 5, AND 6, BLOCK 15, SMITH AND MOORE'S ADDITION TO RED CLOUD, WEBSTER COUNTY, NEBRASKA CONTAINING 319.43 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: 12/23/25

\$ Ex002 By AS

Bk 2025, Pg 2840

State of Nebraska }
County of Webster } ss.

Entered on the
numerical index and filed for record in the
Clerk's office of said county this 23 day
of December A.D., 2025, at 08:33
o'clock AM. Recorded in Book 2025
on Pages 2840-2843

Atsuplling 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: 30

KNOW ALL PERSONS BY THESE PRESENTS:

THAT : Robert H. Walsh and Teri J. Walsh, husband and wife, as joint tenants

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

A TRACT OF LAND DESCRIBED AS THE EAST 3.19 FEET OF LOTS 3, 4, 5, AND 6, BLOCK 15, SMITH AND MOORE'S ADDITION TO RED CLOUD, WEBSTER COUNTY, NEBRASKA CONTAINING 319.43 SQUARE FEET, MORE OR LESS.

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

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

WARRANTY DEED

PROJECT NO.: 281-1(117)

C.N.: 42619

TRACT: 30

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

WARRANTY DEED

PROJECT NO.: 281-1(117)

C.N.: 42619

TRACT: 30

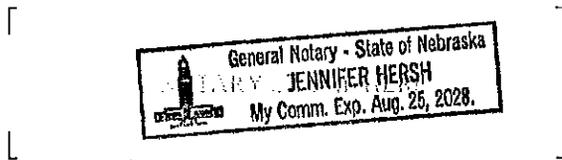
Duly executed this 8 day of September, A.D. 2025.

[Signature]
Robert H. Walsh

STATE OF Nebraska)
COUNTY OF Webster) ss.

The foregoing instrument was acknowledged before me this this 8th day of September,
A.D., 2025, by Robert H. Walsh.

[Signature]
Notary Public



Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2025	2837	12/15/2025	Base: 91-0002		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
001904600		269		4 05		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4371	2	11	3	0	00000	1	000	8275		
Land		Improvements		Total		Date of Sale Property Classification Code								
3,191,875				3,191,875		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	190.530	1,098,405	GRASSLAND	1G1	19.000	31,635							
	1A	107.430	619,335		1G	8.470	14,105							
	2A1	16.000	92,240		2G1	8.000	12,080							
	2A	54.690	303,255		2G									
	3A1	17.090	90,405		3G1	3.380	4,900							
	3A				3G									
	4A1	35.220	186,315		4G1									
	4A	102.040	539,795		4G									
DRYLAND	1D1	7.930	26,210		Shelterbelt/Timber									
	1D	24.980	82,560		Accretion									
	2D1	3.000	9,405		Waste									
	2D	5.680	17,805		Other									
	3D1	2.320	6,880		AG LAND TOTAL	625.090	3,191,875							
	3D				Roads	14.000								
	4D1	7.550	22,085		Farm Sites									
	4D	11.780	34,460		Home Sites									
					Recreation									
	Dwellings				Other									
	Outbuildings				Non-AG TOTAL	14.000								

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
WD; TRANSFER FROM FAMILY LLC TO TRUST	
Comments from	Comments:
001904600 002003400 002403400 002404600	
(Continue on back)	

6975
60620
72625
73110

Real Estate Transfer Statement

269

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. 12 Day 15 Yr. 2025		4 Date of Deed Mo. 12 Day 15 Yr. 2025	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Gabus Family Nebraska Farms, LLC, a Nebraska limited liability Co. Street or Other Mailing Address 3231 North Cattail Creek City Cumming State IA Zip Code 50061 Phone Number 515-250-1119 Email Address N/A				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) See Attached Street or Other Mailing Address 2301 128th Street City Urbandale State IA Zip Code 50323 Phone Number 515-246-8240 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"/> 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?
 Buyer Seller No

10 Type of Transfer

<input checked="" type="checkbox"/> Distribution <input type="checkbox"/> Auction <input type="checkbox"/> Court Decree	<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) _____
---	--	---	--	--	---

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.)

<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 checked="" 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?
\$1,569,860

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

18a No address assigned 18b Vacant land

19 Name and Address of Person to Whom the Tax Statement Should be Sent
Iowa State Bank, Trustee, Jan C. Gabus Residuary Trust
2301 128th Street
Urbandale, IA 50323

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

21 If agricultural, list total number of acres transferred in this transaction 426

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)(ii)

26 Is an affidavit as described in Neb. Rev. Stat. § 79-2-141 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

Michael E. Sullivan
Print or Type Name of Grantee or Authorized Representative

Signature of Grantee or Authorized Representative

Attorney
Title

(402) 462-2119
Phone Number

12/22/2025
Date

28 Date Deed Recorded Mo. 12 Day 23 Yr. 25		29 Value of Stamp or Exempt Number \$ Exempt #5aii		30 Recording Data BK 2025, Pg 2837		For Dept. Use Only
---	--	---	--	---------------------------------------	--	--------------------

Exhibit "A"

6 Grantee's Name

Iowa State Bank and Jan C. Gabus, Co-Trustees of the Jan C. Gabus Residuary Trust

20 Legal Description

The Southeast Quarter (SE1/4) of Section Twenty-six (26), Township Three (3) North, Range Twelve (12) West of the 6th P.M., Webster County, Nebraska, subject to a reservation of one-half oil and mineral right as contained in Referee's Deed recorded October 4, 1955 in Book 29, Page 526; and

The Northeast Quarter (NE1/4) of Section Thirty-five (35), Township Three (3) North, Range Twelve (12) West of the 6th P.M., Webster County, Nebraska; and

The Southwest Quarter (SW1/4) of Section Three (3), Township Two (2) North, Range Eleven (11), West of the 6th P.M., in Webster County, Nebraska; and

The Southwest Quarter (SW1/4) of Section Nineteen (19), Township Three (3) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska.

Certificate of Exemption – Documentary Stamp Tax

• Documentary Stamp Tax – Neb. Rev. Stat. § 78-902(5)(a)(ii)

Is the conveyance between members of a family and a corporation where all stock is owned by members of the same family or a partnership or limited liability company where all interest is owned by members of the same family, or a trust created for the benefit of a member of that family, and all shareholders of the corporation or members of the partnership or limited liability company are family members related to one another within the fourth degree of kindred? Yes No

If No, is conveyance between two family entities where all stock or interest in both entities is owned by members of the same family, or a trust created for the benefit of a member of that family, and all owners are family members related to one another within the fourth degree of kindred? Yes No

If No, is the conveyance to a corporation wholly owned by a single shareholder, or a limited liability company that is wholly owned by a single member? Yes No

If Yes, is: The grantor the same person as the single owner of such wholly owned corporation or LLC? Yes No

The grantors are spouses transferring property to a corporation or LLC wholly owned by one of the spouses? Yes No

The grantors are members of a family transferring property to a corporation or LLC wholly owned by one of the members of that family? Yes No

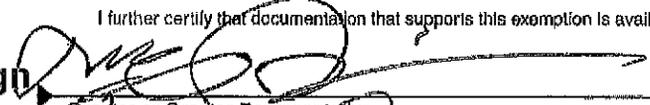
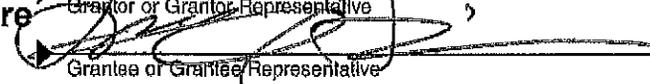
Note: An entity, as Grantor or Grantee, whose stock or interest is owned in whole or in part by another entity is not considered a family entity. Also, for purposes of determining family relationships, step relationships are considered the same as blood relationships.

Gabus Family Nebraska Farms, Grantor(s) a Nebraska Limited Liability Company Grantor(s), (If an entity is the Grantor, provide name of entity and list all members in table below. If individuals, list all in table below.)	
Members of Entity or Individuals	Relationship to First Listed Member or Grantor (see Table of Kindred)
Jan C. Gabus	Self, Member
Patricia Y. Peterson	Sister, Member
Kelsey L. Gabus McBride	Niece, Member

Grantee(s) Grantee(s), (If an entity is the Grantee provide name of entity and list all members in table below. If individuals, list all in table below.)	
Members of Entity or Individuals	Relationship to First Listed Member or Grantor (see Table of Kindred)
Iowa State Bank and Jan C. Gabus, Co-Trustees of the Jan C. Gabus Residuary Trust	Self

Under penalties of law, I declare that the information provided above is true, complete, and correct and that I am familiar with all of the relevant details of the conveyance information described above.

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

sign here 
Grantor or Grantor Representative

Grantee or Grantee Representative

Attorney	12/22/2025
Title	Date
Attorney	12/22/2025
Title	Date

This Certificate of Exemption is to be filed with the Real Estate Transfer Statement, Form 521, when exemption #5(a)(ii) is claimed in Item 25 on the Form 521.

Index _____
Computer _____
Assessor _____
Carded _____

NEBRASKA DOCUMENTARY
STAMP TAX
Date: 12/23/25
\$Ex005all By AS

Bk 2025, Pg 2837

State of Nebraska } ss.
County of Webster }

Entered on the numerical index and filed for record in the Clerk's office of said county this 23 day of December A.D., 2025, at 08:33 o'clock AM. Recorded in Book 2025 on Pages 2837-2839

Anthony King

County Clerk

Fee: \$22.00 By: AS Deputy
Electronically Recorded

Return to: Michael E. Sullivan, Sullivan Shoemaker P.C., L.L.O., P.O. Box 309, Hastings, NE 68902-0309

WARRANTY DEED

Gabus Family Nebraska Farms, LLC, a Nebraska limited liability company, GRANTOR, for and in consideration of distribution of assets of GRANTOR to a member of Gabus Family Nebraska Farms, LLC, does hereby grant and convey to Iowa State Bank and Jan C. Gabus, as Co-Trustees of the Jan C. Gabus Residuary Trust, GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

See Exhibit "A"

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

Notice of Trust Sale Restriction. The Parties acknowledge that the property conveyed herein is subject to the internal trust directive contained in Section 8.4 of the Charles H. Gabus 2001 Revocable Trust dated October 16, 2001. The Trustor, Charles H. Gabus, died on October 23, 2008, and the twenty-five (25) year period referenced runs from that date. Section 8.4 provides:

Direction to Retain Farm Properties. The Trustee shall retain any farm properties held by the trust after the Trustor's death for a minimum period of twenty-five (25) years from the date of the Trustor's death unless such property (1) must be sold or liquidated to discharge any death, estate, or inheritance taxes, (2) is sold for development purposes or (3) is sold and within eighteen (18) months the net sale proceeds are used to purchase another farm property. If a farm property is sold for any other purpose within such twenty-five (25) year period, fifty percent (50%) of the net sales proceeds shall be distributed to the Gabus Family Foundation, an Iowa non-profit corporation.

Executed: December 15, 2025.

Gabus Family Nebraska Farms, LLC

Rodney Good
Rodney Good, Manager

STATE OF IOWA)
) ss:
COUNTY OF POLK)

The foregoing instrument was acknowledged before me on December 15, 2025, by Rodney Good, Manager of the Gabus Family Nebraska Farms, LLC, a Nebraska limited liability company.

Kelsey Sjoblom

Notary Public

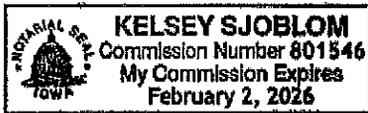


Exhibit "A"

The Southeast Quarter (SE1/4) of Section Twenty-six (26), Township Three (3) North, Range Twelve (12) West of the 6th P.M., Webster County, Nebraska, subject to a reservation of one-half oil and mineral right as contained in Referee's Deed recorded October 4, 1955 in Book 29, Page 526; and

The Northeast Quarter (NE1/4) of Section Thirty-five (35), Township Three (3) North, Range Twelve (12) West of the 6th P.M., Webster County, Nebraska; and

The Southwest Quarter (SW1/4) of Section Three (3), Township Two (2) North, Range Eleven (11), West of the 6th P.M., in Webster County, Nebraska; and

The Southwest Quarter (SW1/4) of Section Nineteen (19), Township Three (3) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska.

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code													
91	2025	2820	12/18/2025	Base: 91-0002	Affiliated:			Unified:									
Location ID	Sale Number	Useability & Code #		Parcel Number													
002310900	268	4	05	GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel					
Date of Sale Assessed Value				4369	2	12	27	2	00000	1	000	0000					
Land	Improvements	Total		Date of Sale Property Classification Code													
227,545		227,545		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	26.630	44,340									
	1A					1G	11.790	19,630									
	2A1					2G1	30.130	45,495									
	2A					2G											
	3A1					3G1											
	3A					3G											
	4A1					4G1											
	4A					4G	90.830	118,080									
DRYLAND	1D1					Shelterbelt/Timber											
	1D					Accretion											
	2D1					Waste											
	2D					Other											
	3D1					AG LAND TOTAL	159.380	227,545									
	3D					Roads	2.000										
	4D1					Farm Sites											
	4D					Home Sites											
						Recreation											
	Dwellings					Other											
	Outbuildings					Non-AG TOTAL	2.000										

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
CORRECTIVE DEED OF DISTRIBUTION; BETWEEN PARENT & CHILD	
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. 12 Day 18 Yr. 2025		4 Date of Deed Mo. 12 Day 18 Yr. 2025	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Robert & Sheila Minnick, Co-tstees Gerald & Winifred Minnick Trust Street or Other Mailing Address 782 HWY 136 City Red Cloud State NE Zip Code 68970 Phone Number (402) 746-2465 Email Address n/a				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Patrick Chrisman, Jeffrey Chrisman and Anthony Chrisman Street or Other Mailing Address c/o Anthony Chrisman 2204 M Road City Riverton State NE Zip Code 68972 Phone Number 402-746-2461 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 checked="" 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 checked="" 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?
 Buyer Seller No

10 Type of Transfer

<input type="checkbox"/> Distribution	<input type="checkbox"/> Foreclosure	<input checked="" 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"/> Court Decree	<input type="checkbox"/> Exchange	<input type="checkbox"/> Grantor Trust	<input type="checkbox"/> Partition	<input type="checkbox"/> Satisfaction of Contract
<input checked="" type="checkbox"/> Other (Explain) <u>corrective</u>				

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.)

<input checked="" type="checkbox"/> Yes	<input 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 checked="" type="checkbox"/> Parents and Child	<input type="checkbox"/> Step-parent and Step-child	

14 What is the current market value of the real property?
\$493,250.00

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

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

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

18 Address of Property
Rural Webster and Franklin Counties, Nebraska

19 Name and Address of Person to Whom the Tax Statement Should be Sent
**Anthony Chrisman
 2204 M Road
 Riverton, NE 68972**

18a No address assigned 18b Vacant land

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

21 If agricultural, list total number of acres transferred in this transaction **228**

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)
 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

David B. Garwood 402-746-3613
 Print or Type Name of Grantee or Authorized Representative Phone Number

David B. Garwood Attorney 12-19-25
 Signature of Grantee or Authorized Representative Title Date

Register of Deed's Use Only			For Dept. Use Only
28 Date Deed Recorded Mo. 12 Day 19 Yr. 25	29 Value of Stamp or Exempt Number \$ Exempt #4	30 Recording Data BK2025 Pg 2020	

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

The Northwest Quarter (NW $\frac{1}{4}$) of Section Twenty-Seven (27), Township Two (2) North, Range Twelve (12) West of the 6th P.M. in Webster County, Nebraska; AND

The West Half of the Northeast Quarter (W $\frac{1}{2}$ NE $\frac{1}{4}$); and the Southeast Quarter (SE $\frac{1}{4}$), EXCEPT, that part of the Southeast Quarter (SE $\frac{1}{4}$) lying East of the Public Road as now laid out which crosses said Southeast Quarter from the southwest to the northeast, being about five (5) acres, and EXCEPT that part of the Southeast Quarter (SE $\frac{1}{4}$) described as being a tract thirty-three (33) feet square out of the extreme southwest corner of the Northwest Quarter of the Southeast Quarter (NW $\frac{1}{4}$ SE $\frac{1}{4}$), all in Section Eight (8), Township One (1) North, Range Thirteen (13) West of the 6th P.M. in Franklin 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 Dec A.D., 2025, at 3:59 o'clock P.M. Recorded in Book 2025 on Page 2820
Robert Minnick County Clerk
10.00 Deputy
 Ind. Comp. Assessor Carded

NEBRASKA DOCUMENT STAMP TAX
 Date 12-19-25
 \$ Exempt By ab

**TRUSTEE'S CORRECTIVE DEED OF DISTRIBUTION
 TO BENEFICIARY OF TRUST**

Robert Minnick and Sheila Minnick, Co-Trustees of the Gerald Minnick and Winifred Minnick Trust of 2015, GRANTORS, in consideration of ONE AND NO/100 DOLLARS (\$1.00) and Distribution to a Beneficiary of the Trust, convey to Patrick Chrisman, Jeffrey Chrisman, and Anthony Chrisman, the only children of Joy Chrisman, Deceased, GRANTEEES, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

The Northwest Quarter (NW¼) of Section Twenty-Seven (27), Township Two (2) North, Range Twelve (12) West of the 6th P.M. in Webster County, Nebraska; AND

The West Half of the Northeast Quarter (W½NE¼); and the Southeast Quarter (SE¼), EXCEPT, that part of the Southeast Quarter (SE¼) lying East of the Public Road as now laid out which crosses said Southeast Quarter from the southwest to the northeast, being about five (5) acres, and EXCEPT that part of the Southeast Quarter (SE¼) described as being a tract thirty-three (33) feet square out of the extreme southwest corner of the Northwest Quarter of the Southeast Quarter (NW¼SE¼), all in Section Eight (8), Township One (1) North, Range Thirteen (13) West of the 6th P.M. in Franklin County, Nebraska.

GRANTOR has determined that the GRANTEEES are the persons entitled to distribution of the real estate from said Trust. GRANTOR covenants with GRANTEEES that GRANTOR has legal power and lawful authority to convey and release the same.

This deed is made to correct the deed dated November 6, 2024, ^{recorded in book 2025 pg 212,} in which the Grantee was the Estate of Joy E. Chrisman. Article VII(g) of the Gerald and Winifred Minnick Trust recites "if any residuary beneficiary of this trust should die leaving issue prior to the time of distribution of the trust assets, his or her share shall not lapse, but shall descend to his or her children by right of representation . . ." Since Joy Chrisman did not survive to receive distribution, her issue are the Grantees in this Deed of Distribution.

Executed December 18, 2025.

Robert D Minnick
 Robert Minnick, Trustee

Sheila Minnick
 Sheila Minnick, Trustee

STATE OF NEBRASKA, COUNTY OF WEBSTER) SS.

The foregoing instrument was acknowledged before me on December 18, 2025, by Robert Minnick and Sheila Minnick, Co-Trustees of the Gerald Minnick and Winifred Minnick Trust of 2015.

GENERAL NOTARY - State of Nebraska
 DAVID B. GARWOOD
 My Comm. Exp. December 2, 2026
 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	2810	12/19/2025	Base: 91-0002		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
000161500		267		1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4371			00	0	10090		000	0000		
Land		Improvements		Total		Date of Sale Property Classification Code								
6,655		200,665		207,320		Status	Property Type	Zoning	Location	City Size	Parcel Size			
Assessor Location: RED CLOUD (RC)				A) 1	B) 01	C) 1	D) 1	E) 6	F) 3					

		Residential	Commercial
Multiple Improvements:		Multiple Improvements :	Multiple Improvements :
Construction Date:		Construction Date : 1974	Construction Date :
Floor:		Floor Sq. Ft. : 1,670	Floor Sq. Ft. :
Building Cost New:		Cost : 341,085	Cost :
Single Family Style: 101		Residential Condition: 35	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 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 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	
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:	
JTWD	
Comments from	Comments:

(Continue on back)

39960

NEBRASKA

Good Life. Great Service.

DEPARTMENT OF REVENUE

Real Estate Transfer Statement

267

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 [Dropdown]		3 Date of Sale/Transfer Mo. 12 Day 19 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) Connie Holsworth Street or Other Mailing Address 6358 Chantel Cir City Blackhawk State SD Zip Code 57718 Phone Number 605-209-0374 Email Address n/a				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Riley John Sholtz and Katilynn Ansley Schriener Street or Other Mailing Address 845 W 7th Avenue City Red Cloud State NE Zip Code 68970 Phone Number 402-746-4584 Is the grantee a 501(c)(3) organization? [] Yes [x] No If Yes, is the grantee a 509(a) foundation? [] Yes [x] 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"/> 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?
 Buyer Seller 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"/> 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.)
 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.)

<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?
230,000.00

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

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

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

18 Address of Property
845 W 7th Avenue
Red Cloud, NE 68970

19 Name and Address of Person to Whom the Tax Statement Should be Sent
Grantees

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	\$	230,000.00
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	\$	0.00
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$	230,000.00

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

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

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

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

sign here

Print or Type Name of Grantee or Authorized Representative
Riley John Sholtz

Signature of Grantee or Authorized Representative
Riley John Sholtz

Grantee
Title

Phone Number
12/19/2025
Date

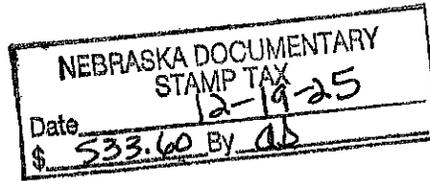
Register of Deed's Use Only		For Dept. Use Only
28 Date Deed Recorded Mo. 12 Day 19 Yr. 25	29 Value of Stamp or Exempt Number \$ 533.60	30 Recording Data BK2025, Pg 2810

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 19 day of Dec A.D., 20 25 at 10:48 o'clock A.M. Recorded in Book 2025 on Page 2810

10.00 Alshay County Clerk
AD Deputy
Ind. Comp. Assessor Carded



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

JOINT TENANCY WARRANTY DEED

Connie Holsworth, a married person and resident of South Dakota, Grantor, in consideration of ONE DOLLAR (\$1.00) and other valuable consideration received from Grantees, Riley John Sholtz and Katilynn Ansley Schriener, conveys to Grantees, as joint tenants and not as tenants in common, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

From a point at the Southwest corner of Block Two (2), Case and McNeny's Addition to Red Cloud, thence West 8 feet, which is the point of beginning, thence North along the east side of Annex Lot 10 to Red Cloud, a distance of 300 feet, thence West a distance of 190 feet to the West line of County Surveyor's Lot 4, thence South along the West line of County Surveyors Lot 4 in the Southwest Quarter of Section 35, Township 2 North, Range 11 West of the 6th P.M., a distance of 300 feet, thence East a distance of 190 feet to the point of beginning, also known as the North 300 feet of Annex Lot 10 to the City of Red Cloud; and the North 300 feet of Surveyor's Lot 4 in the Southwest Quarter of Section 35, Township 2 North, Range 11 West of the 6th P.M.; Webster County, Nebraska.

Grantor covenants, jointly and severally, with Grantees that Grantor:

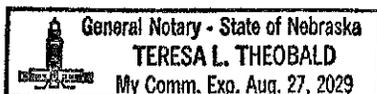
- (1) is lawfully seised of such real estate and that it is free from encumbrances;
- (2) has legal power and lawful authority to convey the same;
- (3) warrants and will defend title to the real estate against the lawful claims of all persons.

Executed December 12, 2025.

Connie Holsworth
Connie Holsworth

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on December 12, 2025 by Connie Holsworth, a married person and resident of South Dakota.



Teresa L. Theobald
Notary Public

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code								
91	2025	2809	12/19/2025	Base: 91-0002		Affiliated:		Unified:				
Location ID	Sale Number	Useability & Code #		Parcel Number								
000151800	266	15		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4491			00	0	10060		001	0000
Land	Improvements	Total		Date of Sale Property Classification Code								
1,735	1,470	3,205		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 :	Construction Date :
Floor:	Floor Sq. Ft. :	Floor Sq. Ft. :
Building Cost New:	Cost :	Cost :
Single Family Style:	Residential Condition:	Commercial Occupancy Code:
(100) <input type="checkbox"/> Mobile Home	(10) <input type="checkbox"/> Worn Out	Primary: Other1: Other2:
(101) <input type="checkbox"/> One Story	(20) <input 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:	(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 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:	
WD	
Salvage house	
Comments from	Comments:
(Continue on back)	

38910

Real Estate Transfer Statement

266

• 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 <input checked="" type="checkbox"/>		3 Date of Sale/Transfer Mo. 12 Day 19 Yr. 2025		4 Date of Deed Mo. 12 Day 17 Yr. 2025	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Van Beber Properties, LLC Street or Other Mailing Address 1132 Bumps River Road City Centerville State MA Zip Code 02632 Phone Number n/a Email Address n/a				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Jesus Eduardo and Maria C. Rodriguez Trejo Street or Other Mailing Address 61 N Cedar St City Red Cloud State NE Zip Code 68970 Phone Number 402-257-7461 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 /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"/> Mobile Home
<input type="checkbox"/> Unimproved	<input type="checkbox"/> Multi-Family	<input type="checkbox"/> Agricultural	<input type="checkbox"/> State Assessed
<input type="checkbox"/> IOLL	<input type="checkbox"/> Commercial	<input type="checkbox"/> Recreational	<input type="checkbox"/> Exempt

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"/> Easement	<input type="checkbox"/> Lease	<input type="checkbox"/> Personal Rep.	<input type="checkbox"/> Trust/Trustee	
<input type="checkbox"/> Cemetery	<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?
 Buyer Seller 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 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.)
 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.)

<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?
7,000.00

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

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

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

18 Address of Property
205 S Cedar St
Red Cloud, NE 68970

19 Name and Address of Person to Whom the Tax Statement Should be Sent
Grantees

18a No address assigned 18b Vacant land

20 Legal Description (Attach additional pages, if needed.)
Lots Fifteen (15), Sixteen (16) and Seventeen (17), Block One (1), Jackson's Addition to Red Cloud, Webster County, Nebraska

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

22 Total purchase price, including any liabilities assumed.	22	\$	7,000.00
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
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$	7,000.00

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.

Jesus Eduardo Rodriguez Trejo
Print or Type Name of Grantee or Authorized Representative

sign here

Jesus Eduardo Rodriguez Trejo
Signature of Grantee or Authorized Representative

Grantee
Title

402-257-7461
Phone Number

12/19/2025
Date

Register of Deed's Use Only

For Dept. Use Only

28 Date Deed Recorded Mo. 12 Day 19 Yr. 25	29 Value of Stamp or Exempt Number \$ 16.24	30 Recording Data BK2025, Pg 2809
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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 19 day
of Dec A.D., 2025, at 10:45
o'clock AM. Recorded in Book 2025
on Page 2809
Abbey Vanig County Clerk
ID. # AD Deputy
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 12-19-25
\$ 16.24 By as

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

WARRANTY DEED

Van Beber Properties, LLC, a Colorado limited liability company, Grantor, in consideration of ONE DOLLAR (\$1.00) and other valuable consideration received from Grantees, Jesus Eduardo Rodriguez Trejo and Maria C Rodriguez Trejo, *conveys to Grantees, the following described real estate (as defined in Neb. Rev. Stat. 76-201): * as joint tenants MR JR

Lots Fifteen (15), Sixteen (16) and Seventeen (17), Block One (1), Jackson's Addition to Red Cloud, Webster County, Nebraska

Grantor covenants, jointly and severally, with Grantees that Grantor:

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

Executed 12/17, 2025.

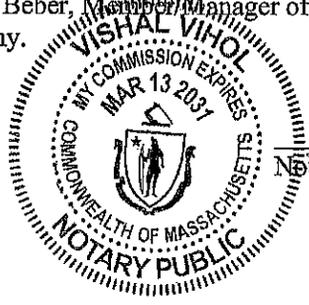
Van Beber Properties, LLC, a Colorado limited liability company

Charles R Van Beber

Charles R. Van Beber, Member/Manager

STATE OF MA)
COUNTY OF Barnstable) ss.

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



[Signature]
Notary Public

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

CRV

Agricultural Land Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code										
91	2025	2792	12/17/2025	Base: 91-0074		Affiliated:		Unified:						
Location ID		Sale Number		Useability & Code #		Parcel Number								
001601000		265		4 05		GeoCde	Tw	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel
Date of Sale Assessed Value				4243	3	10	3	4	00000	1	000	0000		
Land		Improvements		Total		Date of Sale Property Classification Code								
2,974,900		734,640		3,709,540		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	30.350	174,970	GRASSLAND	1G1	175.850	292,800							
	1A	16.970	97,830		1G	72.740	121,115							
	2A1				2G1	96.330	145,460							
	2A	3.480	19,295		2G									
	3A1				3G1									
	3A				3G									
	4A1	23.160	122,520		4G1									
	4A	58.370	308,780		4G	4.430	5,760							
DRYLAND	1D1	17.240	56,980	Shelterbelt/Timber										
	1D	73.900	244,240	Accretion										
	2D1	12.700	39,815	Waste		0.590	295							
	2D	253.530	794,815	Other										
	3D1			AG LAND TOTAL		1,009.740	2,922,220							
	3D			Roads		24.840								
	4D1	40.770	119,255	Farm Sites		2.000	27,680							
	4D	129.330	378,290	Home Sites		1.000	25,000							
				Recreation										
	Dwellings		299,130	Other										
	Outbuildings		435,510	Non-AG TOTAL		27.840	52,680							

Assessor's Adjustment to Sale Price (+ or -):	Total Recapture Value:
Assessor Comments and Reason for Adjustment:	
WD; TRANSFER INTO LIFE ESTATE, BETWEEN PARENT & CHILD	
Comments from	Comments:
001601000 001603300 001604000 001718300 001718401 001718500 002303600	
(Continue on back)	

65295 67205
65420 67200
65445 67215 72015
NEBRASKA

Real Estate Transfer Statement

265

FORM
521

Good Life. Great Service.
DEPARTMENT OF REVENUE

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

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

1 County Name Webster - 91		2 County Number <input checked="" type="checkbox"/>		3 Date of Sale/Transfer Mo. 12 Day 17 Yr. 2025		4 Date of Deed Mo. 12 Day 17 Yr. 2025	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Norman Witte and Penny Witte Street or Other Mailing Address PO Box 251 City Blue Hill State NE Zip Code 68930 Phone Number NA Email Address NA				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Rachel Runyan, April Hotovy, Maci Witte, and Scott Witte Street or Other Mailing Address PO Box 251 City Blue Hill State NE Zip Code 68930 Phone Number NA 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 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	(C) <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 **LE reserved for Norman Witte and Penny Witte**

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?
3591835

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
**1912 Road 1700
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 land

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

21 If agricultural, list total number of acres transferred in this transaction **1037.58**

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	\$	1
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 **76-902(5)(a)(i)**

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

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

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

Matthew D. Baack (402) 834-3300
Print or Type Name of Grantee or Authorized Representative Phone Number

Matthew D. Baack Attorney at Law
Signature of Grantee or Authorized Representative Title

12/18/2025
Date

28 Date Deed Recorded Mo. 12 Day 18 Yr. 25		29 Value of Stamp or Exempt Number \$ Exempt # Sai	30 Recording Data BK2025 Ag 2792	For Dept. Use Only
--	--	--	--	--------------------

Item 20: Legal Description

The Southeast Quarter (SE $\frac{1}{4}$), Section Three (3), Township Three (3) North, Range Ten (10), West of the 6th P.M., Webster County, Nebraska;

The Northwest Quarter (NW $\frac{1}{4}$), Section Nine (9), Township Three (3) North, Range Ten (10), West of the 6th P.M., Webster County, Nebraska;

The Southwest Quarter (SW $\frac{1}{4}$), Section Eleven (11), Township Three (3) North, Range Ten (10), West of the 6th P.M., Webster County, Nebraska;

The West Half (W $\frac{1}{2}$), Section Thirty-Five (35), Township Four (4) North, Range Ten (10), West of the 6th P.M., Webster County, Nebraska;

The West Half of the Northeast Quarter (W $\frac{1}{2}$ NE $\frac{1}{4}$) of Section Thirty-Five (35), Township Four (4) North, Range Ten (10), West of the 6th P.M., Webster County, Nebraska; and

The Northeast Quarter (NE $\frac{1}{4}$) of Section Twenty-Three (23), Township Two (2) North, Range Twelve (12), West of the 6th P.M., Webster County, Nebraska.

Index _____
Computer _____
Assessor _____
Carded _____

NEBRASKA DOCUMENTARY
STAMP TAX
Date: 12/18/25
\$Ex005ai By AS

Bk 2025, Pg 2792

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 18 day of December A.D., 2025, at 10:34 o'clock AM. Recorded in Book 2025 on Pages 2792-2794

Abbey D. King

County Clerk

Fee: \$22.00 By: AS Deputy
Electronically Recorded

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

WARRANTY DEED

Norman Witte and Penny Witte, husband and wife, *Grantor*, whether one or more, in consideration of One Dollar (\$1.00) and other valuable consideration, receipt of which is hereby acknowledged, conveys to Rachel Runyan, a married person, April Hotovy, a married person, Maci Witte, a single person, and Scott Witte, a married person, *Grantee*, whether one or more, *subject to the Life Estate of Norman Witte and Penny Witte*, 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 (jointly and severally, if more than one) with the *Grantee* that *Grantor* (1) is lawfully seized of such real estate and that it is free from encumbrances, except easements, 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 16, 2025.

Norman Witte

Norman Witte, Grantor

Penny Witte

Penny Witte, Grantor

State of Nebraska)
) ss.
County of Adams)

The foregoing instrument was acknowledged before me on December 16, 2025, by **Norman Witte** and **Penny Witte**, husband and wife, Grantor.



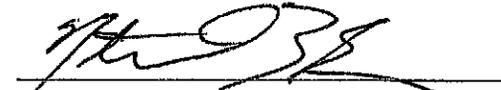

Notary Public

EXHIBIT A

Legal Descriptions

The Southeast Quarter (SE1/4), Section Three (3), Township Three (3) North, Range Ten (10), West of the 6th P.M., Webster County, Nebraska;

The Northwest Quarter (NW1/4), Section Nine (9), Township Three (3) North, Range Ten (10), West of the 6th P.M., Webster County, Nebraska;

The Southwest Quarter (SW1/4), Section Eleven (11), Township Three (3) North, Range Ten (10), West of the 6th P.M., Webster County, Nebraska;

The West Half (W1/2), Section Thirty-Five (35), Township Four (4) North, Range Ten (10), West of the 6th P.M., Webster County, Nebraska;

The West Half of the Northeast Quarter (W ½ NE ¼) of Section Thirty-Five (35), Township Four (4) North, Range Ten (10) West of the 6th P.M., Webster County, Nebraska; and

The Northeast Quarter (NE ¼) of Section Twenty-Three (23), Township Two (2) North, Range Twelve (12), West of the 6th P.M., Webster County, Nebraska.

Residential & Commercial Sales Worksheet

Cnty No.	Book	Page	Sale Date	School District Code											
91	2025	2790	12/17/2025	Base: 91-0002		Affiliated:		Unified:							
Location ID		Sale Number		Useability & Code #		Parcel Number									
000154900		264		1		GeoCde	Twn	Rng	Sect	Qrt	Subdiv	Area	Blk	Parcel	
Date of Sale Assessed Value						4491			00	0	10065		009	0000	
Land		Improvements		Total		Date of Sale Property Classification Code									
3,885		66,590		70,475		Status	Property Type	Zoning	Location	City Size	Parcel Size				
Assessor Location: RED CLOUD (RC)						A) 1	B) 01	C) 1	D) 1	E) 6	F) 3				
						Residential				Commercial					
Multiple Improvements:		Multiple Improvements. :						Multiple Improvements. :							
Construction Date:		Construction Date : 1967						Construction Date :							
Floor:		Floor Sq. Ft. : 1,280						Floor Sq. Ft. :							
Building Cost New:		Cost : 206,065						Cost :							
Single Family Style: 101		Residential Condition: 20						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 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:															
WD															
Comments from						Comments:									

(Continue on back)

Real Estate Transfer Statement 264

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. 12 Day 17 Yr. 2025
4 Date of Deed Mo. 12 Day 17 Yr. 2025
5 Grantor's Name, Address, and Telephone (Please Print) Barbara L. Butcher and John Butcher/Larry E. Haller
6 Grantee's Name, Address, and Telephone (Please Print) Grand Enterprises, LLC c/o Kenneth Van Wey
7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home.

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

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

9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller?
10 Type of Transfer: 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.)
12 Was real estate purchased for same use? (If No, state the intended use.)

13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.)

14 What is the current market value of the real property? 50000.00
15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)

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.)

18 Address of Property: 210 S Vine Street, Red Cloud, NE 68970
19 Name and Address of Person to Whom the Tax Statement Should be Sent: Grantee
18a No address assigned
18b Vacant land

20 Legal Description (Attach additional pages, if needed.)
Lots Nineteen (19), Twenty (20), Twenty-one (21), Twenty-two (22), Twenty-three (23) and Twenty-four (24), Block Nine (9), Railroad Addition to Red Cloud, Webster County, Nebraska

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

22 Total purchase price, including any liabilities assumed. \$ 50,000.00
23 Was non-real property included in the purchase?
24 Adjusted purchase price paid for real estate (line 22 minus line 23) \$ 50,000.00

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)

27 If yes, is the required affidavit attached to this filing?
Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement.

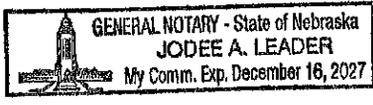
Signature of Grantee or Authorized Representative: Kenneth Van Wey, Member, 9 Grand Enterprises, LLC
Phone Number: 402-746-4483
Date: 12/17/2024

Register of Deed's Use Only
28 Date Deed Recorded: Mo. 12 Day 17 Yr. 25
29 Value of Stamp or Exempt Number: \$ 116.00
30 Recording Data: BK2025, Pg 2790

Larry E. Haller
Larry E. Haller

STATE OF NEBRASKA)
) ss.
COUNTY OF LANCASTER)

The foregoing instrument was acknowledged before me on *December 14*, 2025 by
Larry E. Haller, a single person.



Jodee A. Leader
Notary Public

Real Estate Transfer Statement

263

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 12 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) 605 N. Seward, L.L.C. Street or Other Mailing Address 116 W 4th St City Red Cloud State NE Zip Code 68970 Phone Number 402-746-0141 Email Address n/a		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Republican Valley Historical Society, Inc. Street or Other Mailing Address 209 W 4th Ave City Red Cloud State NE Zip Code 68970 Phone Number 520-419-4899 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 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"/> 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?
 Buyer Seller 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 checked="" type="checkbox"/> Gift	<input type="checkbox"/> Life Estate	<input type="checkbox"/> Sale
<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.)
 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.)

<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?
\$2,970

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
605 N Seward St
Red Cloud, NE 68970

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

18a No address assigned 18b Vacant land

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

21 If agricultural, list total number of acres transferred in this transaction 25

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 25

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

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

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

sign here

Kory McCracken
Print or Type Name of Grantee or Authorized Representative

[Signature]
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 \$ Exempt # 25	30 Recording Data BK 2025, Pg 2768	

Lots Ten (10), Eleven (11) and Twelve (12), Block Seventeen (17), Original Town of Red Cloud,
Webster County, Nebraska.

State of Nebraska) ss.
County of Webster)

Entered on the numerical index and filed for record in the Clerk's office of said county this 12 day of Dec A.D., 2025, at 1:49 o'clock P.M. Recorded in Book 2025 on Page 2768
Abhey Janig County Clerk
10:00 Deputy
Ind Comp Assessor Carded

NEBRASKA DOCUMENTARY
STAMP TAX
Date 12-12-25
\$ Exempt #25 By AB

WARRANTY DEED

605 N. Seward, L.L.C., a Nebraska limited liability company, GRANTOR, in consideration of ONE AND NO/100 DOLLARS (\$1.00) receipt of which is hereby acknowledged, conveys to Republican Valley Historical Society, Inc., a Nebraska non-profit corporation, GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Lots Ten (10), Eleven (11) and Twelve (12), Block Seventeen (17), Original Town of Red Cloud, Webster County, Nebraska.

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

- (1) is lawfully seized of such real estate and that it is free from encumbrances, except 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.

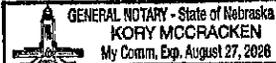
Executed December 12, 2025.

605 N. Seward, L.L.C.

Amy L. Springer
Amy L. Springer, Member

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on December 12, 2025, by Amy L. Springer, Member, on behalf of 605 N. Seward, L.L.C., a Nebraska limited liability company.

Comm. expires 

Kory McCracken
Notary Public